

REZONING REQUESTS – MALVERN

CONTENTS

1	Scope of Report.....	2
2	Our Approach.....	2
3	Hearing and Parties Heard	4
4	DPR-0036 Tony Edney.....	4
5	DPR-0097 Flock Hill Holdings	6
6	DPR-0140 Keith Jenkins.....	9
7	DPR-0180 Peter and Christine Bond	10
8	DPR-0391 and DPR-0395 Castle Hill Adventure Tours.....	11
9	DPR-0403 Stuart Gillanders.....	16
10	DPR-0414 Kāinga Ora Homes and Properties	16
11	DPR-0416 Alistair Cameron.....	17
12	DPR-0428 Ascot Park Limited.....	18
13	DPR-0449 Bealey Developments Limited	19
14	DPR-0476 Murray Boyes and DPR-0580 Kersey Park Limited	21
15	DPR-0483 Castle Hill Property Investment Limited	23
16	Other matters	23
	Appendix 1: Recommended Amendments	25
	Amendments to the PDP Maps	25
	Amendments to the PDP Text	36
	Appendix 2: List of Appearances.....	96

1 Scope of Report

- [1] This Recommendation Report relates to the the submissions and further submissions that were received in relation to requests to rezone land in the Malvern area of the Selwyn District, including the townships of Castle Hill, Coalgate, Darfield, Kirwee and Waddington.
- [2] The Hearing Panel members were:
- Lindsay Daysh
 - Malcolm Lyall
 - Raewyn Solomon
 - Rob van Voorthuysen (Chair)
- [3] The Section 42A Reports¹ were:
- Section 42A Report, Report on submissions and further submissions, Rezoning: Malvern, Jon Trewin, 3 March 2023
- [4] Our recommended amendments to the provisions of the PDP are set out in Appendix 1.

2 Our Approach

- [5] The Section 42A Report helpfully outlined relevant background information on a number of matters:
- Overview of the Malvern area and its various townships and settlements;
 - Resource Management Act 1991;
 - Rezoning Framework Section 42A Report, which sets out the higher order planning framework, including the relationship between the NPS-UD and the CRPS with respect rezoning land for urban purposes;
 - Malvern Area Plan (MAP) 2016;
 - Private Plan Changes PC60 (Kirwee) and PC61 and 63 (Darfield);
 - National Policy Statement on Highly Productive Land 2022 (NPS-HPL);
 - LUC soil classes; and
 - Maps showing the areal extent of each rezoning request.
- [6] We adopt that background information without repeating it here.
- [7] The Malvern area of the Selwyn District includes the townships of Arthur’s Pass, Castle Hill, Coalgate, Darfield, Hororata, Kirwee, Lake Coleridge, Springfield and Waddington. In addition this Report also considers rezoning requests for Flock Hill Station and Castle Hill Adventure Tours and a submission on Bealey Spur.
- [8] We do not adopt the same format in this Report that was used by Mr Trewin. Instead for those submitters who chose not to appear at the hearing to speak to their particular submission points we adopt Mr Trewin’s recommendations for the reasons that he cites. Those submitters are:

¹ No Section 42A Reply Reports were provided for the rezoning request hearings.

Sub #	Submitter
DPR-0007	David Thompson
DPR-0055	Kathryn Taylor
DPR-0125	BE Faulkner
DPR-0178	Carey Manson
DPR-0192	Merf Ag Services Ltd and Matthew Reed
DPR-0207	Selwyn District Council
DPR-0211	William Trolove
DPR-0361	Rupert Jack Wright and Catherine Elizabeth Wright
DPR-0366	MB Property Holdings (2002) Ltd and Mitchell Bros Sawmillers Ltd
DPR-0376	Fox & Associates
DPR-0392	CSI Property Ltd
DPR-0429	Cressy Properties Limited
DPR-0442	Castle Hill Community Association Ltd
DPR-0451	Kirwee Central Properties Ltd
DPR-0483	Castle Hill Property Investment Ltd
DPR-0491	Paul and Sue Robinson

- [9] We note that Mr Trewin recommended amendments to the PDP stemming from his recommendations to accept the submissions of the following submitters from the above list:
- DPR-0192 Merf Ag Services Ltd and Matthew Reed
 - DPR-0451 Kirwee Central Properties Ltd and DPR-0207 SDC
 - DPR-0211 William Trolove
- [10] Regarding DPR-0451 we received a letter² from counsel for the submitter which advised that in light of Mr Trewin's recommendation, they did not consider that an appearance at the hearing would be an efficient and effective use of the Panel's resources. Counsel recorded the consensus between KCPL, SDC and Mr Trewin that it was most appropriate to rezone the Site to SETZ to give effect to PC60. We have no issue with that.
- [11] We have reviewed and adopted the recommended amendments for those submitters and they are contained in our Appendix 1.
- [12] In the remainder of this Recommendation Report we assess the rezoning requests from submitters who chose to attend the hearing, whether or not they provided expert evidence in support of their submissions.
- [13] We record that by way of a Memorandum dated 13 March 2023 counsel for submitter Coleridge Downs Limited (DPR-0486) withdrew their submission to rezone land in and around the settlement at Lake Coleridge as SETZ or to otherwise include it in the UGO³.
- [14] We also record that in response to our Minute 47 we have received, via our Hearings Secretary, a letter from Rupert and Catherine Wright (DPR-0361 The Wrights) dated 17 March 2023. The letter advised that the Wright's supported the submission of DPR-0476 Murray Boyes (that submission was in turn supported by a further submission from DPR-0580 Kersey Park Limited) and that if we were minded to accept the Murray Boyes submission then the

² Dated 24 March 2023.

³ This submission was addressed in section 16 of the Section 42A Report.

Wright's would withdraw their submission. That has clarified these submitter's preferred outcome for the site.

3 Hearing and Parties Heard

- [15] The hearing was held on 20 and 21 April 2023⁴. The submitters who wished to be heard and who appeared at the hearing were:

Sub #	Name
DPR-0036	Tony Edney
DPR-0097	Flock Hill Holdings
DPR-0140	Keith Jenkins
DPR-0180	Peter and Christine Bond
DPR-0391 DPR-0395	Castle Hill Adventure Tours Limited
DPR-0403	Stuart Gillanders
DPR-0414	Kāinga Ora - Homes & Communities
DPR-0416	Alistair Cameron
DPR-0428	Ascot Park Limited
DPR-0449	Bealey Developments Ltd
DPR-0476	Murry Boyes
DPR-0483	Castle Hill Property Investment Ltd
DPR-0580	Kersey Park Limited

- [16] The witnesses and counsel we heard from in person are listed in Appendix 2. A copy of their legal submissions and evidence is held by the Council. We do not separately summarise that material here, but we refer to or quote from some of it in the remainder of this Recommendation Report.

4 DPR-0036 Tony Edney

- [17] Bealey Spur is located approximately 13km southeast of Arthur's Pass, off of SH73. It is formed of one road, Cloudesley Road, and is comprised of holiday home accommodation associated with the surrounding recreational opportunities. The area is GRUZ.
- [18] Mr Edney sought to reinstate the Bealey Spur Existing Development Area (EDA) and insert additional rules for that area relating to rebuilding of holiday homes, boundary fences and ancillary structures.
- [19] Mr Trewin considered that the PDP rule framework for Bealey Spur did not strike the right balance. He was of the view that it should be amended to enable some development to occur whilst taking into account the unique aesthetic of the Spur by restricting building size and height to that currently enabled under the Operative District Plan. He advised that did not require the 'reinstatement' of the EDA because the PDP rule framework could be amended to incorporate bespoke rules for Bealey Spur in the NFL Chapter (SCA-RD8).
- [20] Mr Edney provided a brief of evidence dated 3 March 2023 where he continued to seek that principal dwellings only be allowed up to 60m²; additional structures be limited to 15m²; freestanding and composting toilets be allowed up to 4m²; there be no fences and no 10m setback from the road or alternatively there be a 3m setback. Mr Edney also attended the

⁴ We granted CHAT's request to defer the hearing of DPR-0391 to allow witness caucusing on landscape and earthworks matters. We heard the submission on 16 May 2023.

hearing and spoke to his submission. He tabled letters of support from 12 Bealey Spur residents who supported the relief he sought.

[21] We acknowledge Mr Edney's evidence and found it to be persuasive. We consider that the PDP provisions should be amended to enable a 60m² dwelling and a 15m² accessory building as permitted activities. In terms of maintaining the existing character of the area, we also consider that the erection of a boundary fence on the road boundary of any lot should require a resource consent. However, we consider that imposing limits on 'woodsheds and outdoor toilets would be unduly onerous.

[22] Mr Edney sought that no bare zincalume or galvanised iron exteriors be allowed. We understand that the reflectivity standards in NFL-REQ5 which requires that '*All buildings and structures in an ONL ... must be finished in materials with a maximum reflectance value of 30%*' will achieve that outcome

[23] We asked Mr Trewin to consider whether controls could be imposed regarding the colour of new buildings. He advised that he was unsure how a specific colour palette could be applied to the Spur. He explained that the requirement in the NFL Chapter in the PDP concerned light reflectivity value (LRV) being no greater than 30% (NFL-REQ5). There were some specific design requirements for Castle Hill (GRZ-REQ16) and Arthur's Pass (SETZ-REQ16), however those referenced the LRV for colour and paint treatments rather than specific buildings. On that basis we find that we cannot recommend controls on the colour of any new buildings.

[24] Having said that. We note that the NFL Hearing Panel recommended an advisory note that reads:

Note A: A reflective value of 30% can be achieved by utilising natural hues such as browns, greys and greens.

[25] This may go some way to addressing Mr Edney's concerns.

[26] We recommend that NFL-REQ1 to NFL-REQ4 of the PDP are amended to exclude SCA-RD8 and bespoke rule requirements are instead inserted in the NFL rules that:

- limit the maximum building footprint for any individual building for a residential activity to 60m²;
- limit the maximum building footprint for any individual accessory building to 15m²;
- as a consequence, limit the maximum site coverage to 75m², being the combination of the residential building and an accessory building; and
- preclude fences on the boundary of a lot with Cloudesley Road.

[27] Non-compliance with the amended REQs will occasion the need for a RDIS resource consent application. We recommend that the following submissions are accepted in part.

Sub #	Submitter	Submission Point
DPR-0036	Tony Edney	001, 002

[28] We adopt Mr Trewin's s32AA assessment (paragraphs 9.12 to 9.16 of the Section 42A Report).

5 DPR-0097 Flock Hill Holdings

- [29] Flock Hill Holdings (FHH) sought to insert a new special purpose zone over Lot 2 DP 546766 and Lots 3-4 DP 540423 at 10128 West Coast Road, Lake Pearson, entitled 'Flock Hill Station Visitor Zone' (FHVSZ). They also sought to insert new provisions, including an ODP, to give effect to the requested FHVSZ.
- [30] Evidence for FHH was provided by Elizabeth Stewart (Planning), Paul Smith (Landscape), James Lambie (Ecologist), Chris Cochrane (Flock Hill Representative), Tim McLeod (Infrastructure), Chris Thompson (Geotech), David Robotham (Contamination) and Andy Carr (Transport). Legal submissions were provided by Joshua Leckie.
- [31] Mr Leckie explained the relationship of the FHVSZ to the PDP chapter hearings on 'Ecosystems and Indigenous Biodiversity' and 'Natural Features and Landscapes'.
- [32] Mr Trewin assessed the submission against the Business Land Framework. He also assessed it against Standard 8, clause 3 of the National Planning Standard given FHH was requesting a new Special Purpose Zone (SPZ). Mr Trewin concluded that a SPZ was appropriate, comparing it to the Terrace Downs SPZ which caters to activities of a similar nature to those proposed by FHH.
- [33] Mr Trewin was satisfied that the submission could be accepted subject to clarifying some matters related to current unknown contamination status of the historical livestock dipping area, the status of soils surrounding pre-2000 buildings at the site with respect to potential soil contamination by lead, the potential for building platforms to be established in the eastern portion of the site, a site coverage threshold and restrictions on helicopter movements.
- [34] In his rebuttal evidence⁵ David Robotham⁶ advised that, with regard to the sheep dip area and the soils immediately surrounding the pre- 2000 buildings, no soil disturbance was proposed in either of those areas. He noted that if the soil in those areas was disturbed then further testing and the preparation of a DSI would likely be required under the NESCS⁷.
- [35] In his rebuttal evidence⁸ Chris Thomson⁹ advised:
- the eastern portion of the site features similar geology and topography to the western portion that has been investigated and deemed to be appropriate by himself and Mr McCahon (for the Council) for development from a geotechnical perspective; and
 - in the event building locations are progressed for the eastern portion of the Site, it would be appropriate to carry out additional investigations to confirm founding conditions to support a building consent application.

⁵ Rebuttal Evidence of David John Robotham for Flock Hill Holdings on Topic 30–Rezoning Requests Dated: 17 March 2023

⁶ Principal Environmental Consultant with ENGEO Limited.

⁷ Resource Management (National Environmental Standard to Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

⁸ Rebuttal Evidence of Christopher Samuel Thompson for Flock Hill Holdings on Topic 30 – Rezoning Requests Dated: 17 March 2023

⁹ Associate Engineering Geologist and Geotechnics leader at Tetra Tech Coffey.

- [36] In his rebuttal evidence¹⁰ Paul Smith¹¹ recommended a maximum site coverage of 8,000m² for the FHSVZ. We note that to be significantly less than 5% of the site.
- [37] In her rebuttal evidence¹² Elizabeth Stewart¹³ recommended a rule restricting helicopter movements that is generally consistent with the GRUZ provisions. She also recommended¹⁴ an amendment to FHSVZ-REQ1 Sewage Treatment and Disposal to reflect the consented environment (RC235089 and CRC204117). RC235089 and CRC204117 enables FHH to operate an on-site wastewater disposal system where treated wastewater is discharged to an existing disposal field, located on an adjoining parcel of land to the east (Lot 2 DP 574011).
- [38] In response to a Memorandum¹⁵ from counsel for the submitter, we asked for witness conferencing to occur on landscape and contamination matters.
- [39] We received a JWS¹⁶ (Landscape) dated 11 April 2023. The JWS recorded agreement that:
- the 8,000m² site coverage provision would be a better landscape outcome than a 5% site coverage standard, considering that the affected easternmost part of the FHSVZ (referred to as Area 3) forms part of the broader Outstanding Natural Landscape;
 - a cap of four helicopter movements per day and 20 helicopter movements per month was considered appropriate.
- [40] We received a JWS¹⁷ (Soil Contamination) as part of Mr Trewin’s 20 April Memorandum. The JWS recorded that the current soil status did not affect the proposed rezoning and that if soil disturbance was required, risks could be managed via the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- [41] We find that Mr Trewin’s residual concerns have been suitably addressed by the submitter and JWS conferencing process.
- [42] We posed several written questions to the Flock Hill experts. In response:
- Paul Smith advised that over the past year the owners and lodge hosts had become more aware of the pre-European trails and settlements used by Kaiapoi Ngai Tahu within the Kura Tawhiti area and they educated visitors when touring the station, including when visiting the nearby limestone outcrops; and
 - James Lambie advised that the FHSVZ wider Biodiversity Management Plan had goals for the suppression of briar, blackberry, gorse, and broom, pigs, possums, and deer where they threatened the viability of sites of moderate or higher biodiversity value. Predator control (rat, cat, and mustelid) occurred within the FHSVZ and parts of Winding Stream. Also, specific attention would be required to avoid, remedy, or mitigate the disturbance

¹⁰ Rebuttal Evidence of Paul Andrew Smith for Flock Hill Holdings on Topic 30 – Rezoning Requests Dated: 17 March 2023

¹¹ Senior Landscape Architect employed by Rough Milne Mitchell Landscape Architects.

¹² Rebuttal Evidence of Elizabeth Anne Stewart for Flock Hill Holdings on Topic 30 – Rezoning Requests Dated: 17 March 2023

¹³ Senior Resource Management Planner at Graham Surveying Limited.

¹⁴ Paragraph 21.

¹⁵ Memorandum of Counsel on behalf of Flock Hill Holdings Dated: 24 March 2023

¹⁶ Authored by Paul Smith and Elizabeth Stewart (Flock Hill) and James Bently and Jon Trewin (SDC).

¹⁷ Authored by David Robotham, Lynette Nugent and Elizabeth Stewart (Flock Hill) and Rowan Freeman and Jon Trewin (SDC) dated 17 April 2023.

of native vegetation plantings, except with respect to routine activities such as vegetation trimming, track or building maintenance, grounds maintenance and gardening within the FHSVZ.

[43] We are satisfied with those responses.

[44] We recommend that the PDP is amended to:

- change the zoning at Lot 1 DP 574011 (as shown in Figure 13.3 of the Section 42A Report) from GRUZ to ‘Flock Hill Station Visitor Zone (FHSVZ)’;
- insert the FHSVZ provisions that form Appendix A to the ‘Summary Statement of Elizabeth Anne Stewart for Flock Hill Holdings, Topic 30 – Rezoning Requests. Dated: 20 April 2023’; and
- insert an Outline Development Plan as shown in Attachment 2 of Mr Leckies’ 24 March 2023 legal submissions.
- Other than where it would conflict with the bespoke FHSVZ provisions referred to above, make consequential amendments in each district-wide chapter, so that the same provisions that apply to the GRUZ continue to apply to FHSVZ.

[45] Regarding the last bullet point above, at our direction the SDC officers have assessed the remainder of the PDP chapters and have advised us that consequential amendments are required to the following chapters:

- Energy and Infrastructure;
- Transport;
- Ecosystems and Indigenous Biodiversity;
- Natural Character;
- Subdivision;
- Earthworks;
- Light;
- Noise; and
- Signs.

[46] Ideally, had time permitted, we would have sought the submitter’s comments on the amendments to those chapters, especially since the amendments to them were not contained in the Section 42A Report and the hearing process did not include the provision of an officer’s ‘Reply Report’. We have reviewed the consequential amendments recommended by the officers and have endeavoured to ensure that those amendments do not nullify the intent of the new FHSVZ.

[47] We recommend that the following submissions are accepted.

Sub #	Submitter	Submission Point
DPR-0097	Flock Hill Holdings	001, 004

[48] We adopt the s32AA assessment set out in Appendix E of the August 2022 evidence of Elizabeth Stuart.

6 DPR-0140 Keith Jenkins

- [49] Mr Jenkins sought to rezone the 26ha area identified as ‘Waddington Preferred Development Area 1’ (RS 40606, Lot 3 DP 20314 and Lot 4 DP 20314) from GRUZ to LLRZ. The site is within the UGO and so the NPS-HPL is not engaged. The submitter provided evidence on planning (Richard Johnson), geotechnical, property demand and site contamination matters.
- [50] The rezoning submission envisages 1-2ha allotments yielding around 13-26 residential units. Mr Trewin considered that to be consistent with the Malvern Area Plan (MAP)’s ‘low density development’ direction for the site. Mr Trewin assessed the proposal against the Rural Residential Framework. He recommended that the submission be accepted subject to the ODP being amended to show a buffer zone from the water race, an upgrade to the water supply network being in place prior to subdivision being granted and confirmation there are no other natural hazards present on site.
- [51] In his rebuttal evidence¹⁸ Mr Johnson advised that:
- further assessment has confirmed there are no other geotechnical natural hazards present on the Site. He stated it was mostly flat, it did not have, nor was it near, significant waterways or water bodies, and it was inland so free of coastal hazards; and
 - the ODP and accompanying narrative had been amended to show a buffer to the water race through the Site, and to provide that subdivision cannot proceed ahead of an upgrade to the water supply for the Sheffield/ Waddington township.
- [52] Mr Johnson also provided an email from Mason Reed¹⁹ who stated “.. we confirm that the Fraser Thomas Ltd geotechnical report, dated 13 August 2019, includes recommendations which will appropriately avoid, remedy or mitigate potential geotechnical hazards on the land subject to the application, in accordance with the provisions of section 106 of the Resource Management Act.”
- [53] We have reviewed the revised ODP and its associated narrative and find it suitably addresses Mr Trewin’s concerns.
- [54] We granted leave for an assessment of flood risk to be reported ahead of the hearing. In his evidence, based on his flood risk assessment report dated 22 March 2023, Mr Tisch²⁰ advised:
- the flood depths across site in a 0.5% annual exceedance probability (AEP) and 0.2% AEP flood events including the effects of climate change would generally be wide in extent, shallow in depth (< 400 mm), and have slow velocities (< 0.8 m/s);
 - no area of the property was expected to be hazard as defined by Policy 11.3.1 in the CRPS;
 - flood hazard mitigation via locating buildings away from overland flow paths and setting building floor levels to have appropriate freeboard was expected to be suitable for the site; and
 - in general, and from a flood hazard perspective, the site was considered suitable for development.

¹⁸ Brief Of Evidence in Reply of Richard Johnson on Behalf of Keith Jenkins, 17 March 2023

¹⁹ Director Geotechnical Engineering, Fraser Thomas

²⁰ Principal Engineer at e2Environmental.

[55] We find that the above additional evidence suitably addresses Mr Trewin’s concerns.

[56] We recommend:

- amending the zoning at RS 40606, Lot 3 DP 20314 and Lot 4 DP 20314 from GRUZ to LLRZ; and
- including in the PDP the ODP and associated narrative included as Attachment 2 to the rebuttal evidence of Richard Johnson dated 17 March 2023.

[57] We recommend that the following submission is accepted.

Sub #	Submitter	Submission Point
DPR-0140	Keith Jenkins	001

[58] We adopt Mr Johnson’s s32AA assessment that was included as Appendix 6 of his primary evidence.

7 DPR-0180 Peter and Christine Bond

[59] Peter and Christine Bond sought the rezoning of Lot 3 DP 27698 in Coalgate from GRUZ to LRZ. The site is within the UGO and so the NPS-HPL is not engaged. The submitter provided evidence on planning (Richard Johnson), servicing and property demand. The rezoning submission initially envisaged four new allotments although under the LRZ up to ten lots could be provided once servicing and required setbacks were factored in.

[60] Mr Trewin assessed the proposal against the Greenfield Framework. He noted that a further submission opposing the proposal was lodged by the owner of the Coalgate Tavern. In that regard Mr Trewin considered that any reverse sensitivity effects could be managed through the standard zone rules in the PDP. He recommended that the DPR-0180 submission be accepted in part, subject to an ODP showing the location of primary access into the site on Bridge Street, an indicative pedestrian link to the existing footpath near the Coalgate Tavern, and either confirmation from the submitter that only four allotments are sought through a notation on an ODP, or further information was supplied on servicing and flood risk if the full development potential of the site under LRZ is sought.

[61] In his rebuttal evidence²¹ Mr Johnson advised that

- the submitter confirmed that only four allotments are sought through the text of the narrative accompanying the ODP; and
- an ODP and accompanying narrative has been prepared to show the primary access to the Site is off Bridge Street, and a footpath is to link from that access to the existing footpath by the Tavern

[62] We have reviewed the revised ODP and its associated narrative and find that generally addresses Mr Trewin’s concerns.

[63] We granted leave for assessments of geotechnical and land contamination matters to be provided ahead of the hearing. We received those reports on 4 April 2023. Mr Reed²²

²¹ Brief Of Evidence in Reply of Richard Johnson on Behalf of Peter and Christine Bond, 17 March 2023

²² Brief of Evidence of Mason Vout Reed on behalf of Peter and Christine Bond Partnership, Date 3 April 2023, paragraph 13.

concluded that the land was within Foundation Technical Category 1 (TC1) and no unusual problems, from a geotechnical perspective, were anticipated with residential development at the subject site. Mr Finnigan²³ concluded, based on his 3 April 2023 PSI report²⁴, no unusual problems, from a soil contamination perspective, were anticipated with the proposed rezoning and future residential development of the site.

[64] At the hearing Mr Johnson sought to remove the ‘4 lot cap’ on the site on the basis that servicing constraints had been addressed and would in any case be subject to reassessment as part of any subdivision consenting process. We asked Mr Trewin if he would support a rezoning to LRZ in the absence of a ‘4 lot cap’ and he advised that he would. On that basis we are satisfied that there is no need for a ‘4 lot cap’ on the rezoned site.

[65] We recommend:

- amending the zoning of Lot 3 DP 27698 to the east of Coalgate from GRUZ to LRZ; and
- including in the PDP a new development area titled ‘DEV-CO1 Coalgate 1 Development Area’ containing the ODP figure and associated ODP narrative included as Attachment 1 to the rebuttal evidence of Richard Johnson dated 17 March 2023.

[66] We recommend that the following submission is accepted.

Sub #	Submitter	Submission Point
DPR-0180	Peter and Christine Bond	001

[67] We adopt Mr Johnson’s s32AA assessment that was included as Appendix 3 of his primary evidence.

8 DPR-0391 and DPR-0395 Castle Hill Adventure Tours

[68] Castle Hill Adventure Tours (CHAT) sought a Special Purpose Zone for a 17.36ha block of land to the east of Castle Hill. The submitter provided evidence on planning, geotechnical, transport matters and landscape matters²⁵. The NPS-HPL is not engaged as the site does not contain HPL soils.

[69] Mr Trewin advised that site was subject to several unimplemented resource consents to establish holiday park accommodation and to upgrade the existing golf course²⁶. Those consents excluded the visitor accommodation component of the rezoning request. Importantly, the entire site is now within the Waimakariri Catchment Outstanding Natural Landscape (ONL) under the PDP. Under the Natural Features and Landscape (NFL) chapter of the PDP that chapter’s more restrictive provisions on height, building coverage, building footprint and building setback apply instead of those in the underlying zone unless there is a specific exception.

²³ Brief of Evidence of Dr Sean Matthew Finnigan on behalf of Peter and Christine Bond Partnership, Date 3 April 2023, paragraph 16.

²⁴ The PSI included interviews with people familiar with site, a review of historical information (aerials, council records etc) and preliminary site soil sampling in five test pits.

²⁵ We granted leave for landscape evidence to be provided on or before 24 March 2023.

²⁶ The consents expire on 28 May 2023, but Mr Reid advised that Werner Murray of The Property Group made an application on 28th April 2023 for a three year extension on CHAT’s behalf.

[70] Mr Trewin assessed the proposal against the Business Land Framework. He recommended that the submission be rejected because:

- no assessment under the National Planning Standard 8, clause 3 was provided as to why a new zone was necessary when compared to alternatives;
- no s32AA assessment was provided;
- there was an absence of evidence that the level of development enabled by the rezoning request would be compatible with the values of the ONL; and
- there are both water and wastewater capacity issues at Castle Hill.

[71] Rebuttal evidence²⁷ was provided by John Reid²⁸. He stated

- the large part of the presently zoned Business 1A land in Castle Hill had been approved for residential development and a zone change to residential had been recommended²⁹;
- the proposal for 100 tourist apartments was a modest scale from a national perspective and was in line with the minimum requirement for international hotel operators to become involved;
- the design of the new entrance to the site from SH73 had been done in consultation with Waka Kotahi;
- the pipeline for the potable water scheme from the Thomas River and the pipeline to the oxidation pond and effluent disposal area traversed CHAT land and it was always intended that any development on the CHAT land would be serviced by those systems. There was potable water and wastewater treatment capacity to service the proposed 100 tourist apartments; and
- a new zone to cater for the specific activities related to tourist and recreation facilities was needed to incorporate the consented Holiday Park and Golf Course. The rezoning request to enable the currently unconsented 100 tourist apartments required bespoke rules dealing with height, appearance, colours and landscaping.

[72] The submitter sought leave to provide a landscape assessment that would address compatibility with the ONL overlay on the site. We granted that request and we received that evidence³⁰ on 24 March 2023. We received ODP aerial photos and plans on 4 April 2023.

[73] On 6 April 2023 we received ‘planning’ evidence from Danial Tremewan³¹ and further Rebuttal evidence from John Reid. Mr Tremewan stated *“I have an interest in the success of this proposal as I represent a group of investors who are considering a significant investment and/or joint venture in the proposed visitor and associated tourism offerings should CHAT be successful in obtaining a Tourism – Special Purpose Zone known as the Castle Hill Rural Visitor Zone (CHRVZ).”* On that basis we do not consider that Mr Tremewan can be considered as an

²⁷ Evidence in Reply of D. John S. Reid on behalf of Castle Hill Adventure Tours Limited, 17th March 2023

²⁸ Director of Castle Hill Adventure Tours Limited.

²⁹ See section 15 of this Recommendation Report regarding DPR-0483 Castle Hill Property Investment Limited.

³⁰ Statement of Evidence of Paul Andrew Smith for Castle Hill Adventure Tours Limited Dated: 24 March 2023

³¹ Mr Tremewan is a ‘registered financial services provider’ and not a qualified planner.

independent expert witness³², but rather he should be considered as an advocate. We have weighed his evidence accordingly.

- [74] Having said that, Mr Trewin agreed³³ that the CHAT proposal could be considered a significant development for the district, other zones were not more suitable for managing the proposal and it was unlikely that reliance on the objectives and policies of GRUZ would be appropriate for guiding the implementation of the proposal.
- [75] We find that a Special Purpose Zone would be the most appropriate means of enabling the CHAT rezoning request, should we find in favour of it in overall terms. That would require the CHAT land to be excluded from the application of NFL-R1 and NFL-R2 (and the accompanying NFL rule requirements).³⁴
- [76] We received a JWS³⁵ on Transport matters on 12 April 2023. The JWS stated that the proposed intersection layout referred to in Mr Carr’s Statement of Evidence (as attached to the rear of the JWS) was appropriate for serving the realistic development that could arise under CHAT’s proposed Castle Hill Visitor Zone³⁶ (CHVZ). The JWS also stated that there could be a high degree of confidence that the proposed intersection layout would be implemented, due to the progress made to date by the Submitter. An amended ‘trigger rule’ was suggested should the intersection layout not be in place by the time of the hearing. At the hearing Mr Carr recommended the inclusion of this trigger rule as the intersection works had not been approved by Waka Kotahi NZTA.
- [77] We find that transport matters arising from the CHAT rezoning request have been adequately addressed.
- [78] Based on a review by SDC staff member Hugh Blake-Manson³⁷, we understand that servicing requirements in terms of water supply and wastewater could be provided by SDC, albeit at a cost to CHAT and with some restrictions on the water supply.
- [79] The SDC commissioned a peer review³⁸ of the 24 March 2023 landscape evidence and Mr Trewin produced a Memorandum Report dated 20 April 2023.
- [80] Mr Bentley noted that Paul Smith (CHAT landscape witness) accepted that the area proposed to be rezoned met the ONL threshold and that the ONL overlay should be retained on the land. Mr Bentley agreed with Mr Smith’s description³⁹ of the landscape values that were most relevant to the Castle Hill area.
- [81] Mr Bentley considered⁴⁰ that, whilst recognising that RC205126 will change the site, built development along the southern boundary of the site (in the form of the visitor accommodation buildings) as proposed (and unanticipated by RC205126) would create

³² He contended he had endeavoured to comply with the Environment Court Code of Conduct for expert witnesses (his paragraph 9).

³³ In his 20 April 2023 Memorandum.

³⁴ Mr Trewin noted concern with the fact that CHAT has not proposed any earthworks standards.

³⁵ Joint Witness Statement: Transport Matters, 11 April 2023. Prepared by Andy Carr (for the submitter) and Mat Collins (for SDC).

³⁶ This was initially called the ‘Castle Hill Rural Visitor Zone’.

³⁷ Appendix 1 to Mr Trewin’s 20 April Memorandum.

³⁸ Appendix 2: Landscaping (James Bentley) of the 20 April 2023 Memorandum.

³⁹ His paragraph 48.

⁴⁰ Paragraphs 6.29 and 6.30.

adverse landscape effects to the broader ONL and would be incongruous to the landscape. In particular:

- the Visitor Accommodation would appear as prominent along the top of the scarp when viewed from the south on the State Highway, despite the planting proposed;
- additional planting⁴¹ would not respond well to the openness of the landscape currently experienced; and
- the proposed number, height and scale of the visitor accommodation buildings would be incongruous with the existing scale and size of development that currently exists within Castle Hill and what is proposed through RC205126.

[82] On 18 April 2023 Paul Smith requested their submission be heard at a later time and that caucusing occur between the SDC and CHAT experts to address ‘the few remaining outstanding issues’, which we understand to primarily relate to adverse effects of the proposed ‘visitor accommodation’ complex on the values of the Waimakariri Catchment Outstanding Natural Landscape (ONL). We also understood there was remaining uncertainty regarding how earthworks would be managed under their proposed Special Purpose Zone. We issued a Minute allowing that to occur and set a hearing date of 16 May 2023.

[83] On 12 May 2023 we received a Joint Witness Statement⁴² (JWS) on landscape matters, along with a memorandum from Mr Trewin. The JWS outlined a highly modified proposal for the CHAT site, including amongst other things:

- an updated ODP that shows all future built form (apart from a small Maintenance Sub-Area) being situated within the northern half of the proposed CHVZ within the Development Sub-Area with the majority of the southern half of the CHVZ consisting of a nine-hole golf course within the Recreation Open Space Sub-Area;
- removal of the campground;
- additional buildings for staff accommodation and hostel accommodation;
- updates to the CHVZ policy provisions, such that the northern half of the CHVZ would form the ‘Development Sub-Area’, with the exclusion of the Land Management Sub-Area;
- reducing building heights to reduce their potential adverse visual effects;
- a setback for visitor accommodation, resulting in taller buildings being located further from SH73 where the ground is lower down when compared with the highway which assists with mitigating a 3m increase in height over and above the normal ONL building height limit;
- a requirement for a Landscape Master Plan to illustrate the location, size and height of every building, the high-level landscape treatment of the entire site, and how the design decisions will integrate the development into the site, with the character of Castle Hill and protect the landscape characteristics and values of the ONL. The Landscape Master Plan would be required prior to any development of the site.

⁴¹ The intermontane basin climate may mean that trees take longer than might typically be expected to grow to required screening heights.

⁴² Prepared by Paul Smith and James Bentley, but reflecting the outcome of three workshops involving themselves, Jon Trewin and submitter representative John Reid.

- [84] We understand that Mr Bentley retained concerns about the proposed level of built form for the site, in particular the apartment buildings/terraced housing and the proposed tourism building and the substantial increase of building coverage from that previously consented. We understand that he was also concerned about the lack of ‘a comprehensive landscape assessment’ and the building coverage allowances in CHVZ-REQ1.
- [85] This led Mr Trewin to recommend rejection of the submission.
- [86] In response Mr Reid advised⁴³ that CHAT would omit the proposed ‘ice hockey / ice skating building⁴⁴’ (the tourism buildings) that had a building footprint of 3,500m². Mr Reid advised that would reduce the total building coverage for the site to around 5%.
- [87] During the hearing we suggested that it could be clearly stated that a ‘a comprehensive landscape assessment’ would be part and parcel of the development of the Landscape Master Plan. We also suggested that CHVZ-REQ1 could be amended to state ‘maximum building footprints’ for variety of building, with the actual footprints being determined as part of the Landscape Master Plan development process. That was acceptable to Mr Reid, endorsed by Mr Smith and appeared to ameliorate the concerns of Mr Bentley and Mr Trewin.
- [88] On that basis we are satisfied that the CHVZ zoning for the site is appropriate.
- [89] We recommend:
- the inclusion of a new Special Purpose Zone called Castle Hill Visitor Zone (CHVZ) over the CHAT land containing the CHVZ provisions set out in Appendix 1. We have consolidated the provisions that were helpfully put to us by Mr Smith;
 - consequential amendments to the NFL and GRUZ chapters as set out in Appendix 1;
 - other than where it would conflict with the bespoke CHVZ provisions referred to above, make consequential amendments in each district-wide chapter, so that the same provisions that apply to the GRUZ continue to apply to CHVZ.
- [90] Regarding the last bullet point above, at our direction the SDC officers have assessed the remainder of the PDP chapters and have advised us that consequential amendments are required to the following chapters:
- Energy and Infrastructure;
 - Transport;
 - Ecosystems and Indigenous Biodiversity;
 - Natural Character;
 - Subdivision;
 - Earthworks;
 - Light;
 - Noise; and
 - Signs.

⁴³ In ‘Further Evidence’ dated 12 May 2023.

⁴⁴ That building did not form part of the consented development for the site.

[91] Ideally, had time permitted, we would have sought the submitter's comments on the amendments to those chapters, especially since those amendments were not contained in the Section 42A Report and the hearing process did not include the provision of an officer's 'Reply Report'. We have reviewed the consequential amendments recommended by the officers and have endeavoured to ensure that those amendments do not nullify the intent of the new CHVZ.

[92] For the following submission points, we recommend:

Sub #	Submitter	Submission Point	Recommendation
DPR-0391	Castle Hill Adventure Tours	002	Accept in part
DPR-0395	Castle Hill Adventure Tours	001, 003	Accept in part

[93] In terms of s32AA of the RMA, we are satisfied that the inclusion of this new Special Purpose Zone as now sought by CHAT is the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents.

9 DPR-0403 Stuart Gillanders

[94] Stuart, Donald and Andrew Gillanders sought two areas of relief, firstly to amend the Darfield planning maps to rezone Pt Sec 1 Darfield VILL SETT from LLRZ to GIZ due to its proximity to the Mitchell Brothers sawmill; and secondly to amend the planning maps from LLRZ so that the LRZ zone extends to include all the area between Greendale Road, Creyke Road and Telegraph Road.

[95] No expert evidence was provided in support of the submission and on that basis, Mr Trewin recommended that the submission be rejected.

[96] At the Hearing Andrew Gillanders advised the submitter was satisfied with the rezoning of the northern portion of the site to LRZ and they no longer sought that the southern portion be rezoned from LLRZ to LRZ. The submitters understood that any rezoning of that LLRZ area would need to be supported by appropriate expert evidence.

[97] We recommend that the following submissions are rejected.

Sub #	Submitter	Submission Point
DPR-0403	Stuart Gillanders	001, 002

10 DPR-0414 Kāinga Ora Homes and Properties

[98] Kāinga Ora made submissions seeking the following outcomes:

- (a) rezone LRZ to GRZ in Darfield;
- (b) rezone TCZ to LCZ in Darfield;
- (c) rezone residential properties within a 400m walkable catchment from the edge of the proposed LCZ in Darfield from LRZ, and a small area of LLRZ, to MRZ

[99] Mr Trewin recommended accepting the Kāinga Ora submission seeking outcome (a) because it was consistent with Chapter 5 of the CRPS and was the most appropriate way to implement the Strategic Directions and Urban Growth provisions of the PDP. He considered GRZ aligned with Darfield's role in the Township Network as a Key Activity Centre. Mr Trewin also noted that rezoning to GRZ would reduce the need to develop land subject to the NPS-HPL.

- [100] Kāinga Ora provided planning evidence from Joe Jefferies. At the hearing Mr Jefferies advised that he did not support rezoning TCZ to LCZ in Darfield (outcome (b)). He supported Mr Trewin’s recommendation to rezone LRZ to GRZ in Darfield (outcome(a)). Mr Jefferies considered that we should approve the submission seeking outcome (c), as in his view it was prudent to provide for increased residential density in Darfield.
- [101] We were not persuaded by Mr Jefferies’ evidence on outcome (c). In particular, we note that he was unaware of any research or consultation undertaken by Kāinga Ora with Darfield residents and developers that would indicate a local desire for MRZ in that township.
- [102] Mr Trewin recommended rejecting submissions (b) and (c) and we agree with those recommendations for the reasons he cited. As noted by Mr Trewin⁴⁵, Darfield had also only recently been given the capacity to provide reticulated wastewater and the town was not infrastructure ready to support the scale of residential intensification that would be enabled by MRZ⁴⁶. Consequently, it would be premature to consider MRZ there.
- [103] We also note that imposing a MRZ in Darfield would have the potential to dramatically alter the character of the township. We consider that any such change should only occur after a proper consultative process, such as might be undertaken as part of a SDC led spatial planning process.
- [104] We accept Mr Trewin’s assessment and we accordingly recommend:
- amending the zoning of areas of LRZ to GRZ in Darfield.
- [105] We recommend that the following submission is accepted.

Sub #	Submitter	Submission Point
DPR-0414	Kāinga Ora	433

- [106] We recommend that the following submissions are rejected.

Sub #	Submitter	Submission Point
DPR-0414	Kāinga Ora	431, 431

- [107] We adopt Kāinga Ora’s s32AA evaluation regarding GRZ being more appropriate than LRZ in Darfield.

11 DPR-0416 Alistair Cameron

- [108] Alistair Cameron sought to rezone 3.6ha of land in Darfield⁴⁷ from LLRZ to LRZ to yield 39⁴⁸ lots. No expert evidence was provided⁴⁹ by the August 2022 deadline to support the rezoning proposal. We observe that the NPS-HPL is not engaged because the site is currently zoned for urban use.
- [109] Mr Trewin assessed the proposal against the Intensification Framework. He recommended rejecting the submission because:

⁴⁵ In his 20 April 2023 Memorandum.

⁴⁶ Trunk wastewater pipes are not yet being in place to support lateral connections to households.

⁴⁷ Section 4 Darfield VILL SETT, Section 6 Darfield VILL SETT and RS 39127 located at Bangor Road.

⁴⁸ The existing ODP zoning and the PDP LLRZ would allow for 6 sections.

⁴⁹ A planning case was made in the original submission.

- the proposal, while in part consistent with the MAP, did not represent concentric and compact urban development given the land to the east will remain as LLRZ;
- there was a sufficient supply of sites to develop LRZ housing based on foreseeable demand in locations that are more compact and consolidated (and we note this will now be GRZ in response to the submission of Kāinga Ora);
- the rezoning is inconsistent with CRPS Objectives 5.2.1, Policy 5.3.1, and PDP UG-O2 and UG-P17; and
- there is an absence of evidence on transportation effects.

[110] Mr Trewin considered that the site is able to be serviced by three waters infrastructure and land contamination and geotechnical matters would be able to be considered at the time of subdivision.

[111] The submitter provided rebuttal evidence from Andy Carr (Transport) and Thomas Coughlan⁵⁰ (Planning).

[112] Mr Carr assessed the traffic impacts of a 39-lot development. He concluded that the traffic generated by the development of the site could be accommodated on the adjacent roading network without capacity or efficiency issues arising. The proposed site accesses (Bangor Road / SH 77 and Cridges Road) and the West Coast Road / Bangor Road intersection would essentially operate under ‘free flow’ conditions.

[113] Mr Coughlan addressed the matters raised by Mr Trewin. We were not persuaded by his evidence and conclude that the rezoning request should be rejected. Our reasons include the lack of evidence supporting the need for additional LRZ (or now GRZ) land in Darfield, the absence of details regarding roading and pedestrian infrastructure within the site, and the fact that the rezoning would not support a compact and consolidated urban form in Darfield. In that regard we note LLRZ will continue to apply to the west, north and east of the site, including in DEV-DA6 across Cridges Road. Accepting the rezoning request would inappropriately create a disconnected island of LRZ land to the north of SH77.

[114] We differentiate our finding here from that for DPR-0476 (Murray Boyes) as the latter site has an underlying zone (being Living 1 in the ODP and either LRZ/GRZ in the PDP) and will integrate into the Darfield township pattern through a planned connection with Ascot Park to the southwest. Ascot Park is already partially zoned as LRZ in the PDP connecting to Kersey Park.

[115] We recommend that the following submission is rejected.

Sub #	Submitter	Submission Point
DPR-0416	Alistair John Dugald Cameron	001

12 DPR-0428 Ascot Park Limited

[116] Ascot Park Limited (APL) sought to rezone around 3ha of land⁵¹ from GIZ to LRZ to the southeast corner of Darfield. They also sought to amend the current development plan (DEV-DA1) for the site. The site forms part of the larger 58ha Ascot Park development (Torlesse

⁵⁰ S42A Rebuttal Evidence of Thomas Frederic Coughlan on Behalf of Alistair John Dougal Cameron (DPR-0416) 17 March 2023

⁵¹ Lot 1 DP 514294, Lot 168 DP 514294 and Lot 154 DP 514294.

Estate) which includes a mix of LRZ and LLRZ, itself a product to PC24 (Silverstream) to the Operative District Plan. Expert evidence was provided on planning (Kerstin Ghisel), transport (Andrew Leckie), servicing (Brenden Hurring) and real estate (Christopher Flannagan) matters.

[117] Mr Trewin assessed the proposal against the Greenfield Framework. He recommended that the submission be accepted because it:

- can be serviced by existing infrastructure;
- will not give rise to reverse sensitivity effects on the neighbouring GIZ, through the inclusion of a suitable landscape buffer; and
- will form concentric and compact development with the Darfield township and presents an opportunity to improve connectivity to Mattias and Cardale Streets through to the wider Ascot Park development

[118] We accept Mr Trewin’s recommendations.

[119] Counsel Jamie Robinson presented brief legal submissions⁵² advising that APL supported Mr Trewin’s conclusions (outlined above). She also advised that APL supported Kāinga Ora’s ‘upzoning’ submission to zone all LRZ land as GRZ within the Darfield township as it allowed developers to provide a greater variety of lot sizes.

[120] We recommend amending:

- That part of Lot 505 DP 583625 from GIZ to GRZ; and
- DEV-DA1 as set out in Appendix 1 to the 5 August 2022 evidence of Kerstin Ghisel, subject to the inclusion of a connection through to the neighbouring PC61/Kersey Park site so as to be consistent with the approved subdivision consent RC225353 for Ascot Park.

[121] We recommend that the following submissions are accepted.

Sub #	Submitter	Submission Point
DPR-0428	Ascot Park Limited	001, 003

[122] We adopt Ms Ghisel’s s32AA assessment that was included on page 18 of her evidence.

13 DPR-0449 Bealey Developments Limited

[123] Bealey Developments Limited (BDL) sought the rezoning of 33.71 ha of land⁵³ in east Kirwee from LLRZ to SETZ. The site is located immediately to the east of the area of land that was subject to PC60. It is bounded by West Coast Road (SH73) to the south and Hoskyns Road to the north. The rezoning would yield 230 residential lots compared to the 60 enabled under the current LLRZ. We note the NPS-HPL is not relevant here as the land is already zoned for residential use.

[124] Expert evidence was provided on planning (Julie Comfort), transportation (Simon de Verteuil), servicing (Andy Hall), geotechnical (Davey Lovell Smith) and contaminated land (Sephira Environmental) matters.

[125] Mr Trewin assessed the proposal against the Intensification Framework. Mr Trewin considered that the rezoning would result in a consolidation of the existing township within

⁵² Legal Submissions on behalf of Ascot Park Limited, 24 March 2023.

⁵³ Lot 109 DP571374 and Lot 1002 DP489829.

the existing township boundaries and avoided expansion onto greenfield areas containing HPL. It was therefore consistent with CRPS Objective 5.2.1 and Policy 5.3.1 requiring consolidated, well-designed and sustainable growth around existing urban areas.

[126] Mr Trewin recommended the land at Lots 46 and 1002 DP 489829 be rezoned from LLRZ to SETZ be approved subject to:

- the ODP being amended to show walking and cycling connections internally and to the rest of Kirwee township and the presence of a noise control overlay from SH73;
- a requirement in the ODP that, prior to subdivision being approved, a suitable groundwater source that is capable of servicing the site is vested in SDC; and
- confirmation that there were no other natural hazards that would impact on the site.

[127] At the Hearing we heard from counsel, Julie Comfort⁵⁴ and Simon de Verteuil⁵⁵.

[128] Mr de Verteuil advised that the proposal included:

- walking and cycling links through to Suffolk Drive;
- a 1.5m wide footpath along the site frontage with Hoskyns Road consistent with the existing footpath for the adjacent residential subdivision⁵⁶;
- footpaths along internal roads and cycle links along the main internal roads that connect to Hoskyns Road, Suffolk Drive, an eastern boundary link and State Highway 73;
- two fixed road links to Suffolk Drive; and
- one indicative road link to the east adjoining property to facilitate future long-term connectivity

[129] Responding to the SDC peer review undertaken by Mr Collins, he agreed that walking and cycling connections should be provided along the north/south primary road that connected with the footpath along the Hoskyns Road frontage. He also agreed that one of the walking and cycling connections to Suffolk Drive should extend across the site to the eastern boundary and that a footpath or a 2.5m wide shared path should be provided along SH73 if that could be done safely. He suggested that the SH73 path could be constructed along the frontage of the site but within the Site itself, with the aim of this being vested with either SDC or Waka Kotahi.

[130] Mr de Verteuil also considered that the proposal would not undermine the efficiency of SH73 nor would it lead to network constraints. He considered a site access off SH73 was acceptable, with the type and form of access intersection able to be agreed with Waka Kotahi at the time of subdivision.

[131] At the hearing Julie Comfort advised that while she considered that a shared path along the Hoskyns Road frontage may not ultimately be necessary, wording had been added to the narrative for the ODP to require at the time of subdivision consideration of the provision of a 2.5m shared path taking into account the Council's preferred route for the Darfield-West

⁵⁴ Senior Planner with Davie Lovell Smith Ltd.

⁵⁵ Senior Transport Engineer at Novo Group Limited

⁵⁶ He disagreed that this should be a combined walking and cycling connection as there was only a 1.5m wide footpath west of the Site that extends all the way to Courtenay Road.

Melton cycle link. We queried the certainty of that wording and Ms Comfort offered alternative wording that read⁵⁷

A 2.5m wide shared path along the Hoskyns Road frontage may be required instead at the time of subdivision if it is necessary to align with Council’s timing and preferred route for the Darfield-West Melton cycle link

[132] We prefer Ms Comfort’s alternative wording.

[133] We are satisfied that transport issues have been adequately resolved.

[134] Ms Comfort advised that SDC had commenced construction of the connection of Darfield and Kirwee to the Pines WWTP. That included a pump station located on the BDL land. We consider that will address wastewater management issues associated with the rezoning request.

[135] We recommend:

- amending the zoning of Lot 109 DP 571374 and Lot 1002 DP 489829 to the east of Kirwee from LLRZ to SETZ;
- including a new Development Area in the PDP titled ‘DEV-KI1 – Kirwee 1 Development Area’; and
- insert into DEV-KI1 the ODP plan and ODP narrative set out in ‘Appendix 1 - Updated Kirwee Development Area Plan and Narrative’ in Julie Comfort’s document titled ‘Comments Regarding SDC Memo Dated’ 18 April 2023 subject to amending the last sentence in the third paragraph under the ODP narrative heading ‘Access and Transport’ to read:

A 2.5m wide shared path along the Hoskyns Road frontage may be required instead at the time of subdivision if it is necessary to align with Council’s timing and preferred route for the Darfield-West Melton cycle link

[136] We recommend that the following submission is accepted.

Sub #	Submitter	Submission Point
DPR-0449	Bealey Developments Limited	001, 002

[137] We adopt Ms Comfort’s s32AA assessment⁵⁸.

14 DPR-0476 Murray Boyes and DPR-0580 Kersey Park Limited

[138] Murray Boyes sought a change to the outcome for the 30.76ha of land covered by of PC61 in Darfield. The change would alter the ratio of residential/industrial land by increasing the residential component by 5ha, along with smaller section sizes and decreasing the industrial component to 11.6ha. That would effectively yield an additional 109 residential lots, beyond the 35 permitted through PC61. The submission was supported by expert evidence on planning (Anna Bensemann), transportation (Andrew Carr), servicing (Brendan Hurring) and economics (Shamubeel Equab).

⁵⁷ For the last sentence in the third paragraph under the ODP narrative heading ‘Access and Transport’.

⁵⁸ Statement of Evidence of Julie Anne Comfort on behalf of Bealey Developments Limited (DPR-0449) Dated 05 August 2022, section 7.

- [139] We observe that the NPS-HPL is not engaged because the site is currently zoned for urban use.
- [140] The Murray Boyes rezoning request was supported by further submitter DPR-0580 Kersey Park Limited.
- [141] In our Minute 47 we noted that Mr Trewin appeared to make two conflicting recommendations for this block of land, namely:
- DPR-0361.001 The Wrights; and
 - DPR-0476.001 Murry Boyes (supported in a further submission from DPR-0580 Kersey Park Limited).
- [142] We subsequently received, via our Hearings Secretary, a letter from Rupert and Catherine Wright (DPR-0361.001 The Wrights) dated 17 March 2023 advising that they supported the submission of DPR-0476.001 Murray Boyes and that if we were minded to accept the Murray Boyes submission then the Wrights would withdraw their submission.
- [143] Mr Trewin assessed the proposal against the Residential Greenfield Framework, as did Ms Bensemann. He recommended that the submission be accepted in part because the proposal:
- can be serviced by existing infrastructure;
 - would not give rise to reverse sensitivity effects on the neighbouring GIZ as a result of including a suitable landscape buffer; and
 - subject to adequate provision of walking and cycling routes, would promote connectivity to Darfield town centre from the site.
- [144] At the hearing we heard from counsel Samantha Gardner⁵⁹, Mr Carr⁶⁰ and Mr Boyes.
- [145] Mr Carr advised that, with respect to Mr Trewin’s recommendation to amend LRZ to GRZ in Darfield and his concern about the transportation effects of that, increasing the yield of the site by 15 to 20 residences would have virtually no effect on the operation of the State Highway 73 / Creyke Road intersection.
- [146] Ms Gardner submitted that the rezoning request recognises what is currently occurring and authorised on the Site under the Operative District Plan. She added that the increase in residential lots was a more efficient use of the land, was able to be readily serviced, would contribute to meeting demand for residential properties in Darfield, and would contribute to a well-functioning urban environment in accordance with the NPS-UD.
- [147] Ms Gardner also submitted that Mr Eaquad considered there was sufficient capacity to meet the demand for industrial land both within Darfield, and the wider district, should we accept the submitters' rezoning request.
- [148] We accept those legal submissions.
- [149] We recommend that:

⁵⁹ Legal submissions on behalf of Murray Boyes and Kersey Park Limited, 24 March 2023

⁶⁰ Rebuttal evidence of Andrew David Carr, 17 March 2023.

- the zoning at SECT 1 SO 1227 in Darfield is amended from GRUZ (as indicated in Figure 12.17 of the Section 42A Report) to a mixture of GRZ⁶¹, GIZ and LLRZ; and
- a new Development Area titled 'DEV-DA8 Darfield 8 Development Area' is inserted into the PDP containing the ODP plan and ODP narrative forming Appendix B of Ms Bensemann's 5 August 2022 evidence, subject to the ODP narrative being amended to require auxiliary turning lanes on SH73 on the issuance of title for the 26th allotment; and
- make consequential amendments to the LLRZ, GIZ, and SUB chapters of the PDP as set out in Appendix 1.

[150] We recommend that the following submission is accepted in part.

Sub #	Submitter	Submission Point
DPR-0476	Murray Boyes	001

[151] We adopt Ms Bensemann s32AA assessment that formed Appendix D of her 5 August 2020 evidence.

[152] We recommend, as a Schedule 1 clause 10(2)(b) consequential amendment, that DEV-DA1 is amended to show a connection through to the neighbouring PC61/Kersey Park site. As noted by Mr Trewin, approved subdivision consent RC225353 for Ascot Park includes such a connection on the subdivision layout.

15 DPR-0483 Castle Hill Property Investment Limited

[153] Castle Hill Property Investment sought that the notified zoning of LCZ at Castle Hill was reduced, with a portion the land being rezoned to GRZ⁶², to align the zone boundaries with the existing and consented⁶³ environment. Mr Trewin supported the submitter's request on the basis that the zoning in the PDP should mirror the existing consented environment. We find that to be sensible.

[154] We recommend that all LCZ zoning at Castle Hill is amended to GRZ, except for the LCZ on Lots 105, 106, 107 and 509.

[155] We recommend that the following submission is accepted.

Sub #	Submitter	Submission Point
DPR-0483	Castle Hill Property Investment	001

[156] We adopt Liz Stewart's assessment of costs and benefits and her evaluation against higher order planning objectives and policies as our s32AA assessment.

16 Other matters

[157] The recommended amendments to the PDP provisions contained in Appendix 1 are those that result from this Hearing Panel's assessment of submissions and further submissions.

⁶¹ We have recommended that Kāinga Ora's submission seeking LRZ to be rezoned to GRZ in Darfield is accepted. This would potentially yield another 15-20 lots.

⁶² Lot 509 DP 559213, Lot 106 DP 559213, Lot 107 DP 551837 and Lot 105.

⁶³ RC215255 for 113 residential lots and 3 commercial lots and certificate of compliance RC215191. The effect of these two consents results in 89 lots in the LCZ.

However, readers should note that further or different amendments to these provisions may have been recommended by:

- Hearing Panels considering submissions and further submissions on other chapters of the PDP;
- the Hearing Panels considering other rezoning requests, and
- the Independent Hearing Panel (IHP) considering submissions and further submissions on Variation 1 to the PDP

[158] Any such further or different amendments are not shown in Appendix 1 of this Recommendation Report. However, the Chair⁶⁴ and Deputy Chair⁶⁵ of the PDP Hearing Panels have considered the various recommended amendments and have ensured that the overall final wording of the consolidated version of the amended PDP is internally consistent.

[159] In undertaking that ‘consistency’ exercise, care was taken to ensure that the final wording of the consolidated version of the amended PDP did not alter the intent of the recommended amendments contained in Appendix 1 of this Recommendation Report.

[160] No other matters were brought to our attention.

⁶⁴ Who is also the Chair of the IHP.

⁶⁵ Who chaired one stream of hearings.

Appendix 1: Recommended Amendments

Note to readers: Only provisions that have recommended amendments are included below. All other provisions remain as notified. Amendments recommended by the Section 42A Report author that have been adopted by the Hearing Panel are shown in strike out and underlining. Further or different amendments recommended by the Hearing Panel are shown in strike out, underlining and red font.

Amendments to the PDP Maps

The following spatial amendments are recommended to PDP Planning Maps⁶⁶:

Map Layer	Description of recommended amendment
Zone Layer	<ul style="list-style-type: none"> Amend the zoning in Darfield shown as LRZ (at large) to GRZ.⁶⁷ Amend the zoning in the area shown as PC63 in the Operative District Plan in north Darfield from GRUZ to GRZ.⁶⁸ 

⁶⁶ Legal descriptions have been updated to reflect any subdivision of the site since the original submission was lodged.

⁶⁷ DPR-0414.433 Kāinga Ora


⁶⁸ DPR-0192.001 Merf Ag Services

Map Layer	Description of recommended amendment
	<ul style="list-style-type: none"> Amend the zoning in the area shown as PC60 in east Kirwee from LLRZ to SETZ.⁶⁹ 

⁶⁹ DPR-0207.054 SDC, DPR-0451.001 KCPL

Map Layer	Description of recommended amendment
	<ul style="list-style-type: none"> <li data-bbox="432 233 1993 264">Amend the zoning of Lot 1 DP 574011 from GRUZ to a new Special Purpose Zone identified as Flock Hill Station Visitor Zone (FHSVZ).⁷⁰ 


⁷⁰ DPR-0097.004 FHH

Map Layer	Description of recommended amendment
	<ul style="list-style-type: none"> Amend the zoning of RS 40606, Lot 3 DP 20314 and Lot 4 DP 20314 from GRUZ to LLRZ.⁷¹ 

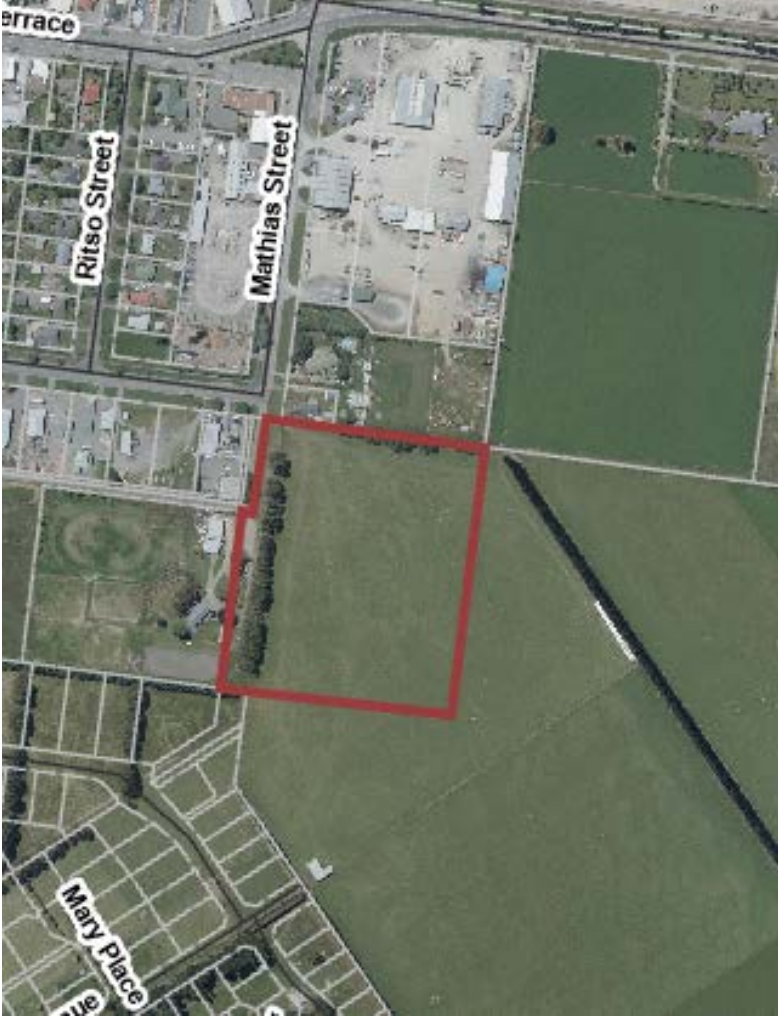
⁷¹ DPR-0140.001 Keith Jenkins

Map Layer	Description of recommended amendment
	<ul style="list-style-type: none"> Amend the zoning of Lot 3 DP 27698 from GRUZ to LRZ.⁷² 


⁷² DPR-0180.001 Peter and Christine Bond.

Map Layer	Description of recommended amendment
	<ul style="list-style-type: none"> <li data-bbox="434 225 1980 263">Amend the zoning of Lot 1 DP 574011 from GRUZ to a new Special Purpose Zone identified as Castle Hill Visitor Zone (CHVZ).⁷³ 


⁷³ DPR-0391.002 CHAT and DPR-0395.001 and 003 CHAT

Map Layer	Description of recommended amendment
	<ul style="list-style-type: none"> Amend the zoning of of that part Lot 505 DP 583625 from GIZ to GRZ. ⁷⁴  <p>The map is an aerial photograph of a residential and undeveloped area. A large, rectangular green field is highlighted with a red border. To the north of this field are two streets: Ritso Street and Mathias Street. To the west of the field is a residential area with houses and a baseball field. To the south of the field is May Place. The field is currently zoned GIZ and is recommended to be rezoned to GRZ.</p>


⁷⁴ DPR-0428.001 APL

Map Layer	Description of recommended amendment
	<ul style="list-style-type: none"> Amend the zoning of Lot 109 DP 571374 and Lot 1002 DP 489829 from LLRZ to SETZ.⁷⁵ 

⁷⁵ DPR-0449.001 and 002 Bealey Development Limited

Map Layer	Description of recommended amendment
	<ul style="list-style-type: none"> Amend the zoning of the PC61 land at Darfield from GRUZ to a mixture of GRZ, GIZ and LLRZ, as indicated below, except that the LRZ becomes GRZ⁷⁶ 

⁷⁶ DPR-0476.001 Murray Boyes

Map Layer	Description of recommended amendment
	<ul style="list-style-type: none"> Rezoning all LCZ zoning at Castle Hill to GRZ, except that LCZ is to remain on the area shown below (being Lots 106 and 107 DP 559213, Lot 509, 510 and 511 DP 559213 and proposed Lot 105) ⁷⁷. 

⁷⁷ DPR-0483.001 CHPI

Map Layer	Description of recommended amendment
Development Area Overlay	<ul style="list-style-type: none"> Identify the area shown as PC61 in the Operative District Plan as DEV-DA8⁷⁸ Identify the area shown as PC63 in the Operative District Plan as DEV-DA9⁷⁹ Amend DEV-DA1 to include that part of Lot 505 DP 583625 that is to be zoned GRZ⁸⁰ Identify the following properties as DEV-WA1: <ul style="list-style-type: none"> RS 40606, Lot 3 DP 20314 and Lot 4 DP 20314⁸¹ Identify the following property as DEV-CO1: <ul style="list-style-type: none"> Lot 3 DP 27698⁸² Identify the following properties as DEV-KI1: <ul style="list-style-type: none"> Lot 109 DP 571374 and Lot 1002 DP 489829⁸³
Rural Density Overlay	<ul style="list-style-type: none"> Remove SCA-RD2 from the following: <ul style="list-style-type: none"> the area shown as PC63 in the Operative District Plan⁸⁴ the area shown as PC61 in the Operative District Plan⁸⁵ Remove SCA-RD3 from the following: <ul style="list-style-type: none"> RS 40606, Lot 3 DP 20314 and Lot 4 DP 20314⁸⁶ Lot 3 DP 27698⁸⁷ Remove SCA-RD7 from the following: <ul style="list-style-type: none"> Lot 1 DP 574011⁸⁸ RS 40841⁸⁹

⁷⁸ DPR-0476.001 Murray Boyes

⁷⁹ DPR-0192.001 Merf Ag Services

⁸⁰ DPR-0428.001 APL

⁸¹ DPR-0140.001 Keith Jenkins

⁸² DPR-0180.001 Peter and Christine Bond.

⁸³ DPR-0449.001 and 002 Bealey Development Limited

⁸⁴ DPR-0192.001 Merf Ag Services

⁸⁵ DPR-0476.001 Murray Boyes

⁸⁶ DPR-0140.001 Keith Jenkins

⁸⁷ DPR-0180.001 Peter and Christine Bond.

⁸⁸ DPR-0097.004 FHH

⁸⁹ DPR-0391.002 CHAT and DPR-0395.001 and 003 CHAT

Map Layer	Description of recommended amendment
Urban Growth Overlay	<ul style="list-style-type: none"> Remove the following properties from the overlay: <ul style="list-style-type: none"> RS 40606, Lot 3 DP 20314 and Lot 4 DP 20314⁹⁰ Lot 3 DP 27698⁹¹ Remove the overlay from the following: <ul style="list-style-type: none"> The area shown as PC63 in the Operative District Plan⁹² the area shown as PC61 in the Operative District Plan⁹³
EIB Management Overlay	Remove the overlay from the following: <ul style="list-style-type: none"> the area shown as PC63 in the Operative District Plan⁹⁴ the area shown as PC61 in the Operative District Plan⁹⁵

Amendments to the PDP Text

Part 1 – Introduction and General Provisions

Relationship between Spatial Layers

HPW24-Special Purpose Zone Descriptions		
Name	Code	Description
Castle Hill Visitors Zone⁹⁶	CHVZ	<u>Area used predominantly for a mix of tourism, accommodation, and recreation activities.</u>
Flock Hill Station Visitor Zone⁹⁷	FHSVZ	<u>Area used predominantly for a mix of tourism, recreational and residential activities in a high country setting.</u>

⁹⁰ DPR-0140.001 Keith Jenkins

⁹¹ DPR-0180.001 Peter and Christine Bond.

⁹² DPR-0192.001 Merf Ag Services

⁹³ DPR-0476.001 Murray Boyes

⁹⁴ DPR-0192.001 Merf Ag Services

⁹⁵ DPR-0476.001 Murray Boyes

⁹⁶ Clause 10(2)(b) consequential amendment

⁹⁷ Clause 10(2)(b) consequential amendment

Part 2 – District Wide Matters

Energy, Infrastructure and Transport

EI – Energy and Infrastructure

EI-Rules

EI-R19	Overhead Telecommunication Lines, Electricity Distribution Lines, and Associated Support Structures and Equipment	
<p>...</p> <p><u>CHVZ⁹⁸</u></p> <p>...</p> <p><u>FHSVZ⁹⁹</u></p> <p>...</p>	<p>...</p> <p>5. ...</p>	<p>...</p>
EI-R32	Emergency Services Facility	
<p>...</p> <p><u>CHVZ¹⁰⁰</u></p> <p>...</p> <p><u>FHSVZ¹⁰¹</u></p> <p>...</p>	<p>...</p> <p>1. ...</p>	<p>...</p>
EI-R35	Other Activities	
<p>...</p> <p><u>CHVZ¹⁰²</u></p> <p>...</p> <p><u>FHSVZ¹⁰³</u></p> <p>...</p>	<p>...</p> <p>1. ...</p>	<p>...</p>

⁹⁸ Clause 10(2)(b) consequential amendment

⁹⁹ Clause 10(2)(b) consequential amendment

¹⁰⁰ Clause 10(2)(b) consequential amendment

¹⁰¹ Clause 10(2)(b) consequential amendment

¹⁰² Clause 10(2)(b) consequential amendment

¹⁰³ Clause 10(2)(b) consequential amendment

EI-Rule Requirements

EI-REQ4	Clearance of Vegetation	
... <u>CHVZ¹⁰⁴</u> ... <u>FHSVZ¹⁰⁵</u> ...	1. ...	...
EI-REQ14	Reflectivity	
... <u>CHVZ¹⁰⁶</u> ... <u>FHSVZ¹⁰⁷</u> ...	1. ...	...
EI-REQ15	Height	
... <u>CHVZ¹⁰⁸</u> ... <u>FHSVZ¹⁰⁹</u> ...	19. ...	...
EI-REQ24	Planting Setback Restriction near Significant Electricity Distribution Line	
... <u>CHVZ¹¹⁰</u> ... <u>FHSVZ¹¹¹</u> ...	1. ...	...

¹⁰⁴ Clause 10(2)(b) consequential amendment

¹⁰⁵ Clause 10(2)(b) consequential amendment

¹⁰⁶ Clause 10(2)(b) consequential amendment

¹⁰⁷ Clause 10(2)(b) consequential amendment

¹⁰⁸ Clause 10(2)(b) consequential amendment

¹⁰⁹ Clause 10(2)(b) consequential amendment

¹¹⁰ Clause 10(2)(b) consequential amendment

¹¹¹ Clause 10(2)(b) consequential amendment

TRAN – Transport

TRAN-Rules

TRAN-R2	Creation of a new land transport corridor	
... <u>CHVZ¹¹²</u> ... <u>FHSVZ¹¹³</u> ...	... 1. ...	...
TRAN-R8	High trip generating activities	
... <u>CHVZ¹¹⁴</u> ... <u>FHSVZ¹¹⁵</u> ...	... 1. ...	...

TRAN-Rule Requirements

TRAN-REQ7	Accessway design and formation	
<u>CHVZ¹¹⁶</u> ... <u>FHSVZ¹¹⁷</u> ...	1. ...	...
<u>CHVZ¹¹⁸</u> ... <u>FHSVZ¹¹⁹</u>	12. ...	...

¹¹² Clause 10(2)(b) consequential amendment

¹¹³ Clause 10(2)(b) consequential amendment

¹¹⁴ Clause 10(2)(b) consequential amendment

¹¹⁵ Clause 10(2)(b) consequential amendment

¹¹⁶ Clause 10(2)(b) consequential amendment

¹¹⁷ Clause 10(2)(b) consequential amendment

¹¹⁸ Clause 10(2)(b) consequential amendment

¹¹⁹ Clause 10(2)(b) consequential amendment

...		
TRAN-REQ8	Location of parking spaces	
7. ... <u>CHVZ¹²⁰</u> ... <u>FHSVZ¹²¹</u>...		...
TRAN-REQ17	Surface of vehicle parks and loading areas	
6. ... <u>CHVZ¹²²</u> ... <u>FHSVZ¹²³</u>...		...
TRAN-REQ19	Land Transport Infrastructure Formation Standards	
17. ... <u>CHVZ¹²⁴</u> ... <u>FHSVZ¹²⁵</u>...		...

TRAN-Matters for control or discretion

TRAN-MAT4	Parking areas	
1. ... <u>CHVZ¹²⁶</u> ... <u>FHSVZ¹²⁷</u> ...		

¹²⁰ Clause 10(2)(b) consequential amendment¹²¹ Clause 10(2)(b) consequential amendment¹²² Clause 10(2)(b) consequential amendment¹²³ Clause 10(2)(b) consequential amendment¹²⁴ Clause 10(2)(b) consequential amendment¹²⁵ Clause 10(2)(b) consequential amendment¹²⁶ Clause 10(2)(b) consequential amendment¹²⁷ Clause 10(2)(b) consequential amendment

TRAN-Schedules

TRAN-SCHED-1	Accessways					
TRAN-TABLE3	Minimum requirements for shared accessways					
Zone	Potential number of sites (Excludes sites with direct road frontage)	Length (m)	Legal width (m)	Carriageway width (m)	Turning area	Passing bay
GRUZ <u>CHVZ</u> ¹²⁸ ... <u>FHSVZ</u> ¹²⁹ ...						

TRAN-SCHED-3	Road formation and operational standards							
TRAN-TABLE7	Road formation standards							
Road Type	Legal width		Carriageway width		Traffic lanes	Parking lanes	Specific provision for cycles (on road or off road)	Pedestrian provision
	Min	Max	Min	Max	Min no.	Min no.		Minimum
Arterial and collector (GRUZ, <u>CHVZ</u> , ¹³⁰ ... <u>FHSVZ</u> , ¹³¹ MPZ, PRZ, TEZ)
Local (GRUZ, <u>CHVZ</u> , ¹³² ... <u>FHSVZ</u> , ¹³³ MPZ, PRZ, TEZ)

¹²⁸ Clause 10(2)(b) consequential amendment

¹²⁹ Clause 10(2)(b) consequential amendment

¹³⁰ Clause 10(2)(b) consequential amendment

¹³¹ Clause 10(2)(b) consequential amendment

¹³² Clause 10(2)(b) consequential amendment

¹³³ Clause 10(2)(b) consequential amendment

Natural Environment Values

ECO – Ecosystems and Indigenous Biodiversity

ECO-Rules

ECO-RC	Indigenous Vegetation Clearance outside of significant natural areas	
... <u>CHVZ</u> ¹³⁴ ... <u>FHSVZ</u> ¹³⁵ ...	... 3. ...	...
... <u>CHVZ</u> ¹³⁶ ... <u>FHSVZ</u> ¹³⁷ ...	... 5. ...	...
ECO-RD	Indigenous Vegetation Clearance within significant natural areas	
... <u>CHVZ</u> ¹³⁸ ... <u>FHSVZ</u> ¹³⁹ ...	... 3. ...	...
ECO-R3	Potential Pest Species	
... <u>CHVZ</u> ¹⁴⁰ ... <u>FHSVZ</u> ¹⁴¹	... 1. ...	...

¹³⁴ Clause 10(2)(b) consequential amendment

¹³⁵ Clause 10(2)(b) consequential amendment

¹³⁶ Clause 10(2)(b) consequential amendment

¹³⁷ Clause 10(2)(b) consequential amendment

¹³⁸ Clause 10(2)(b) consequential amendment

¹³⁹ Clause 10(2)(b) consequential amendment

¹⁴⁰ Clause 10(2)(b) consequential amendment

¹⁴¹ Clause 10(2)(b) consequential amendment

Natural Character

NATC-Rules

NATC-R3	Setbacks from Surface Water Bodies - Horticultural Planting, Woodlots and Shelterbelts	
<p>...</p> <p><u>CHVZ</u>¹⁴²</p> <p>...</p> <p><u>FHSVZ</u>¹⁴³</p> <p>...</p>	<p>...</p> <p>1. ...</p>	<p>...</p>

NATC-Rule Requirements

NATC-REQ1	Setbacks from Surface Water Bodies - Earthworks and Earthworks Stockpiles	
<p>...</p> <p><u>CHVZ</u>¹⁴⁴</p> <p>...</p> <p><u>FHSVZ</u>¹⁴⁵</p> <p>...</p>	<p>4. ...</p>	<p>...</p>
NATC-REQ3	Setbacks from Surface Water Bodies - Earthworks and Earthworks Stockpiles	
<p>...</p> <p><u>CHVZ</u>¹⁴⁶</p> <p>...</p> <p><u>FHSVZ</u>¹⁴⁷</p> <p>...</p>	<p>4. ...</p>	<p>...</p>

¹⁴² Clause 10(2)(b) consequential amendment

¹⁴³ Clause 10(2)(b) consequential amendment

¹⁴⁴ Clause 10(2)(b) consequential amendment

¹⁴⁵ Clause 10(2)(b) consequential amendment

¹⁴⁶ Clause 10(2)(b) consequential amendment

¹⁴⁷ Clause 10(2)(b) consequential amendment

Natural Features and Landscapes

NFL-Rules

NFL-R1	Building and Structures	
ONL Overlay: Waimakariri Catchment (excluding FHSVZ SKIZ, and GRAZ SKIZ PRZ ¹⁴⁸) ¹⁴⁹	... Where this activity complies with the following rule requirements: ... NFL-REQ4A Fencing ¹⁵⁰ ...	
NFL-R2	Earthworks	

NFL-Rule Requirements

NFL-REQ1 Building and Structure Height		
ONL Overlay (excluding SKIZ) (excluding SCA-RD8) ¹⁵¹ SCA-RD8 ¹⁵²	A. <u>The maximum height of any building or structure is 4m.</u>	<p><u>Activity status when compliance is not achieved:</u> <u>B. When compliance with any of NFL-REQ1.A. is not achieved: RDIS</u></p> <p><u>Matters for discretion:</u> <u>C. The exercise of discretion in relation to NFL-REQ1.B is restricted to the following matters:</u></p> <ul style="list-style-type: none"> a. NFL-MAT3 Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes¹⁵³ b. NH-MAT5 Wildfire¹⁵⁴

¹⁴⁸ Clause 16(2) RMA¹⁴⁹ DPR-0097.004 FHH¹⁵⁰ DPR-0036.001, 002 Tony Edney¹⁵¹ DPR-0036.001, 002 Tony Edney¹⁵² DPR-0036.001, 002 Tony Edney¹⁵³ Clause 16(2) RMA¹⁵⁴ Clause 16(2) RMA

NFL-REQ2 Building Footprint		
ONL Overlay (excluding SKIZ) (excluding SCA-RD8)¹⁵⁵		
SCA-RD8¹⁵⁶	<p>A. <u>The maximum building footprint of any residential unit is 60m²</u></p> <p>B. <u>The maximum building footprint of any individual accessory building is 15m².</u></p>	<p><u>Activity status when compliance is not achieved:</u></p> <p>C. When compliance with any of NFL-REQ2.A or NFL-REQ2.B is not achieved: RDIS</p> <p><u>Matters for discretion:</u></p> <p>D. The exercise of discretion in relation to NFL-REQ2.C is restricted to the following matters:</p> <ul style="list-style-type: none"> a. NFL-MAT3 <u>Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes</u>¹⁵⁷ b. NH-MAT5¹⁵⁸ <u>Wildfire</u>¹⁵⁹
NFL-REQ3 Building Coverage		
ONL Overlay (excluding SCA-RD8)¹⁶⁰		
SCA-RD8¹⁶¹	<p>A. <u>The maximum building coverage is 75m² per site.</u></p>	<p><u>Activity status when compliance is not achieved:</u></p> <p>B. When compliance with any of NFL-REQ3.A is not achieved: RDIS</p> <p><u>Matters for discretion:</u></p> <p>C. The exercise of discretion in relation to NFL-REQ3.B is restricted to the following matters:</p> <ul style="list-style-type: none"> a. NFL-MAT3 <u>Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes</u>¹⁶² b. NH-MAT5¹⁶³ <u>Wildfire</u>¹⁶⁴

¹⁵⁵ DPR-0036.001, 002 Tony Edney

¹⁵⁶ DPR-0036.001, 002 Tony Edney

¹⁵⁷ Clause 16(2) RMA

¹⁵⁸ DPR-0036.001, 002 Tony Edney

¹⁵⁹ Clause 16(2) RMA

¹⁶⁰ DPR-0036.001, 002 Tony Edney

¹⁶¹ DPR-0036.001, 002 Tony Edney

¹⁶² Clause 16(2) RMA

¹⁶³ DPR-0036.001, 002 Tony Edney

¹⁶⁴ Clause 16(2) RMA

NFL-REQ4 Building and Structure Setbacks		
ONL Overlay VAL Overlay (excluding SCA-RD8) ¹⁶⁵	1. ...	
NFL-REQ4A Fencing		
SCA-RD8 ¹⁶⁶	1. No fences shall be established on the boundary of any site with Cloudesley Road.	<p>Activity status when compliance is not achieved:</p> <p>2. When compliance with any of NFL-REQ4A. 1 is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to NFL-REQ4A.2 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. NFL-MAT3 <u>Buildings and Structures in Outstanding Natural Landscapes and Visual Amenity Landscapes</u>¹⁶⁷ b. NH-MAT5¹⁶⁸ <u>Wildfire</u>¹⁶⁹

Subdivision

SUB-Rules

SUB-Rule List		
SUB-R3A	<u>Subdivision in the Castle Hill Visitors Zone and Flock Hill Station Visitors Zone</u> ¹⁷⁰	
SUB-R4A	<u>Subdivision in the Castle Hill Visitor Zone and Flock Hill Station Visitors Zone</u>	
CHVZ ¹⁷¹ FHSVZ ¹⁷²	<p>Activity Status: DIS</p> <p>1. <u>Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14 or SUB-R15</u></p>	Activity status when compliance not achieved: N/A
SUB-R12	Boundary Adjustment in All Zones	
...	...	

¹⁶⁵ DPR-0036.001, 002 Tony Edney¹⁶⁶ DPR-0036.001, 002 Tony Edney¹⁶⁷ Clause 16(2) RMA¹⁶⁸ DPR-0036.001, 002 Tony Edney¹⁶⁹ Clause 16(2) RMA¹⁷⁰ Clause 10(2)(b) consequential amendment¹⁷¹ Clause 10(2)(b) consequential amendment¹⁷² Clause 10(2)(b) consequential amendment

CHVZ ¹⁷³ ... FHSVZ ¹⁷⁴ ...	7. ...	
SUB-R24	Subdivision and Public Access	
... CHVZ ¹⁷⁵ ... FHSVZ ¹⁷⁶ ...	... 17. ...	

SUB-Rule Requirements

SUB-REQ3 Outline Development Plan		
DEV-DA8 ¹⁷⁷	A. <u>Subdivision shall result in the creation of a separate site for the land identified at DEV-DA8 as Restricted Development Area</u>	<p><u>Activity status when compliance not achieved:</u></p> <p>B. <u>When compliance with any of SUB-REQ3.A is not achieved: RDIS Matters for discretion</u></p> <p>C. <u>The exercise of discretion in relation to SUB-REQ3.B is restricted to consideration of:</u></p> <p>a. <u>Whether the subdivision design would limit or foreclose the opportunity for appropriate and safe intersection improvements at the corner of Creyke Road and State Highway 73.</u></p> <p><u>Notification</u></p> <p>D. <u>Any application arising from SUB-REQ3.B shall not be subject to public notification. Absent their written approval, the application shall be notified only to the road controlling authority with responsibility for State Highway 73.</u></p>
SUB-REQ6 Access		
...	11. ...	...

¹⁷³ Clause 10(2)(b) consequential amendment¹⁷⁴ Clause 10(2)(b) consequential amendment¹⁷⁵ Clause 10(2)(b) consequential amendment¹⁷⁶ Clause 10(2)(b) consequential amendment¹⁷⁷ DPR-0476.001 Murray Boyes

<p><u>CHVZ</u>¹⁷⁸</p> <p>...</p> <p><u>FHSVZ</u>¹⁷⁹</p> <p>...</p>		
SUB-REQ8 Corner Splays		
<p>...</p> <p><u>CHVZ</u>¹⁸⁰</p> <p>...</p> <p><u>FHSVZ</u>¹⁸¹</p> <p>...</p>	5. ...	...
SUB-REQ13 Development Areas		
<u>DEV-DA8</u> ¹⁸²	<u>C. Subdivision to create any site within DEV-DA8 shall not take place until the intersection of Creyke Road and State Highway 73 has been upgraded in consultation with the road controlling authority for State Highway 73.</u>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>D. When compliance with any of SUB-REQ13.A is not achieved: DIS</u></p>

SUB-Matters for Control or Discretion

SUB-MAT2 Context		
<p>...</p> <p><u>CHVZ</u>¹⁸³</p> <p>...</p> <p><u>FHSVZ</u>¹⁸⁴</p> <p>...</p>	A. ...	
SUB-MAT4 Telecommunications and Electricity		
<p>...</p> <p><u>CHVZ</u>¹⁸⁵</p> <p>...</p>	1. ...	

¹⁷⁸ Clause 10(2)(b) consequential amendment

¹⁷⁹ Clause 10(2)(b) consequential amendment

¹⁸⁰ Clause 10(2)(b) consequential amendment

¹⁸¹ Clause 10(2)(b) consequential amendment

¹⁸² DPR-0476.001 Murray Boyes

¹⁸³ Clause 10(2)(b) consequential amendment

¹⁸⁴ Clause 10(2)(b) consequential amendment

¹⁸⁵ Clause 10(2)(b) consequential amendment

<u>FHSVZ</u> ¹⁸⁶ ...	
SUB-MAT5 Water	
... <u>CHVZ</u> ¹⁸⁷ ... <u>FHSVZ</u> ¹⁸⁸ ...	1. ...
SUB-MAT8 Solid Waste Disposal	
... <u>CHVZ</u> ¹⁸⁹ ... <u>FHSVZ</u> ¹⁹⁰ ...	1. ...
SUB-MAT13 Development Areas	
DEV-DA8	<u>A. In relation to the creation of any site in the GRZ or LLRZ, how adequate walking and cycling access between the site and Darfield will be provided.</u>
DEV-DA9 ¹⁹¹	<u>B. Any adverse effects on safety for users of all transport modes at all existing level crossings in Darfield township.</u> <u>C. Any adverse effects on the operation of the State Highway 73 intersections with Matthias Street and McMillan Street.</u>

¹⁸⁶ Clause 10(2)(b) consequential amendment

¹⁸⁷ Clause 10(2)(b) consequential amendment

¹⁸⁸ Clause 10(2)(b) consequential amendment

¹⁸⁹ Clause 10(2)(b) consequential amendment

¹⁹⁰ Clause 10(2)(b) consequential amendment

¹⁹¹ DPR-0192.001 Merf Ag Services

General District Wide Matters

Earthworks

EW-Rules

EW-R2	Earthworks	
... CHVZ ¹⁹² ... FHSVZ ¹⁹³...	...	...
EW-R3A ¹⁹⁴	Earthworks in the Castle Hill Visitors Zone	
CHVZ ¹⁹⁵	<p>Activity status: PER</p> <p>1. <u>Earthworks</u></p> <p>Where:</p> <p>a. <u>in any 12 month period:</u></p> <p>i. <u>the volume of earthworks is no greater than 500m³; and</u></p> <p>ii. <u>the area of earthworks is no greater than 1,000m²</u></p>	<p>Activity status when compliance not achieved:</p> <p>2. <u>When compliance with any of EW-R3A.1. is not achieved: RDIS</u></p> <p>Matters for discretion:</p> <p>3. <u>The exercise of discretion in relation to EW-R3A.2. is restricted to the following matters:</u></p> <p>a. <u>The way in which the earthworks are consistent with the landscape master plan</u></p> <p>b. <u>Whether the earthworks will integrate into the landscape and the appropriateness any mitigation measures, such as planting.</u></p> <p>c. <u>The impact of the earthworks on views from public places and roads.</u></p> <p>d. <u>Whether the earthworks support the anticipated outcome of the zone.</u></p> <p>Notification:</p> <p>4. <u>Any application arising from EW-R3.2. shall not be subject to public notification.</u></p>

¹⁹² Clause 10(2)(b) consequential amendment

¹⁹³ Clause 10(2)(b) consequential amendment

¹⁹⁴ DPR-0391.002 CHAT and DPR-0395.001 and 003 CHAT

¹⁹⁵ DPR-0391.002 CHAT and DPR-0395.001 and 003 CHAT

EW-R4A ¹⁹⁶	Earthworks in the Flock Hill Station Visitors Zone	
FHSVZ ¹⁹⁷	<p>Activity status: PER</p> <p>1. <u>Earthworks</u></p> <p>Where:</p> <ol style="list-style-type: none"> <u>the volume of earthworks is no greater than 500m³; and</u> <u>is no greater than 1000m².</u> 	<p>Activity status when compliance not achieved:</p> <p>2. <u>When compliance with any of EW-R4A.1. is not achieved: RDIS</u></p> <p>Matters for discretion:</p> <p>3. <u>The exercise of discretion in relation to EW-R4A.2. is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <u>whether the proposal will integrate into the landscape and the appropriateness of the scale and any mitigation measures, such as planting.</u> <u>the impact of development on views from public places and roads.</u> <u>whether the proposal supports the anticipated outcome of the zone.</u> <p>Notification:</p> <p>4. <u>Any application arising from EW-R4A shall not be subject to public notification.</u>¹⁹⁸</p>

EW-Rule Requirements

EW-REQ3	Excavation and Filling	
<p>...</p> <p>CHVZ¹⁹⁹</p> <p>...</p> <p>FHSVZ²⁰⁰</p> <p>...</p>	1. ...	...
EW-REQ5	Bunding	
<p>...</p> <p>CHVZ²⁰¹</p> <p>...</p>	1. ...	...

¹⁹⁶ DPR-0097.004 FHH¹⁹⁷ DPR-0097.004 FHH¹⁹⁸ Clause 10(2)(b) amendment to achieve a consistent approach between CHVZ and FHSVZ.¹⁹⁹ Clause 10(2)(b) consequential amendment²⁰⁰ Clause 10(2)(b) consequential amendment²⁰¹ Clause 10(2)(b) consequential amendment

<u>FHSVZ</u> ²⁰² ...		
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Light

LIGHT-Rule Requirements

LIGHT-REQ1	Light Spill		
...			...
	LIGHT-TABLE1 – Maximum Light Spill from Artificial Outdoor Lighting		
	Zone of the adjoining site receiving light spill	2200 to 0600	Hours of darkness from 0600 to 2200
	...	1 lux	5 lux
	<u>CHVZ</u> ²⁰³		
	...		
	<u>FHSVZ</u> ²⁰⁴		
	...		
	<u>SCA-AD2</u> ²⁰⁵		

Noise

NOISE-Rules

NOISE-R1	Activities not otherwise specified	
...
<u>CHVZ</u> ²⁰⁶	6.	
...		
<u>FHSVZ</u> ²⁰⁷		
...		
NOISE-R11	Audible Bird Scaring Device	
...
	1. ...	

²⁰² Clause 10(2)(b) consequential amendment²⁰³ Clause 10(2)(b) consequential amendment²⁰⁴ Clause 10(2)(b) consequential amendment²⁰⁵ DPR-0442.005 Castle Hill Community Association²⁰⁶ Clause 10(2)(b) consequential amendment²⁰⁷ Clause 10(2)(b) consequential amendment

<u>CHVZ</u> ²⁰⁸ ... <u>FHSVZ</u> ²⁰⁹ ...		
NOISE-R12	Frost Fans	
... <u>CHVZ</u> ²¹⁰ ... <u>FHSVZ</u> ²¹¹ ...	... 1. ...	...

NOISE-Rule Requirements

NOISE-REQ1	Zone Noise Limits			
...	NOISE-TABLE5 - Zone Noise Limits			
	Zone of the site generating noise	Zone of the site receiving noise	Assessment Location	Hours and Limits
	...			
	RESZ ... <u>CHVZ</u> ²¹² ... <u>FHSVZ</u> ²¹³	GRUZ ... <u>CHVZ</u> ²¹⁴ ... <u>FHSVZ</u> ²¹⁵ ...		
NOISE-REQ2	Construction Noise Limits			
	NOISE-TABLE6 - Construction Noise Limits			
RESZ, and residential units	...			

²⁰⁸ Clause 10(2)(b) consequential amendment

²⁰⁹ Clause 10(2)(b) consequential amendment

²¹⁰ Clause 10(2)(b) consequential amendment

²¹¹ Clause 10(2)(b) consequential amendment

²¹² Clause 10(2)(b) consequential amendment

²¹³ Clause 10(2)(b) consequential amendment

²¹⁴ Clause 10(2)(b) consequential amendment

²¹⁵ Clause 10(2)(b) consequential amendment

and minor residential units in GRUZ <u>CHVZ</u> ²¹⁶ <u>FHSVZ</u> ²¹⁷ ...	
--	--

Signs

SIGN-Rules

SIGN-R5	Off-site Signs	
... <u>CHVZ</u> ²¹⁸ ... <u>FHSVZ</u> ²¹⁹ ...	4. ...	...
SIGN-R6	Digital Off-site Signs	
... <u>CHVZ</u> ²²⁰ ... <u>FHSVZ</u> ²²¹ ...	10. ...	...

SIGN-Rule Requirements²²²

SIGN-REQ5 Real Estate Signs		
... <u>CHVZ</u> ²²³	5. ...	...

²¹⁶ Clause 10(2)(b) consequential amendment

²¹⁷ Clause 10(2)(b) consequential amendment

²¹⁸ Clause 10(2)(b) consequential amendment

²¹⁹ Clause 10(2)(b) consequential amendment

²²⁰ Clause 10(2)(b) consequential amendment

²²¹ Clause 10(2)(b) consequential amendment

²²² Consequential changes may need to be made to this proposed chapter to reflect recommended changes to the Sign Chapter.

²²³ Clause 10(2)(b) consequential amendment

...		
<u>FHSVZ</u> ²²⁴		
...		
SIGN-REQ6 Distracting Features		
...	4. ...	...
<u>CHVZ</u> ²²⁵		
...		
<u>FHSVZ</u> ²²⁶		
...		

Part 3 – Area Specific Matters

Zones

Residential Zones

LLRZ – Large Lot Residential Zone

LLRZ-Rules

LLRZ-R2 Residential Unit or other Principal Building		
	... And this activity complies with the following rule requirements: ... <u>LLRZ-REQA Development Areas</u> ²²⁷	...
LLRZ-R3 Minor Residential Unit		
	... And this activity complies with the following rule requirements: ... <u>LLRZ-REQA Development Areas</u> ²²⁸	...

²²⁴ Clause 10(2)(b) consequential amendment

²²⁵ Clause 10(2)(b) consequential amendment

²²⁶ Clause 10(2)(b) consequential amendment

²²⁷ DPR-0476.001 Murray Boyes

²²⁸ DPR-0476.001 Murray Boyes

LLRZ-R4 Garages, Accessory Buildings and Structures		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>LLRZ-REQA Development Areas</u>²²⁹</p>	...
LLRZ-R5 Ancillary Structures		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>LLRZ-REQA Development Areas</u>²³⁰</p>	...
LLRZ-R6 Fencing		
	<p>...</p> <p><u>And this activity complies with the following rule requirements:</u></p> <p>...</p> <p><u>LLRZ-REQA Development Areas</u>²³¹</p>	...
LLRZ-R10 Supported Residential Accommodation		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>LLRZ-REQA Development Areas</u>²³²</p>	...
LLRZ-R11 Visitor Accommodation		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>LLRZ-REQA Development Areas</u>²³³</p>	...

²²⁹ DPR-0476.001 Murray Boyes

²³⁰ DPR-0476.001 Murray Boyes

²³¹ DPR-0476.001 Murray Boyes

²³² DPR-0476.001 Murray Boyes

²³³ DPR-0476.001 Murray Boyes

LLRZ-Rule Requirements

LLRZ-REQA Development Areas		
DEV-DA8 ²³⁴	<ol style="list-style-type: none"> 1. <u>Before any residential unit or other principal building is established on any site adjoining State highway 73, a landscaping strip within the site shall be established along the road boundary in accordance with the requirements of the ODP at DEV-DA8</u> 2. <u>All landscaping, once matured, shall meet the minimum heights depicted in the ODP at DEV-DA8.</u> 3. <u>No accessory building, fence, or structure shall be established within the required landscape strip unless such building, fence or structure is directly required for the purposes of noise attenuation or other such mitigation</u> 4. <u>The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed and replaced.</u> 	<p>Activity status when compliance not achieved:</p> <ol style="list-style-type: none"> 5. <u>When compliance with any of LLRZ-REQA.1, LLRZ-REQA.2, LLRZ-REQA.3 or LLRZ-REQA.4 is not achieved: RDIS</u> <p>Matters for discretion:</p> <ol style="list-style-type: none"> 6. <u>The exercise of discretion in relation to LLRZ-REQA.5 is restricted to the following matters:</u> <ol style="list-style-type: none"> a. <u>RESZ-MAT1 Residential Design</u>
DEV-DA8 ²³⁵	<ol style="list-style-type: none"> 7. <u>Within the area shown as Restricted Development Area on the ODP at DEV-DA8, no building or structure other than fences shall be established.</u> 	<p>Activity status when compliance not achieved:</p> <ol style="list-style-type: none"> 8. <u>When compliance with any of LLRZ-REQA.7 is not achieved: RDIS</u> <p>Matters for discretion:</p> <ol style="list-style-type: none"> 9. <u>The exercise of discretion in relation to LLRZ-REQA.8 is restricted to the following matters:</u> <ol style="list-style-type: none"> a. <u>The extent to which the development of the Restricted Development Area would limit or foreclose the opportunity for appropriate and safe intersection improvements at the corner of Creyke Road and State Highway 73</u> <p>Notification</p> <ol style="list-style-type: none"> 10. <u>Any application arising from LLRZ-REQA.8 shall not be subject to public notification. Absent their written approval, the application shall be notified only to the road controlling authority with responsibility for State Highway 7</u>

GRZ – General Residential Zone

GRZ-Rules

GRZ-R6 Fencing		
DEV-DA9 ²³⁶	<p>Activity status: PER</p> <p>A. Any fence or freestanding wall within the area shown on DEV-DA9 as ‘Kimberley Rd Restrictions’</p> <p>Where:</p> <p>a. within 4m of the Kimberley Road boundary, it is:</p> <p>i. a maximum of 1.2m in height;</p> <p>ii. at least 50% visually permeable; and</p> <p>iii. of post and rail, post and wire, or traditional sheep or deer fencing</p>	<p>Activity status when compliance not achieved:</p> <p>B. When compliance with any of GRZ-R6.A is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>C. The exercise of discretion in relation to GRZ-R6.B. is restricted to the following matters:</p> <p>a. RESZ-MAT7 Fencing</p>

SETZ – Settlement Zone

SETZ-Overview
<p>...</p> <p>The Settlement Zone also allows for the township to respond to changing needs of the community by enabling limited commercial and community activities, provided they are small-scale, primarily serve a local convenience purpose <u>and where appropriate</u></p>

Industrial Zones

General Industrial Zone

GIZ-Rules

GIZ-R1 Any building or structure that is not otherwise specified in GIZ-R2		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQ11A Development Areas</u>²³⁹</p>	...
GIZ-R2 Residential Unit		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQ11A Development Areas</u>²⁴⁰</p>	...
GIZ-R4 Industrial Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQ11A Development Areas</u>²⁴¹</p>	...
GIZ-R5 Trade Retail and Trade Supply Activities		
	<p>...</p>	

GIZ-R7 Research Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQ11A Development Areas</u>²⁴⁴</p>	...
GIZ-R8 Retail Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQ11A Development Areas</u>²⁴⁵</p>	...
GIZ-R9 Food and Beverage Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQ11A Development Areas</u>²⁴⁶</p>	...
GIZ-R10 Office Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQ11A Development Areas</u>²⁴⁷</p>	...

GIZ-Rule Requirements

Special Purpose Zones

Castle Hill Visitors Zone²⁶⁵

CHVZ-Overview

The Castle Hill Visitor Zone provides for a high-quality tourist development around a nine-hole golf course and wetland with a range of services and facilities, including hotel and conference facilities, terraced housing and staff and hostel accommodation, commercial area, and facilities to accommodate other recreation and sporting activities.

The zone is around 18ha in area and is split into four sub-areas - the Development, Recreation Open Space, Land Management and Maintenance Sub-Areas - as illustrated on the Outline Development Plan in CHVZ-SCHED1.

The Development sub-area is 6.8ha in area and will contain hotel, conference and spa facilities, terraced housing, staff and hostel type accommodation, as well as a commercial area including retail, hospitality activities and building and facilities to accommodate other recreation activities.

The Recreation Open Space sub-area is 8.69ha in area and will contain a high-country style nine-hole golf course. The golf course will be set amongst tussock clad rolling earth mounds and stands of beech trees, whilst providing open and expansive views over the southern half of the zone.

The Land Management sub-area is 1.45ha in area and will contain the existing wetland and provide for its ecological enhancement, as well as pathways and boardwalks to enable for guests to interact with the sub-area.

The Maintenance sub-area is 0.12ha in area and will contain a building that will house items including machinery, maintenance equipment and supplies for the ongoing maintenance of the development.

A comprehensive landscape master plan outlining all future development within the zone and its four sub-areas, and a package of works that outlines the way in which the landscape master plan achieves the objectives, policies and rules of the zone is to be provided to and approved by Selwyn District Council prior to the lodging of any resource consents for development within the zone.

CHVZ-Objectives and Policies

CHVZ-Objectives

CHVZ-O1	<u>Castle Hill Visitor Zone is a high-quality development that provides a mix of tourism, accommodation and recreational activities that integrate with and protect the outstanding natural landscape.</u>
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²⁶⁵ DPR-0391.002 CHAT and DPR-0395.001 and 003 CHAT

CHVZ-Policies	
<u>CHVZ-P1</u>	<u>Enable appropriately located and designed buildings and development for tourism, retail, hospitality and accommodation activities within the zone that accords with the objectives, policies, rules and the Outline Development Plan in CHVZ-SCHED1 in a way that is consistent with the landscape characteristics and values of the outstanding natural landscape.</u>
<u>CHVZ-P2</u>	<u>Recognise the remote location and the need for visitor industry activities to be self-reliant by providing facilities and services that are ancillary to visitor accommodation activities.</u>
<u>CHVZ-P3</u>	<u>Enable the development of a hotel and conference facilities; a limited number of terraced housing; staff and hostel type accommodation; a restaurant, bar and clubrooms associated with the golf course; and a spa facility. These will all complement the character of the adjacent Castle Hill Village through building design and external materials, building position, and landscaping within the Development sub-area as shown on the Outline Development Plan in CHVZ-SCHED1.</u>
<u>CHVZ-P4</u>	<u>Enable a golf course with associated landscaping within the Recreation Open Space sub-area and limit the presence of built form with that sub-area.</u>
<u>CHVZ-P5</u>	<u>Manage landscaping so that it complements the character of the adjacent Castle Hill Village and the surrounding outstanding natural landscape.</u>
<u>CHVZ-P6</u>	<u>Enhance the ecological values of the wetland within the Land Management sub-area, whilst providing visitor access within this sub-area.</u>
<u>CHVZ-P7</u>	<u>Ensure development can be appropriately serviced through the adequate provision of water, wastewater treatment and disposal, disposal of stormwater, and safe vehicle access.</u>

CHVZ – Rules

Note for Plan Users: There may be a number of Plan provisions that apply to an activity, building or structure, and site. In some cases, consent may be required under rules in this Chapter as well as rules in other District Wide or Area Specific Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in the How the Plan Works section.

CHVZ-Rule List	
<u>CHVZ-R1</u>	<u>Development sub-area</u>
<u>CHVZ-R2</u>	<u>Terraced Housing</u>
<u>CHVZ-R3</u>	<u>Maintenance Area</u>
<u>CHVZ-R4</u>	<u>Ancillary Structures</u>
<u>CHVZ-R5</u>	<u>Any other Buildings or Structures</u>
<u>CHVZ-R6</u>	<u>Golf Course</u>
<u>CHVZ-R7</u>	<u>Land Management Area Activities</u>
<u>CHVZ-R8</u>	<u>Conservation Activiti</u>
<u>CHVZ-R9</u>	<u>Recreation Activities</u>
<u>CHVZ-R10</u>	<u>Rural Tourism</u>
<u>CHVZ-R11</u>	<u>Helicopter Landing Area</u>
<u>CHVZ-R12</u>	<u>Keeping of Animals</u>

CHVZ-R13	<u>Grazing of animals</u>
CHVZ-R14	<u>Vehicle Crossing</u>
CHVZ-R15	<u>Any activity not otherwise listed</u>

CHVZ-R1 Development sub-area		
	<p><u>Activity status: PER</u></p> <p><u>1. Hotel, conference and spa activities</u></p> <p><u>2. Residential activity within a terraced housing or staff and hostel accommodation building</u></p> <p><u>3. Retail and Food and Beverage activities that:</u></p> <p style="padding-left: 40px;"><u>i. are ancillary to tourism or visitor accommodation activities;</u></p> <p style="padding-left: 40px;"><u>ii. located within a building; and</u></p> <p style="padding-left: 40px;"><u>iii. The gross floor area is no more than 450m² per unit or individual tenancy</u></p> <p><u>4. Visitor accommodation within a terraced housing or staff and hostel accommodation building</u></p> <p><u>Where:</u></p> <p>a. <u>it is located within the Development sub-area, shown on the Outline Development Plan in CHVZ-SCHED1.</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>5. When compliance with any of CHVZ-R1. is not achieved: DIS</u></p> <p><u>Notification:</u></p> <p><u>6. Any application arising from any of CHVZ-R1.1., CHVZ-R1.2., CHVZ-R1.3 or CHVZ-R1.4. shall not be subject to public notification.</u></p>
	<p><u>Activity status: CON</u></p> <p><u>7. Hotel, conference and spa facilities and any associated accessory building</u></p> <p><u>8. Staff and Hostel Accommodation and any associated accessory building.</u></p> <p><u>9. Buildings and structures, including any associated accessory building for retail and food and beverage activities, where they are ancillary to tourism and visitor accommodation activities.</u></p> <p><u>4. Golf clubhouse including any associated accessory building</u></p> <p><u>Where:</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>11. When compliance with any of CHVZ-R1.7., CHVZ-R1.8., CHVZ-R1.9. is not achieved: DIS</u></p> <p><u>12. When compliance with any rule requirement is not achieved: Refer to CHVZ-Rule Requirements.</u></p> <p><u>Notification:</u></p> <p><u>13. Any application arising from CHVZ-R1.11. shall not be subject to public notification.</u></p>

	<p><u>a. it is located within the Development sub-area, shown on the Outline Development Plan in CHVZ-SCHED1.</u></p> <p><u>And this activity complies with the following rule requirements:</u> <u>CHVZ-REQ1 Building Coverage</u> <u>CHVZ-REQ2 Building Height</u> <u>CHVZ-REQ3 Building Setbacks</u> <u>CHVZ-REQ4 Building Design and Appearance</u> <u>CHVZ-REQ5 Landscape Master Plan</u> <u>CHVZ-REQ6 Sewage Treatment and Disposal</u></p> <p><u>Matters of control:</u> <u>10. The exercise of control in relation to CHVZ-R1.7, CHVZ-R1.8. or CHVZ-R1.9. is reserved over the following matters:</u> a. <u>CHVZ-MAT1</u></p>	
<u>CHVZ-R2 Terraced Housing</u>		
	<p><u>Activity status: CON</u> <u>1. Terraced housing and any associated accessory buildings</u></p> <p><u>Where:</u> <u>a. it is located within the Development sub-area, shown on the Outline Development Plan in CHVZ-SCHED1.</u></p> <p><u>And this activity complies with the following rule requirements:</u> <u>CHVZ-REQ1 Building Coverage</u> <u>CHVZ-REQ2 Building Height</u> <u>CHVZ-REQ3 Building Setbacks</u> <u>CHVZ-REQ4 Building Design and Appearance</u> <u>CHVZ-REQ5 Landscape Master Plan</u> <u>CHVZ-REQ6 Sewage Treatment and Disposal</u></p> <p><u>Matters of control:</u></p>	<p><u>Activity status when compliance not achieved:</u> <u>3. When compliance with CHVZ-R2.1.a. is not achieved: NC</u> <u>4. When compliance with any rule requirement is not achieved: Refer to CHVZ-Rule Requirements.</u></p> <p><u>Notification:</u> <u>5. Any application arising from CHVZ-R2.3. shall not be subject to public notification.</u></p>

	<p><u>2. The exercise of control in relation to CHVZ-R2.1. is reserved over the following matters:</u></p> <p><u>a. CHVZ-MAT1</u></p>	
CHVZ-R3 Maintenance Area		
	<p><u>Activity Status: PER</u></p> <p><u>1. Storage and workshop activities</u></p> <p><u>Where:</u></p> <p><u>a. it is within the Maintenance sub-area shown on the shown on the Outline Development Plan in CHVZ-SCHED1.</u></p>	<p><u>Activity status where compliance not achieved:</u></p> <p><u>2. When compliance with CHVZ-R3.1.a. is not achieved: DIS</u></p> <p><u>Notification:</u></p> <p><u>3. Any application arising from CHVZ-R3.2. shall not be subject to public notification.</u></p>
	<p><u>Activity status: CON</u></p> <p><u>4. Maintenance facility, including any associated accessory building</u></p> <p><u>Where:</u></p> <p><u>a. it is located in the Maintenance sub-area, shown on the Outline Development Plan in CHVZ-SCHED1.</u></p> <p><u>And this activity complies with the following rule requirements:</u></p> <p><u>CHVZ-REQ1 Building Coverage</u></p> <p><u>CHVZ-REQ2 Building Height</u></p> <p><u>CHVZ-REQ3 Building Setbacks</u></p> <p><u>CHVZ-REQ4 Building Design and Appearance</u></p> <p><u>CHVZ-REQ5 Landscape Master Plan</u></p> <p><u>CHVZ-REQ6 Sewage Treatment and Disposal</u></p> <p><u>Matters of control:</u></p> <p><u>5. The exercise of control in relation to CHVZ-R3.4. is reserved over the following matters:</u></p> <p><u>a. CHVZ-MAT1.</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>6. When compliance with CHVZ-R3.4.a. is not achieved: DIS</u></p> <p><u>7. When compliance with any rule requirement is not achieved: Refer to CHVZ -Rule Requirements.</u></p> <p><u>Notification:</u></p> <p><u>8. Any application arising from CHVZ-R3.6. shall not be subject to public notification.</u></p>
CHVZ-R4 Ancillary Structures		
	<p><u>Activity Status: PER</u></p> <p><u>1. Ancillary structure</u></p>	<p><u>Activity status where compliance not achieved:</u></p> <p><u>2. When compliance with CHVZ-R4.1.a. is not achieved: CON</u></p>

	<p><u>Where:</u></p> <p>a. <u>The ancillary structure is finished in materials with a maximum reflectance value of 30%.</u></p>	<p><u>Matters of control:</u></p> <p>3. <u>The exercise of control in relation to CHVZ-R4.2. is reserved over the following matters:</u></p> <p>a. <u>CHVZ-MAT1.</u></p>
CHVZ-R5 Any other Building or Structure		
	<p><u>Activity Status:</u> DIS</p> <p>1. <u>Any other building or structure.</u></p>	<p><u>Activity status where compliance not achieved:</u> N/A</p>
CHVZ-R6 Golf Course		
	<p><u>Activity status:</u> PER</p> <p>1. <u>Golf course, including tees, fairway, roughs, bunkers, putting greens, and ancillary structures.</u></p> <p><u>Where:</u></p> <p>a. <u>It does not include a driving range.</u></p> <p>b. <u>it is located in the Recreation Open Space sub-area shown in the Outline Development Plan in CHVZ-SCHED1.</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p>6. <u>When compliance with any of CHVZ-R6.1. is not achieved: DIS</u></p>
CHVZ-R7 Land Management Area		
	<p><u>Activity Status:</u> CON</p> <p>1. <u>Structures associated with education and a boardwalk.</u></p> <p><u>Matters of control:</u></p> <p>2. <u>The exercise of control in relation to CHVZ-R7.2. is reserved over the following matters:</u></p> <p>a. <u>CHVZ-MAT1</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p>3. <u>When compliance with CHVZ-R7.1. is not achieved: DIS</u></p> <p><u>Notification:</u></p> <p>4. <u>Any application arising from CHVZ-R7.3..shall not be subject to public notification.</u></p>
CHVZ-R8 Conservation Activity		
	<p><u>Activity Status:</u> PER</p> <p>1. <u>Conservation activities.</u></p>	<p><u>Activity status when compliance not achieved:</u> N/A</p>
CHVZ-R9 Recreation Activity		
	<p><u>Activity Status:</u> PER</p> <p>1. <u>Recreation activities.</u></p>	<p><u>Activity status when compliance not achieved:</u> N/A</p>

CHVZ-R10 Rural Tourism		
	<p><u>Activity status: PER</u></p> <p><u>1. Rural tourism.</u></p> <p><u>Where:</u></p> <p><u>a. The total area of buildings associated with the activity is less than 100m².</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>2. When compliance with CHVZ-R10.1.a is not achieved: DIS</u></p> <p><u>Notification:</u></p> <p><u>3. Any application arising from CHVZ-R10.2. shall not be subject to public notification.</u></p>
CHVZ-R11 Helicopter Landing Area		
	<p><u>Activity Status: PER</u></p> <p><u>1. Helicopter landing area.</u></p> <p><u>Where:</u></p> <p><u>a. it is located within the Recreation Open Space Sub-Area;</u></p> <p><u>b. there are no more than four helicopter movements per day and twenty helicopter movements per week;</u></p> <p><u>c. the helicopter movements occur between the hours of 0700 and 1900; and</u></p> <p><u>d. a log detailing the time and date of all helicopter movements is maintained and made available to the Council, on request.</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>2. When compliance with CHVZ-R11.1. is not achieved: DIS</u></p> <p><u>Notification:</u></p> <p><u>3. Any application arising from CHVZ-R11.2. shall not be subject to public notification.</u></p>
CHVZ-R12 Keeping of Animals		
	<p><u>Activity Status: PER</u></p> <p><u>1. Keeping of animals.</u></p>	<p><u>Activity status when compliance not achieved: N/A</u></p>
CHVZ-R13 Grazing of animals		
	<p><u>Activity Status: PER</u></p> <p><u>1. The grazing of animals.</u></p>	<p><u>Activity status when compliance not achieved: N/A</u></p>
CHVZ-R14 Vehicle Crossing		
	<p><u>Activity Status: PER</u></p> <p><u>1. The use or formation of a vehicle crossing onto SH73</u></p> <p><u>Where:</u></p> <p><u>a. it services the zone; and</u></p> <p><u>b. the intersection of the vehicle crossing with SH73 has been formed in general accordance with CHVZ-SCHED3 Vehicle Crossing.</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>2. When compliance with any of CHVZ-R14.1. is not achieved: RDIS</u></p> <p><u>Matters of Discretion</u></p> <p><u>3. The exercise of discretion in relation to CHVZ-R14.2 is restricted to the following matter:</u></p> <p><u>a. Whether the road controlling authority has been consulted on the proposal and has approved the access arrangements</u></p>

		b. TRAN-MAT2 Vehicle crossings and accessways ²⁶⁶
CHVZ-R15 Any Activity not otherwise in the CHVZ Rule List		
	Activity Status: DIS 1. Any activity not otherwise specified in the CHVZ-Rule List.	Activity status when compliance not achieved: N/A

CHVZ – Rule Requirements

CHVZ-REQ1 Building Coverage																
	<ol style="list-style-type: none"> The building footprint for each type of building listed CHVZ-TABLE1 shall be detailed in the Master Landscape Plan but shall not exceed the maximum building coverage areas set out in CHVZ-TABLE1: Maximum Building Footprints. The maximum building footprint for any one building type and its associated activity cannot be transferred when calculating the maximum building footprint for another building type and its associated activity. 	Activity status when compliance not achieved: 3. When compliance with any of CHVZ-REQ1 is not achieved: DIS														
CHVZ-TABLE1 Maximum Building Footprint																
	<table> <tr> <th>Structure Type</th><th>Maximum Building Footprint</th></tr> <tr> <td>Terraced Housing</td><td>4,000m²</td></tr> <tr> <td>Staff and Hostel Accommodation</td><td>400m²</td></tr> <tr> <td>Hotel, Conference and Spa Facilities</td><td>2,500m²</td></tr> <tr> <td>Golf Clubhouse and Restaurant</td><td>1,200m²</td></tr> <tr> <td>Retail</td><td>600m²</td></tr> <tr> <td>Maintenance Building</td><td>150m²</td></tr> </table>	Structure Type	Maximum Building Footprint	Terraced Housing	4,000m ²	Staff and Hostel Accommodation	400m ²	Hotel, Conference and Spa Facilities	2,500m ²	Golf Clubhouse and Restaurant	1,200m ²	Retail	600m ²	Maintenance Building	150m ²	
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Retail	600m ²															
Maintenance Building	150m ²															
CHVZ-REQ2 Height																
	1. The maximum building heights shall be in accordance with CHVZ-TABLE2: Maximum Building Heights. These heights exclude chimneys.	Activity status when compliance not achieved: 1. 3. When compliance with CHVZ-REQ2 is not achieved: DIS														
CHVZ-TABLE2 Maximum Building Heights																
	<table> <tr> <th>Structure Type</th><th>Maximum Building Heights</th></tr> <tr> <td>Terraced Housing</td><td>9m within 130m of the CHVZ western boundary. 12m beyond this 130m setback.</td></tr> <tr> <td>Staff and Hostel Accommodation</td><td>9m within 130m of the CHVZ western boundary. 12m beyond this 130m setback.</td></tr> <tr> <td>Hotel, Conference and Spa Facilities</td><td>8m</td></tr> </table>	Structure Type	Maximum Building Heights	Terraced Housing	9m within 130m of the CHVZ western boundary. 12m beyond this 130m setback.	Staff and Hostel Accommodation	9m within 130m of the CHVZ western boundary. 12m beyond this 130m setback.	Hotel, Conference and Spa Facilities	8m							
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Hotel, Conference and Spa Facilities	8m															

²⁶⁶ Clause 10(2)(b) consequential amendment

	<u>Golf Clubhouse and Restaurant –</u>	<u>8m</u>
	<u>Retail</u>	<u>8m</u>
	<u>Maintenance Building</u>	<u>8m</u>
CHVZ-REQ3 Setbacks		
	1. <u>All buildings and structures, excluding fences, shall be set back a minimum of 30m from the CHVZ western boundary and 20m from all other CHVZ boundaries.</u>	<u>Activity status when compliance not achieved:</u> 2. <u>When compliance with CHVZ-REQ3 is not achieved: DIS</u>
CHVZ-REQ4 Design and Appearance		
	1. <u>External cladding materials shall be timber, local stone, textured cement plaster, or a combination thereof.</u> 2. <u>External surfaces of any building shall not exceed a maximum reflectance value of 37%.</u> 3. <u>Roof pitch shall be greater than 30 degrees.</u>	<u>Activity status when compliance not achieved:</u> 4. <u>When compliance with CHVZ-REQ4 is not achieved: DIS</u>
CHVZ-REQ5 Landscape Master Plan		
	1. <u>A comprehensive Landscape Master Plan and its associated package of works shall:</u> a. <u>be provided to and approved by Council prior to the granting of any resource consents for the site;</u> b. <u>be informed by a comprehensive landscape assessment of the zone and the development proposed within the zone ;</u> c. <u>outline all future development within the zone and its four Sub-Areas;</u> d. <u>determine the building footprint for each of the building types listed in CHVZ-TABLE1: Maximum Building Footprint;</u> e. <u>be at a scale and include a level of detail that provides Council with a clear understanding of the overall development that will be contained within the zone; and</u> f. <u>gives effect to the zone’s objectives, policies and rule requirements.</u> 2. <u>The Landscape Master Plan must provide clear detail on the following:</u> a. <u>The size, height, design, appearance, location and use of every building and structure;</u> b. <u>The spatial arrangement of all buildings and structures, ensuring there is sufficient open space between buildings or clusters of buildings;</u>	<u>Activity status when compliance not achieved:</u> 5. <u>When compliance with CHVZ-REQ5.1 and 5.2 is not achieved: NC</u> 6. <u>When compliance with CHVZ-REQ5.3 and 5.4 is not achieved: DIS</u>

	<ul style="list-style-type: none"> c. <u>The internal road layout and car parking;</u> d. <u>The internal pedestrian and cycling pathways including boardwalks or trails through and around the Land Management sub-area;</u> e. <u>The general location, size, extent and intended use of outdoor areas, including plazas, courtyards, decks, patios, and lawn areas;</u> f. <u>The location and extent of the nine-hole golf course, including tees, fairway, roughs, bunkers, putting greens, and ancillary structures;</u> g. <u>The landscape treatment proposed for the CHVZ including and having regard to as appropriate:</u> <ul style="list-style-type: none"> i. <u>the general location and extent of trees and tall shrubs;</u> ii. <u>improvement of ecological habitats within the site;</u> iii. <u>the fire risk posed by any vegetation;</u> iv. <u>the way in which plantings visually soften built form when seen from SH73 and Castle Hill Village, whilst maintaining views to Castle Hill and the Torlesse Range;</u> v. <u>the way in which plantings assist with providing a high degree of internal amenity; and</u> vi. <u>the way in which plantings assist with integrating the development into the site, and tie the overall development in with the character of the Castle Hill Village and the values of the ONL.</u> 3. <u>The site must be developed in general accordance with the approved Landscape Master Plan.</u> 4. <u>A landscape plan must be submitted with each subsequent resource consent application for new buildings. The landscape plan must show how the building(s) and associated development will align with the Landscape Master Plan.</u> 	
	<p><u>CHVZ-REQ7 Sewage Treatment and Disposal</u></p> <ul style="list-style-type: none"> 1. <u>Any residential unit or principal building shall connect to a reticulated sewage network.</u> 2. <u>Any residential unit or principal building shall connect to a Council reticulated water supply.</u> 	
		<p><u>Activity status when compliance not achieved:</u></p> <ul style="list-style-type: none"> 3. <u>When compliance with CHVZ-REQ6.1 and 6.2 is not achieved:</u>

CHVZ – Matters for Control or Discretion

CHVZ-MAT1

1. the design, location and appearance of buildings and structures and its consistency with the adjacent Castle Hill Village character and the landscape master plan.

CHVZ – Schedules

CHVZ-SCHED1 – Outline Development Plan

Insert the following outline development plan, redraw for consistency with PDP symbology.



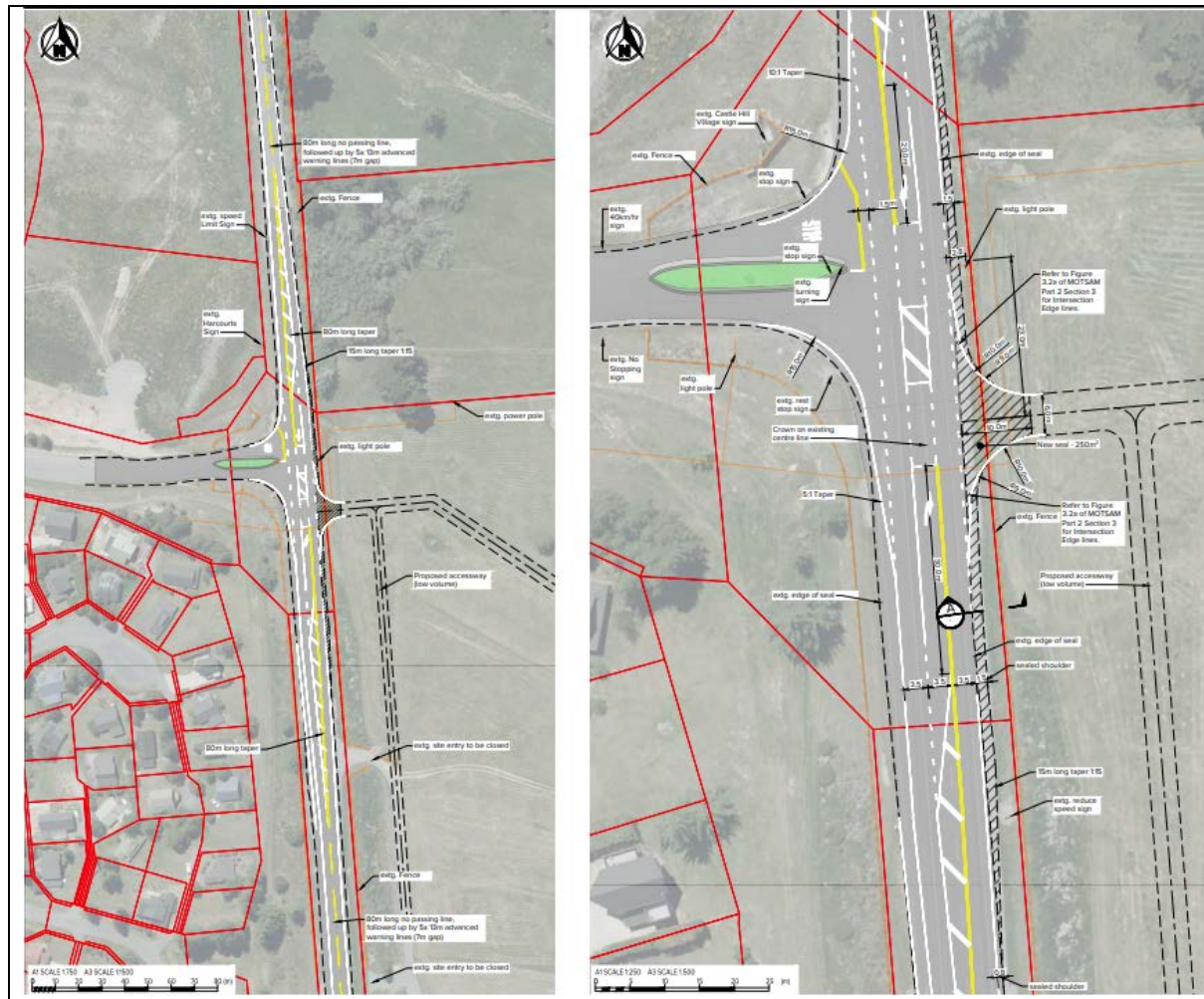
Development Sub-Area Recreation Open Space Sub-Area Land Management Sub-Area Utility Sub-Area

Scale 1:2,000 @ A3

CHVZ-SCHED2 – Plant List

<u>Plant</u>	<u>Common Name</u>
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<u>Aristolotelis serratum</u>	<u>Makamoto - wineberry</u>
<u>Astelia fragrans</u>	<u>Kahaha - bush flax</u>
<u>Carpodetus serratus</u>	<u>Putaputawata - marble leaf</u>
<u>Chionochloa rubra</u>	<u>Red Tussock</u>
<u>Coprosma lucida</u>	<u>Karamu</u>
<u>Coprosma propinqua</u>	-
<u>Coprosma robusta</u>	<u>Karamu</u>
<u>Cordyline australis</u>	<u>Ti Kouka - cabbage tree</u>
<u>Elaeocarpus dentatus</u>	<u>Hinau</u>
<u>Fuscopors cliffortioides</u>	<u>Tawhai rauriki – Mountain Beech</u>
<u>Griselina littoralis</u>	<u>Papauma - broad leaf</u>
<u>Hebe Salicifolia</u>	<u>Koromiko</u>
<u>Kunzea ericoides</u>	<u>Kanuka</u>
<u>Larix</u>	<u>Larch</u>
<u>Lophomyrtus obcordata</u>	<u>Rohuta</u>
<u>Melicytus ramiflorus</u>	<u>Mahoe - whiteywood</u>
<u>Myrsine australis</u>	<u>Mapou or Matipo</u>
<u>Nothofagus solandri</u>	<u>Black beech</u>
<u>Olearia avicenniifolia</u>	<u>Akeake</u>
<u>Olearia paniculata</u>	<u>Golden akeake</u>
<u>Pittosporum eugeniioides</u>	<u>Tarata - lemonwood</u>
<u>Pittosporum tenuifolium</u>	<u>Kohuhu</u>
<u>Podocarpus totara</u>	<u>Totara</u>
<u>Prumnopitys ferruginea</u>	<u>Miro</u>
<u>Pumnopitys taxiflora</u>	<u>Matai</u>
<u>Pseudopanex anomalus</u>	-
<u>Pseudopanex arboreus</u>	<u>Whauwhaupaku - five fingers</u>
<u>Pseudopanex colensoi</u>	<u>Orihou</u>
<u>Pseudopanax carssifolium</u>	<u>Lancewood</u>
<u>Sophora microphylla</u>	<u>Kowhai</u>
CHV2-SCHED3 – Vehicle Crossing	



Flock Hill Station Visitors Zone²⁶⁷

FHSVZ-Overview

Flock Hill Station is a tourist development centred on the existing historical Flock Hill Lodge and provides for increased tourist accommodation and associated facilities for people wishing to stay and experience recreational activities in a high country setting.

FHSVZ-Objectives and Policies

FHSVZ-Objectives

<u>FHSVZ-O1</u>	<u>Flock Hill Station is a high-quality development that provides a mix of tourism, recreational and residential activities that integrate with and protect the landscape values of the outstanding natural landscape.</u>
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FHSVZ-Policies

<u>FHSVZ-P1</u>	<u>Enable appropriately located and designed buildings, development and activities that have a visitor related use where they protect the landscape character and visual amenity values of the outstanding natural landscape.</u>
<u>FHSVZ-P2</u>	<u>Recognise the remote location and the need for visitors to be self-reliant by providing facilities and/or services that are ancillary to visitor accommodation activities.</u>
<u>FHSVZ-P3</u>	<u>Limit residential activity, with the exception of on-site staff accommodation ancillary to the needs of the visitor accommodation activities and the existing Homestead within the Homestead Activity Area.</u>
<u>FHSVZ-P4</u>	<u>Development shall protect the landscape character and visual amenity values of the outstanding natural landscape by controlling the colour, scale, building coverage and spatial distribution, design, and height of buildings and structures, associated infrastructure, vegetation and landscape elements.</u>
<u>FHSVZ-P5</u>	<u>Ensure development can be appropriately serviced through the adequate provision of water, wastewater treatment and disposal, and safe vehicle access.</u>
<u>FHSVZ-P6</u>	<u>Encourage the planting of indigenous vegetation.</u>
<u>FHSVZ-P7</u>	<u>Manage landscaping so that it complements the landscape character and visual amenity values of the zone and the outstanding natural landscape.</u>

FHSVZ–Rules

Note for Plan Users: *There may be a number of Plan provisions that apply to an activity, building or structure, and site. In some cases, consent may be required under rules in this Chapter as well as rules in other District Wide or Area Specific Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in the How the Plan Works section.*

²⁶⁷ DPR-0097.004 FHH

FHSVZ-Rule List	
<u>FHSVZ-R1</u>	<u>Visitor Accommodation</u>
<u>FHSVZ-R2</u>	<u>Staff Residential Units</u>
<u>FHSVZ-R3</u>	<u>Accessory Buildings</u>
<u>FHSVZ-R4</u>	<u>Homestead</u>
<u>FHSVZ-R5</u>	<u>Conference Facility</u>
<u>FHSVZ-R6</u>	<u>Keeping of Animals</u>
<u>FHSVZ-R7</u>	<u>Rural Production</u>
<u>FHSVZ-R8</u>	<u>Vehicle Crossings</u>
<u>FHSVZ-R9</u>	<u>Helicopter Landing Area</u>
<u>FHSVZ-R10</u>	<u>Any activity not otherwise listed in FHSVZ-Rule List</u>

FHSVZ-R1 Visitor Accommodation		
	<p>Activity status: CON</p> <p><u>1. Visitor Accommodation</u></p> <p>Where:</p> <p><u>a. the establishment, relocation, alteration and use of visitor accommodation is located within the Tourist Activity Area shown on the Outline Development Plan in FHSVZ-SCHED1.</u></p> <p>And this activity complies with the following rule requirements:</p> <p><u>FHSVZ-REQ1 Sewage Treatment and Disposal</u></p> <p><u>FHSVZ-REQ2 Water</u></p> <p><u>FHSVZ-REQ3 Building Height</u></p> <p><u>FHSVZ-REQ4 Building Size</u></p> <p><u>FHSVZ-REQ5 Building Coverage</u></p> <p><u>FHSVZ-REQ6 Building Setbacks</u></p> <p><u>FHSVZ-REQ7 Building Design and Appearance</u></p> <p><u>FHSVZ-REQ8 Landscaping</u></p> <p>Matters of control:</p> <p><u>2. The exercise of control in relation to FHSVZ-R1.1.a. is reserved over the following matters:</u></p> <p><u>a. FHSVZ-MAT1 Design and Appearance</u></p>	<p>Activity status when compliance not achieved:</p> <p><u>3. When compliance with FHSVZ-R1.1.a. is not achieved: NC</u></p> <p><u>4. When compliance with any rule requirements is not achieved: Refer to FHSVZ – Rule Requirements.</u></p>

FHSVZ-R2 Staff Residential Units		
	<p><u>Activity status: CON</u></p> <p><u>1. Staff Residential Units</u></p> <p><u>Where:</u></p> <p>a. <u>the establishment, relocation, alteration and use of a staff residential unit is located within the Tourist Activity Area shown on the Outline Development Plan in FHSVZ-SCHED1.</u></p> <p>b. <u>Is for the purposes of on-site staff accommodation ancillary to the needs of the visitor accommodation activities.</u></p> <p><u>And this activity complies with the following rule requirements:</u></p> <p><u>FHSVZ-REQ1 Sewage Treatment and Disposal</u></p> <p><u>FHSVZ-REQ2 Water</u></p> <p><u>FHSVZ-REQ3 Building Height</u></p> <p><u>FHSVZ-REQ4 Building Size</u></p> <p><u>FHSVZ-REQ5 Building Coverage</u></p> <p><u>FHSVZ-REQ6 Building Setbacks</u></p> <p><u>FHSVZ-REQ7 Building Design and Appearance</u></p> <p><u>FHSVZ-REQ8 Landscaping</u></p> <p><u>Matters of control:</u></p> <p><u>2. The exercise of control in relation to any of FHSVZ-R2.1. is reserved over the following matters:</u></p> <p>a. <u>FHSVZ-MAT1.</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>3. When compliance with any of FHSVZ-R2.1. is not achieved: NC</u></p> <p><u>4. When compliance with any rule requirements is not achieved: Refer to FHSVZ – Rule Requirements.</u></p>
FHSVZ-R3 Accessory Buildings		
	<p><u>Activity status: CON</u></p> <p><u>1. Accessory buildings</u></p> <p><u>Where:</u></p> <p>a. <u>the establishment, relocation, alteration and use of an accessory building is located within the Tourist Activity Area or Homestead Activity Area as shown on the Outline Development Plan in FHSVZ-SCHED1.</u></p> <p><u>And this activity complies with the following rule requirements:</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>3. When compliance with any of FHSVZ-R3.1. is not achieved: DIS</u></p> <p><u>4. When compliance with any rule requirements is not achieved: Refer to FHSVZ – Rule Requirements.</u></p>

	<p><u>FHSVZ-REQ3 Building Height</u> ²⁶⁸</p> <p><u>FHSVZ-REQ4 Building Size</u></p> <p><u>FHSVZ-REQ5 Building Coverage</u></p> <p><u>FHSVZ-REQ6 Building Setbacks</u></p> <p><u>FHSVZ-REQ7 Building Design and Appearance</u></p> <p><u>FHSVZ-REQ8 Landscaping</u></p> <p><u>Matters of control:</u></p> <p><u>2. The exercise of control in relation to any of FHSVZ-R3.1. is reserved over the following matters:</u></p> <p><u>a. FHSVZ-MAT1</u></p> <p><u>b. buildings are not visible from the State Highway.</u></p>	
<u>FHSVZ-R4 Homestead</u>		
	<p><u>Activity status: PER</u></p> <p><u>1. The use of the existing homestead building for residential activity and visitor accommodation within the Homestead Activity Area as shown on the Outline Development Plan in FHSVZ-SCHED1.</u></p>	<u>Activity status when compliance not achieved: N/A</u>
<u>FHSVZ-R5 Conference Facility</u>		
	<p><u>Activity status: PER</u></p> <p><u>1. Conference facility</u></p>	<u>Activity status when compliance not achieved: N/A</u>
<u>FHSVZ-R6 Keeping of Animals</u>		
	<p><u>Activity status: PER</u></p> <p><u>1. Keeping of animals</u></p>	<u>Activity status when compliance not achieved: N/A</u>
<u>FHSVZ-R7 Rural Production</u>		
	<p><u>Activity status: PER</u></p> <p><u>1. Rural production</u></p>	<u>Activity status when compliance not achieved: N/A</u>
<u>FHSVZ-R8 Vehicle Crossings</u>		
	<p><u>Activity Status: PER</u></p> <p><u>1. The use of the existing vehicle crossings</u></p> <p><u>Where:</u></p> <p><u>a. it services Flock Hill Station Visitors Zone;</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>2. When compliance with any of FHSVZ-R8.1. is not achieved: RDIS</u></p> <p><u>Matters for discretion:</u></p> <p><u>2. The exercise of discretion in relation to FHSVZ-R8.2. is restricted to the following matters:</u></p>

²⁶⁸ Clause 10(2)(b) consequential amendment

	<p>b. it only services visitor vehicle movements up to 100ecm/day; and²⁶⁹</p> <p>c. it does not service heavy vehicle movements.</p>	<p>a. Whether the road controlling authority has been consulted on the proposed and has approved the access arrangements.</p> <p>b. TRAN-MAT2 Vehicle crossings and accessways²⁷⁰</p>
FHSVZ-R9 Helicopter Landing Area		
	<p>Activity Status: PER</p> <p>1. The establishment of a new, or expansion of an existing, helicopter landing area</p> <p>Where:</p> <p>a. There shall be no more than four helicopter movements per day and twenty helicopter movements per week.</p> <p>b. Any helicopter movement shall occur only between the hours of 0700 and 1900.</p> <p>c. A log detailing the time and date of all helicopter movements shall be maintained and available to the Council at its request.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of FHSVZ-R9.1. is not achieved: DIS</p>
FHSVZ-R10 Any Activity not otherwise in FHSVZ Rule List		
	<p>Activity Status: DIS</p> <p>1. Any activity not otherwise listed in FHSVZ–Rule List.</p>	<p>Activity status where compliance not achieved: N/A</p>

FHSVZ-Rule Requirements

FHSVZ-REQ1 Sewerage Treatment and Disposal		
	<p>1. Any residential unit or principal building shall be connected to an internal reticulated sewer network which is treated and disposed of within the existing disposal field located within Lot 2 DP 574011.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of FHSVZ-REQ9.1. is not achieved: DIS</p>
FHSVZ-REQ2 Water		
	<p>1. Any residential unit or principal building shall be connected to an internal reticulated water supply.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of FHSVZ-REQ2.1. is not achieved: DIS</p>
FHSVZ-REQ3 Building Height		
	<p>1. The maximum height of any building or other structure shall not exceed 7m.</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with any of FHSVZ-REQ3. is not achieved: DIS</p>

269

270

	2. <u>An extension to an existing building shall not exceed the existing height of the building.</u>	
FHSVZ-REQ4 Building Size		
	1. <u>The maximum ground floor area of any building within the Tourist Activity Area shall be 270m².</u> 2. <u>The maximum ground flood area of any building within the Homestead Activity Area shall be 150m².</u>	<u>Activity status when compliance not achieved:</u> 3. <u>When compliance with any of FHSVZ-REQ4. is not achieved: DIS</u>
FHSVZ-REQ5 Building Coverage		
	1. <u>The building footprint (excluding decks and terraces) on site shall not exceed 8,000m².</u>	<u>Activity status when compliance not achieved:</u> 2. <u>When compliance with any of FHSVZ-REQ5.1. is not achieved: DIS</u>
FHSVZ-REQ6 Building Setback		
	1. <u>All new buildings shall be setback a minimum distance of 300m from the boundary with the State Highway.</u>	<u>Activity status when compliance not achieved:</u> 2. <u>When compliance with any of FHSVZ-REQ6.1. is not achieved: DIS</u>
FHSVZ-REQ7 Building Design and Appearance		
	1. <u>Buildings shall complement existing buildings in terms of building material, texture, colour, finish and reflectivity and spatial distribution.</u>	<u>Activity status when compliance not achieved:</u> 2. <u>When compliance with any of FHSVZ-REQ7.1. is not achieved: DIS</u>
FHSVZ-REQ8 Landscaping		
	1. <u>Landscaping associated with new buildings within the Tourist Activity Area complements planting already established within the Tourist Activity Area and/or indigenous vegetation within the surrounding landscape.</u> 2. <u>A landscape plan is submitter with each application for new building within the Homestead Activity Area that:</u> a. <u>Shows how the building(s) and any other development activities will be integrated into the Homestead Activity Area by utilizing existing or proposed vegetation.</u> b. <u>Is consistent with plantings already established within the Homestead Activity Area and/or indigenous vegetation within the surrounding landscape.</u> c. <u>Assists in visually screening the development from surrounding public places.</u> d. <u>Considers the fire risk of any proposed vegetation.</u>	<u>Activity status when compliance not achieved:</u> 2. <u>When compliance with any of FHSVZ-REQ8.1. or FHSVZ-REQ8.2. is not achieved: DIS</u>

FHSVZ-Matters for Control or Discretion

FHSVZ-MAT1 Design and Appearance

1. Whether the design and appearance of buildings is compatible with other development within the zone in terms of form, texture, colour, reflectivity of materials, building height and size.

FHSVZ-Schedules

FHSVZ-SCHED1 – Outline Development Plan

Insert the following outline development plan, redraw for consistency with PDP symbology.



Development Areas

Insert the following Development Area into a new Development Area sub-section titled CO-Coalgate that precedes the existing Development Area section titled DA-Darfield.

DEV-CO1 – Coalgate 1 Development Area²⁷¹

Description of Amendments

1. Insert a new ODP as follows, with consequential amendments, as outlined below:
 - a. Redraw for consistency with PDP symbology and update the legend accordingly:



²⁷¹ DPR-0180.001 Peter and Christine Bond.

2. Insert a new development area narrative, as follows:

Context

This area is a triangular block located on the eastern edge of the Coalgate township. It is bordered by Homebush Road/SH77 to the north, and Bridge Street to the south-east. The Coalgate Tavern and a residential unit lies to the west of the area.

The area adjoins rural open pasture to the north and east. There is a GIZ zone about 70m to the south-east shielded by trees.

Land Use

The design and layout of subdivision development is dictated by the triangular shape of the area and the need for on-site wastewater treatment and disposal, and possible on-site potable water from private wells.

The land within the development area is mostly flat with no dominant natural features.

Access and Transport

The development area will be accessed from Bridge Street. No access is to be provided to the State Highway on Homebush Road.

Provision is made for an extension of the footpath near the Tavern to the access into the development area.

Open Space, Recreation, and Community Facilities

No green spaces are proposed within the development area as it is a large lot development with ample room for on-site open space, and it is close to the amenities and facilities of Coalgate.

Servicing

The underlying soils are relatively free-draining, and 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.

The public water supply will be provided from the Malvern Hills Rural Water Supply at the developer's cost and may be supplemented by on-site wells.

Sewage will be disposed to ground on each lot to specific designs to be approved by the Council at building consent stage.

DEV-DA1 – Darfield 1 Development Area²⁷²

Description of Amendments

Replace the DEV-DA1 outline development plan as below, with consequential amendments, as follows:

1. Redraw for consistency with PDP symbology, and update the legend accordingly
2. Include a connection through to the neighbouring PC61/Kersey Park site so as to be consistent with the approved subdivision consent RC225353 for Ascot Park.

West Coast Road
State Highway 73
Cordale Street
10m
Pole Road
Indicative Road
Indicative Cycle/Pedestrian Route
Reserve Location (size to be determined at time of subdivision)

Large Lot Residential Zone
Low Density Residential Zone
Set Back

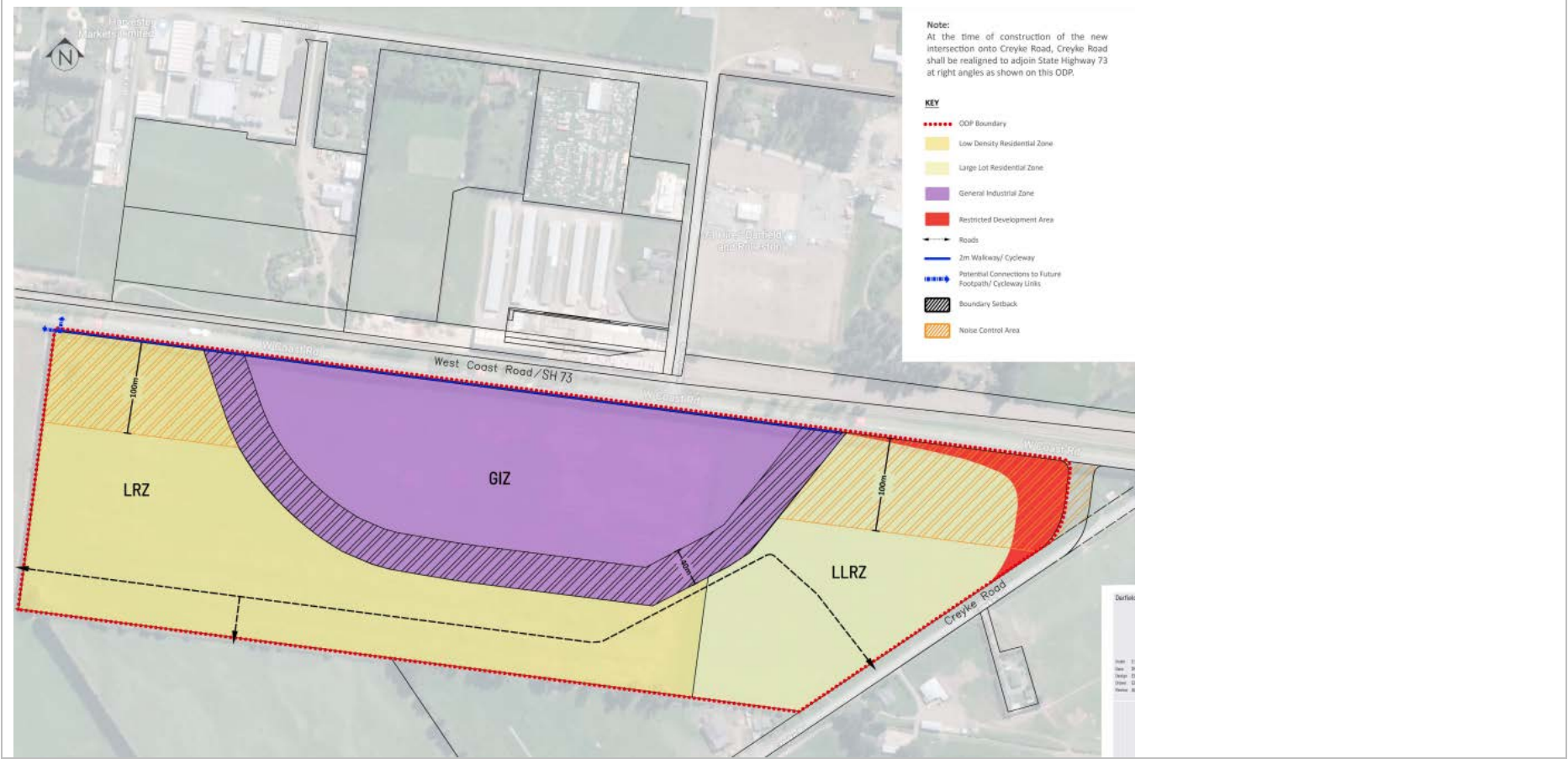
calibre

²⁷² DPR-0428.001 APL

DEV-DA8 – Darfield 8 Development Area²⁷³

Description of Amendments

1. Insert a new ODP as follows, with consequential amendments, as outlined below:
 - a. Redraw for consistency with PDP symbology and update the legend accordingly.
 - b. Amend the LRZ area to GRZ



2. Insert a new development area narrative, as follows:

Context

This area comprises of 30.76 ha of land to the east of Darfield Township and adjoining the intersection of State Highway 73 and Creyke Road.

Land Use

No residential units , accessory buildings or structures other than fences shall be constructed within the area identified as Restricted Development Area.

Noise sensitive activities are also subject to requirements in relation to noise from the State Highway.

At the time of subdivision of the development area, covenants, consents notices, or other similar legal mechanisms shall be placed on the resulting titles of newly created sites to identify the following:

- A consent notice shall be placed on the titles of new residential titles seeking there be no complaints made against the Clay Brick Factory or the poultry farm located north across State Highway 73.
- A consent notice shall be placed on the titles of new sections in the GIZ containing the 40 m setback, requiring that no building be placed within the setback area.

Access and Transport

At the time of construction of the new intersection onto Creyke Road from land within ODP area, Creyke Road shall be realigned to adjoin State Highway 73 at right angles as shown on the ODP.

Prior to the issue of title for the 26th residential site, the Creyke Road/SH73 intersection shall be upgraded to include auxiliary turning lanes for traffic turning left and right off State Highway 73, with the details of the design subject to the approval of the road controlling authority.

Prior to any development of GIZ, the intersection of Creyke Road and State Highway 73 shall be upgraded in consultation with the road controlling authority.

Prior to any development of the ODP area, adequate provision of walking and cycle access from the site to Darfield shall be provided.

Landscaping

Areas shall be landscaped at the time of development to the following standards:

- A 10 m wide landscape strip along the northern boundary any zoned adjoining SH 73 in accordance with DEV-DA8 FIG1 below, except where sight lines for Creyke Road/SH 73 intersection is required. A 40 m wide landscape strip (excluding accessways) within the General Industrial Zone along any boundary immediately adjoining residential zone, shall be established.
- Landscape planting and an irrigation system shall be installed to ensure plants are able to establish. Irrigation is to be provided for a minimum of 2 years following the establishment of the landscaping. All landscaping, once matured, shall meet the minimum heights depicted below in DEV-DA8 FIG 1 and DEV-DA8 FIG 2.
- The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed and replaced.

Servicing

The underlying soils are relatively free-draining, and 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.

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

The provision of reticulated wastewater disposal via Councils network shall be made where access to the network is available and has capacity.

DEV-DA8 FIG 1 – Landscaping on boundary with SH 73²⁷⁴



²⁷⁴ https://www.selwyn.govt.nz/_data/assets/pdf_file/0010/308827/Appendix-2-ODP.pdf

DEV-DA8 FIG 2 – Landscaping on internal boundaries between GIZ and residential zones²⁷⁵



²⁷⁵ https://www.selwyn.govt.nz/_data/assets/pdf_file/0010/308827/Appendix-2-ODP.pdf

DEV-DA9 – Darfield 9 Development Area²⁷⁶

Description of Amendments

Insert the PC63 outline development plan as DEV-DA9, with consequential amendments, as follows:

- 1. Redraw for consistency with PDP symbology, and update the legend accordingly
- 2. Remove the retirement village and medium density areas, for consistency with the wider PDP approach. Display underlying zoning as GRZ.
- 3. In the legend, remove reference to specific rules associated with the 'Kimberley Rd Restrictions' area, for consistency with the wider PDP approach.



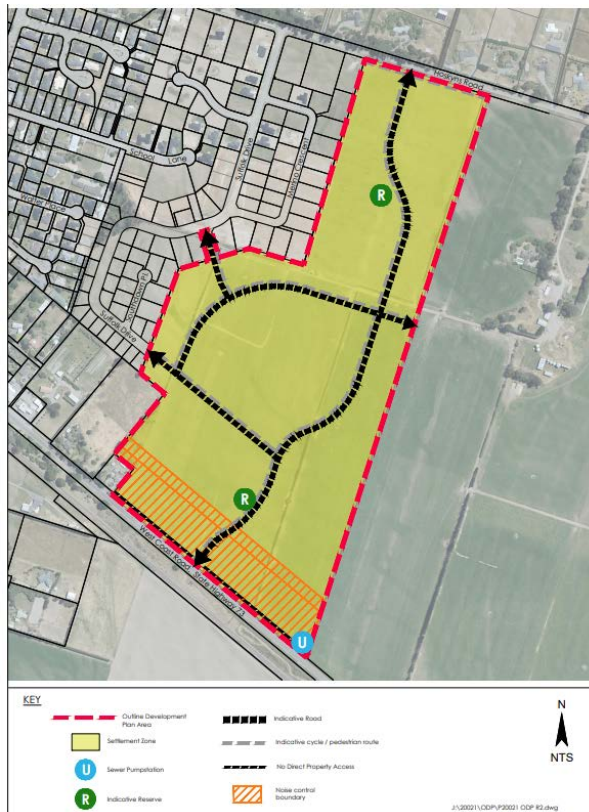
²⁷⁶ DPR-0192.001 Merf Ag Services

Insert the following Development Area into a new Development Area sub-section titled KI-Kirwee that follows the existing Development Area section titled DA-Darfield.

DEV-KI1 – Kirwee 1 Development Area.²⁷⁷

Description of Amendments

1. Insert a new ODP as follows, with consequential amendments, as outlined below:
 - a. Redraw for consistency with PDP symbology and update the legend accordingly.



²⁷⁷ DPR-0449.001 and 002 Bealey Development Limited

2. Insert a new development area narrative, as follows:

Context

This Development Area comprises 33.70ha and is bounded by Hoskyns Road to the north and State Highway 73 to the south. This area immediately adjoins the Kirwee township on its eastern boundary. The development area has road access onto Hoskyns Road, State Highway 73 and Suffolk Drive.

Access and Transport

Access to the site is provided from Hoskyns Road, State Highway 73 and Suffolk Drive. There shall be no direct access from individual lots to State Highway 73.

Consultation shall be undertaken with Waka Kotahi regarding the detailed design of the intersection with State Highway 73, and whether a pedestrian or shared path is required along the frontage to connect with the existing path further west.

A 1.5m wide footpath is to be provided along the full length of the Hoskyns Road frontage of the site, to tie into the existing footpath along Hoskyns Road. A 2.5m shared path along the Hoskyns Road frontage may be required instead at the time of subdivision if it is necessary to align with Council's timing and preferred route for the Darfield-West Melton cycle link.

Shared pedestrian and cycle routes are to be provided along the main roads within the area that connect to Hoskyns Road, Suffolk Drive. A pedestrian or shared path shall only be provided to State Highway 73 if such a path is to be provided along that road frontage.

An indicative road connection is shown to the east to ensure future long-term connectivity is available. If this connection is required a shared pedestrian and cycle link shall also be provided.

Servicing

Prior to the approval of a subdivision for residential purposes, the availability of a potable groundwater source capable of servicing the whole of this Development Area shall be confirmed with the Council.

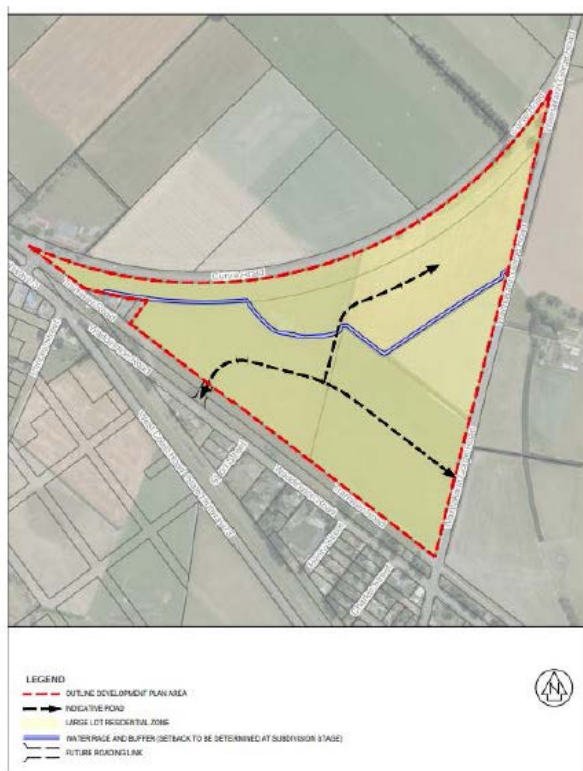
Insert the following Development Area into a new Development Area sub-section titled **WA-Waddington** that follows the existing Development Area section titled TT-Tai Tapu.

DEV-WA1 – Waddington 1 Development Area²⁷⁸

Description of Amendments

1. Insert a new ODP as follows, with consequential amendments, as outlined below:

- a. Redraw for consistency with PDP symbology and update the legend accordingly:



²⁷⁸ DPR-0140.001 Keith Jenkins

2. Insert a new development area narrative, as follows:

Context

This development area is a triangular area located on the ~~eastern~~ northern edge of the Waddington township. It is bordered by Curve Road to the north, Waddington Road to the west and Waimakariri Gorge Road to the east. It adjoins rural open pasture to the north and east.

~~Waddington~~ Sheffield Contributing School sits opposite the development area at the junction of Curve and Waddington Roads. A Council water race runs northwest/southeast through the development area.

Land Use

The design and layout of development within the development area is dictated by its triangular shape. The dominant views are to the north and north west to the foothills of the Southern Alps. The land is mostly flat with no dominant natural features.

Access and Transport

The development area will be accessed by local roads coming in from Waddington and Waimakariri Gorge Roads. A cul de sac will serve the eastern sites. No access is to be provided to the State Highway or Curve Road.

The local road connecting to Waddington Road, which will also provide for pedestrian and cyclist access, is the best point of connection into the Waddington township.

Open Space, Recreation, and Community Facilities

No green spaces are proposed within the development area as it is for large lot development with ample room for on-site open space, and it is close to the amenities and facilities of Waddington and Sheffield.

Servicing

The underlying soils are relatively free-draining, and 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 the road networks where practicable.

The standard of public water supply will be determined by the number of sites created unless an alternative arrangement is made by the landowner/developer and approved by Council.

Where the water supply is proposed to be from the reticulated water network, no subdivision consent will be granted until an upgrade is undertaken to the water supply network for the Sheffield/Waddington township.

Sewage will be disposed to ground on each site to specific designs to be approved by the Council at building consent stage.

A buffer or setback to the water race bisecting the development area will be provided at subdivision consent stage to provide access for maintenance activities.

Appendix 2: List of Appearances

Appearances

Sub #	Submitter	Author	Role
DPR-0036	Tony Edney	Tony Edney	Self
DPR-0097	Flock Hill Holdings	Josh Leckie Paul Smith David Robotham Chris Thompson Elizabeth Stewart	Counsel Landscape Contamination Geotechnical Planning
DPR-0140	Keith Jenkins	Richard Johnson	Planning
DPR-0180	Peter and Christine Bond	Richard Johnson	Planning
DPR-0391 DPR-0395	Castle Hill Adventure Tours Limited	John Reid Danial Tremewan Andy Carr Paul Smith	Company Advocate Transport Landscape
DPR-0403	S, D and A Gillanders	Stuart Gillanders Donald Gillanders Andrew Gillanders	Self
DPR-0414	Kāinga Ora - Homes & Communities	Joe Jeffries	Planning
DPR-0416	Alistair Cameron	Fred Coughlan Andrew Carr	Planning Transport
DPR-0428	Ascot Park Limited	Jamie Robinson	Counsel
DPR-0449	Bealey Developments Ltd	Gerard Cleary Simon de Verteuil Julie Comfort	Counsel Transport Planning
DPR-0476 DPR-0580	Murry Boyes Kersey Park Limited	Samantha Gardner Andrew Carr Murray Boyes	Counsel Transport Self
DPR-0483	Castle Hill Property Investment Ltd	Lyndon Endicott-Davies	Surveyor

Tabled Evidence

Sub #	Submitter
DPR-0192	Merf Ag Services and Matthew Reed
DPR-0366	MB Property Holdings (2012) Ltd and Mitchell Bros Sawmillers Ltd
DPR-0446	Transpower
DPR-0451	Kirwee Central Properties Limited