

Appendix 2: Recommended amendments

Recommended insertions are shown underlined and recommended deletions are shown ~~struck through~~.

Recommended amendments shown highlighted grey are those made as a result of other hearings, as noted for each amendment. They are included here for context only

Amendments to the PDP Maps:

Area/Township	Amendment
Castle Hill Village	<ul style="list-style-type: none"> Amend the zoning from LCZ to GRZ for the balance of the site and retain only LCZ at Lots 105, 106, 107 and 509⁶⁵.
Coalgate	<ul style="list-style-type: none"> Amend the zoning at Lot 3 DP 27698 from GRUZ to LRZ.⁶⁶
Darfield	<ul style="list-style-type: none"> Amend the zoning in the area shown as PC63 in the Operative District Plan in north Darfield from GRUZ to GRZ.⁶⁷ Either amend the zoning in the area shown as PC61 in the Operative District Plan in east Darfield from GRUZ to GIZ/GRZ/LLRZ (Wrights submission)⁶⁸ or amend the zoning in the area shown as PC61 in east Darfield from GRUZ to GIZ/GRZ/LLRZ (Boyes submission)⁶⁹. Amend the zoning in Darfield shown as LRZ (at large) to GRZ.⁷⁰ Amend the zoning at Lot 1 DP 514294, Lot 168 DP 514294 and Lot 154 DP 514294 from GIZ to GRZ.⁷¹
Flock Hill	<ul style="list-style-type: none"> Amend the zoning for Lot 1 & 2 546766 and Lot 3 -4 DP 540426 from GRUZ to SPZ Flock Hill Visitor and Recreation Zone.⁷²
Kirwee	<ul style="list-style-type: none"> Amend the zoning in the area shown as PC60 in east Kirwee from LLRZ to SETZ.⁷³ Amend the zoning at Lots 46 and 1002 DP 489829 from LLRZ to SETZ.⁷⁴

⁶⁵ DPR-0483.001 CHPI

⁶⁶ DPR-0180.001 Peter and Christine Bond.

⁶⁷ DPR-0192.001 Merf Ag Services

⁶⁸ DPR-0361.001 The Wrights

⁶⁹ DPR-0476.001 Murray Boyes

⁷⁰ DPR-0414.433 Kāinga Ora

⁷¹ DPR-0428.001 APL

⁷² DPR-0097.004 FHH

⁷³ DPR-0207.054 SDC, DPR-0451.001 KCPL

⁷⁴ DPR-0449.001 BDL

Waddington	<ul style="list-style-type: none">• Amend the zoning at RS 40606, Lot 3 DP 20314 and Lot 4 DP 20314 from GRUZ to LLRZ.⁷⁵
-------------------	---

⁷⁵ DPR-0140.001 Keith Jenkins

Amendments for Arthur's Pass Village:

SETZ – Overview
... 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, visitors to the area⁷⁶</u> , and maintain the character and amenity of the residential area.
SETZ – O1
The Settlement Zone provides primarily for suburban residential activities and small-scale non-residential activities that serve the needs of the local community <u>and, where appropriate, visitors to the area.⁷⁷</u>

Amendments for Bealey Spur

NFL Chapter

NFL-REQ1 Building and Structure Height		
ONL Overlay (excluding SKIZ) (excluding SCA-RD8)		
<u>SCA-RD8</u>	<u>4. The maximum height of any building or structure is 4m</u>	<u>When compliance is not achieved: RDIS</u> <u>Matters for discretion:</u> <u>The exercise of discretion in relation to NFL-REQ1.4 is restricted to the following matters:</u> <ol style="list-style-type: none"> <u>NFL-MAT3</u> <u>NH-MAT5⁷⁸</u>

⁷⁶ DPR-0211.003 William Trolove

⁷⁷ DPR-0211.003 William Trolove

⁷⁸ DPR-0036.001, 002 Tony Edney

NFL-REQ2 Building Footprint		
ONL Overlay (excluding SKIZ) (excluding SCA-RD8)		
<u>SCA-RD8</u>	3. <u>The maximum building footprint in SCA-RD8 is 40m²</u>	<u>When compliance is not achieved: RDIS</u> <u>Matters for discretion:</u> <u>The exercise of discretion in relation to NFL-REQ2.3 is restricted to the following matters:</u> <ol style="list-style-type: none"> <u>NFL-MAT3</u> <u>NH-MAT5⁷⁹</u>
NFL-REQ3 Building Coverage		
ONL Overlay (excluding SCA-RD8)		
SCA-RD8	<u>3.The maximum building coverage in SCA-RD8 is 40m²per site.</u>	<u>When compliance is not achieved: RDIS</u> <u>Matters for discretion:</u> <u>The exercise of discretion in relation to NFL-REQ3.3 is restricted to the following matters:</u> <ol style="list-style-type: none"> <u>NFL-MAT3</u> <u>NH-MAT5⁸⁰</u>
NFL-REQ4 Building and Structure Setbacks		
ONL Overlay VAL Overlay (excluding SCA-RD8) ⁸¹	1. The minimum <u>setback</u> for all <u>buildings</u> and <u>structures</u> from each side of the centre line of SH73 or the Midland railway line is 300m.	

⁷⁹ DPR-0036.001, 002 Tony Edney

⁸⁰ DPR-0036.001, 002 Tony Edney

⁸¹ DPR-0036.001, 002 Tony Edney

Amendments for Coalgate

Insert a new ODP (DEV-CO1) that shows the location of primary access to the Bond site with an extension to the walkway from the Coalgate Tavern⁸².

Amendments for Darfield

Amendments to give effect to PC61 and PC63⁸³

Development Areas

DEV-DA8 Development Area

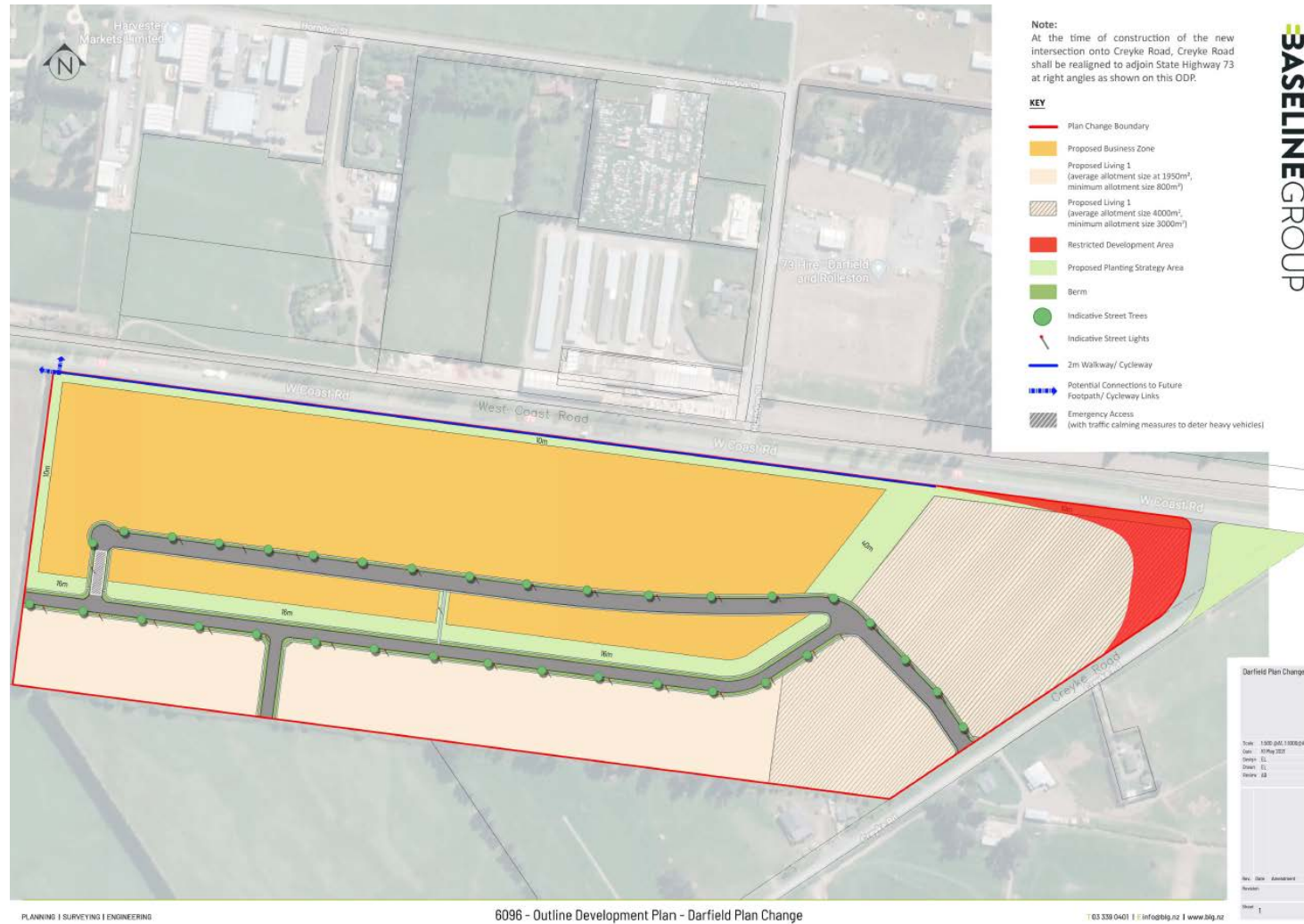
Insert the PC61 outline development plan as DEV-DA8, with consequential amendments, as follows:

1. Redraw for consistency with PDP symbology, and update the legend accordingly.
2. Amend zoning from Living 1/Business 2 to GRZ/LLRZ/GIZ.
3. Incorporate planting elevations A-A, A1-A1, and A2-A2 in the areas shown on p2 of the original outline development plan⁸⁴

⁸² DPR-0180.001 Peter and Christine Bond.

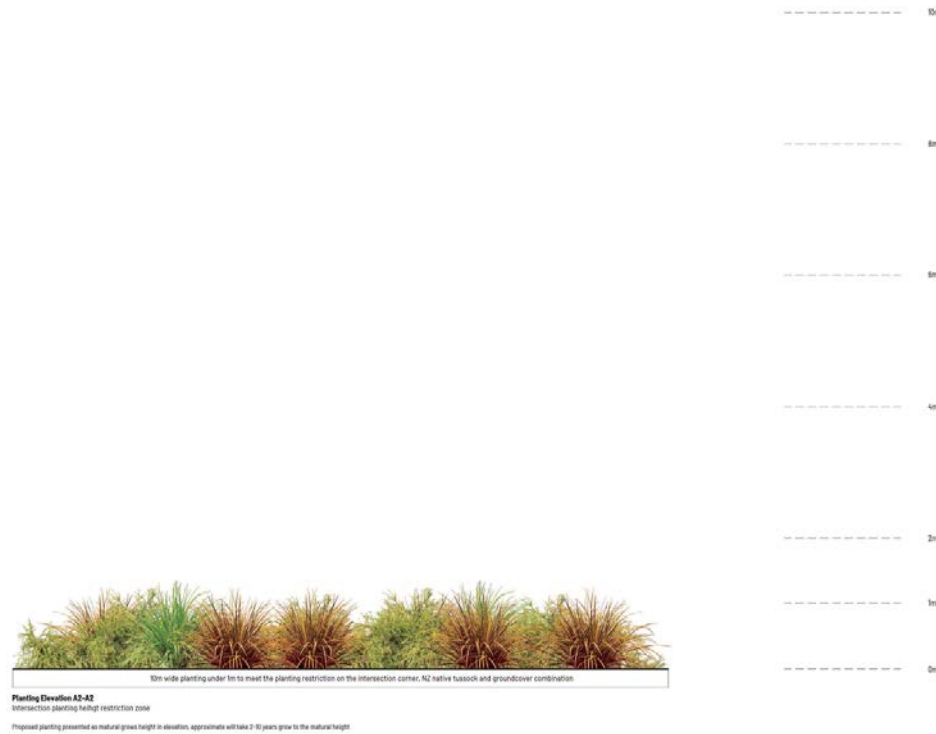
⁸³ DPR-0192.003 Merf Ag Services and DPR-0361.001 The Wrights. Also DPR-0414.433 Kāinga Ora

⁸⁴ https://www.selwyn.govt.nz/_data/assets/pdf_file/0010/308827/Appendix-2-ODP.pdf









DEV-DA9 Outline Development Plan

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.



Amendments to PDP Rules, Rule Requirements and Matters

General Residential Zone

GRZ-R6 Fencing		
DEV-DA9	<p>Activity status: PER</p> <p>A. <u>Any fence or freestanding wall within the area shown on DEV-DA9 as 'Kimberley Rd Restrictions'</u>⁸⁵</p> <p>Where:</p> <p>a. <u>within 4m of the Kimberley Road boundary, it is:</u></p> <p>i. <u>a maximum of 1.2m in height;</u>⁸⁶</p> <p>ii. <u>at least 50% visually permeable;</u>⁸⁷ <u>and</u></p> <p>iii. <u>of post and rail, post and wire, or traditional sheep or deer fencing.</u>⁸⁸</p>	<p>Activity status when compliance not achieved:</p> <p>B. <u>When compliance with any of GRZ-R6.A is not achieved: RDIS</u>⁸⁹</p> <p>Matters for discretion:</p> <p>C. <u>The exercise of discretion in relation to GRZ-R6.B. is restricted to the following matters:</u></p> <p>a. <u>RESZ-MAT7 Fencing</u>⁹⁰</p>

Large Lot Residential Zone

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

⁸⁵ Refer SDP Townships Rule 4.13.2A

⁸⁶ Refer SDP Townships Rule 4.13.2A

⁸⁷ Refer SDP Townships Rule 4.13.2A, amended for consistency with PDP defined terms

⁸⁸ Refer SDP Townships Rule 4.13.2A

⁸⁹ Refer SDP Townships Rule 4.13.5

⁹⁰ Consistent with the matters of discretion for fencing in other residential zones, including LLRZ (with the exception of the P63 area, the areas where Rule 4.13.2A or equivalent Rule 4.2.3 applied have all been recommended for LLRZ zoning in the PDP)

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

LLRZ-REQA Development Areas		
DEV-DA8	<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-DA8⁹¹</u> 2. <u>All landscaping, once matured, shall meet the minimum heights depicted in the ODP at DEV-DA8.⁹²</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 mitigation⁹³</u> 4. <u>The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed and replaced.⁹⁴</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: RDIS⁹⁵</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 Design⁹⁶</u>
DEV-DA8	<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.⁹⁷</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: RDIS⁹⁸</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</u>

⁹¹ Refer SDP Townships Rule 4.2.4A, first bullet point

⁹² Refer SDP Townships Rule 4.2.4A, second bullet point

⁹³ Refer SDP Townships Rule 4.2.4A, fourth bullet point

⁹⁴ Refer SDP Townships Rule 4.2.4A, third bullet point

⁹⁵ RDIS for consistency with LLRZ-REQ7 Landscaping. SDP Townships Rule 4.2 is silent on activity status when compliance is not achieved.

⁹⁶ RESZ-MAT1 for consistency with LLRZ-REQ7 Landscaping

⁹⁷ Refer SDP Townships Rule 4.9.44A

⁹⁸ Refer SDP Townships Rule 4.9.55A

		<p><u>appropriate and safe intersection improvements at the corner of Creyke Road and State Highway 73</u>⁹⁹</p> <p>Notification</p> <p>10. <u>Any application arising from LLRZ-REQA.7 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>¹⁰⁰</p>
--	--	--

General Industrial Zone

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-REQA Development Areas</u></p>	...
GIZ-R2 Residential Unit		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQA Development Areas</u></p>	...
GIZ-R4 Industrial Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQA Development Areas</u></p>	...

⁹⁹ Refer SDP Townships Rule 4.9.55A

¹⁰⁰ Refer SDP Townships Rule 4.9.55A

GIZ-R5 Trade Retail and Trade Supply Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQA Development Areas</u></p>	...
GIZ-R6 Automotive Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQA Development Areas</u></p>	...
GIZ-R7 Research Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQA Development Areas</u></p>	...
GIZ-R8 Retail Activities		
	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQA Development Areas</u></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-REQA Development Areas</u></p>	...
GIZ-R10 Office Activities		

	<p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GIZ-REQA Development Areas</u></p>	
--	--	--

GIZ-REQ4 Setbacks		
GIZ excluding PREC6, PREC7, and¹⁰¹ PREC8, and DEV-DA8¹⁰²
<u>DEV-DA8</u>	<ol style="list-style-type: none"> 1. <u>Any building shall be setback a minimum of 10m from the road boundary.</u>¹⁰³ 2. <u>Any building shall be setback a minimum of 40m from the internal boundary with any Residential Zone.</u>¹⁰⁴ 	<p><u>Activity status when compliance not achieved:</u></p> <ol style="list-style-type: none"> 3. <u>When compliance with any of GIZ-REQ4.A or GIZ-REQ4.B is not achieved: RDIS</u>¹⁰⁵ <p><u>Matters for discretion:</u></p> <ol style="list-style-type: none"> 4. <u>The exercise of discretion in relation to GIZ-REQ4.C is restricted to the following matters:</u> <ol style="list-style-type: none"> A. <u>GIZ-MAT3 Setbacks</u>¹⁰⁶
GIZ-REQ5 Landscaping – Road Boundaries		
GIZ excluding PREC6, PREC7 and¹⁰⁷ PREC8 and DEV-DA8¹⁰⁸
<u>DEV-DA8</u>	<ol style="list-style-type: none"> A. <u>Before any principal building is established on any site subject to a road boundary landscaping requirement shown on the outline development plan at DEV-DA8, all of the landscape planting</u>¹⁰⁹ 	<p><u>Activity status when compliance not achieved:</u></p>

¹⁰¹ Consequential amendment for grammar

¹⁰² Refer SDP Townships Rule 16.7.2.12 – specific DEV-DA8 provisions apply instead

¹⁰³ Refer SDP Townships Rule 16.7.2.12

¹⁰⁴ Refer SDP Townships Rule 16.7.2.12

¹⁰⁵ RDIS for consistency with other provisions in GIZ-REQ4. No activity status given in the SDP when compliance is not achieved

¹⁰⁶ GIZ-MAT3 for consistency with other provisions in GIZ-REQ4.

¹⁰⁷ Consequential amendment for grammar

¹⁰⁸ Refer SDP Townships Rule 16.1.6A – specific DEV-DA8 provisions apply instead

¹⁰⁹ Compared with SDP Townships Rule 16.1.6A, ‘irrigation systems and fencing’ removed because no irrigation or fencing is shown on the final outline development plan

	<p><u>shown on the ODP for that site shall be established to in accordance with the requirements of the ODP¹¹⁰</u></p> <p>B. <u>Irrigation of the landscaping strip is to be provided for a minimum of 2 years following the establishment of the landscaping.¹¹¹</u></p> <p>C. <u>All landscaping, once matured, shall meet the minimum heights depicted on the ODP at DEV-DA8.¹¹²</u></p> <p>D. <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 mitigation¹¹³</u></p>	<p>E. <u>When compliance with any of GIZ-REQ5.A, GIZ-REQ5.B, GIZ-REQ5.C or GIZ-REQ5.D is not achieved: RDIS¹¹⁴</u></p> <p>Matters for discretion:</p> <p>F. <u>The exercise of discretion in relation to GIZ-REQ5.E is restricted to the following matters:</u></p> <p>a. <u>GIZ-MATA Road boundary landscaping¹¹⁵</u></p>
GIZ	<p>16. All planting and landscaping required by GIZ-REQ5.4, GIZ-REQ5.11, GIZ-REQ5.13, and¹¹⁶ GIZ-REQ5.14 <u>and GIZ-REQ5.A¹¹⁷</u> shall be maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.</p> <p>...</p>	<p>Activity status when compliance not achieved:</p> <p>18. When compliance with any of GIZ-REQ5.16. or GIZ-REQ5.17. is not achieved: DIS RDIS¹¹⁸</p> <p>Matters for discretion:</p> <p>11. <u>The exercise of discretion in relation to GIZ-REQ5.18 is restricted to the following matters:</u></p> <p>A. <u>GIZ-MATA Road boundary landscaping¹¹⁹</u></p>
GIZ-REQ6 Landscaping – Internal Boundaries		
GIZ excluding PREC6 and ¹²⁰ PREC7, and DEV-DA8 ¹²¹

¹¹⁰ Refer SDP Townships Rule 16.1.6A, first bullet point

¹¹¹ Refer SDP Townships Rule 16.1.6A, second bullet point

¹¹² Refer SDP Townships Rule 16.1.6A, third bullet point

¹¹³ Refer SDP Townships Rule 16.1.6A, fifth bullet point

¹¹⁴ RDIS for consistency with the Right of Reply Report for the General Industrial Zone, [Appendix 2 Recommended Amendments](#)

¹¹⁵ GIZ-MATA for consistency with the Right of Reply Report for the General Industrial Zone, [Appendix 2 Recommended Amendments](#)

¹¹⁶ Consequential amendment for grammar

¹¹⁷ Refer SDP Townships Rule 16.1.6A, fourth bullet point

¹¹⁸ Right of Reply Report for the General Industrial Zone, [Appendix 2 Recommended Amendments](#)

¹¹⁹ Right of Reply Report for the General Industrial Zone, [Appendix 2 Recommended Amendments](#)

¹²⁰ Consequential amendment for grammar

¹²¹ Refer SDP Townships Rule 16.1.6A – specific DEV-DA8 provisions apply instead

DEV-DA8	<p>b. <u>Before any principal building is established on any site subject to an internal boundary landscaping requirement shown on the outline development plan at DEV-DA8, all of the landscape planting¹²² shown on the ODP for that site shall be established in accordance with the requirements of the ODP at DEV-DA8¹²³</u></p> <p>c. <u>Irrigation is to be provided for a minimum of 2 years following the establishment of the landscaping.¹²⁴</u></p> <p>d. <u>All landscaping, once matured, shall meet the minimum heights depicted in the ODP at DEV-DA8.¹²⁵</u></p> <p>e. <u>No accessory building, fence, or structure shall be erected within the required landscape strip unless such building, fence or structure is directly required for the purposes of noise attenuation or other such mitigation¹²⁶</u></p>	<p>Activity status when compliance not achieved:</p> <p>f. <u>When compliance with any of GIZ-REQ6.A, GIZ-REQ6.B, GIZ-REQ6.C, or GIZ-REQ6.D is not achieved: RDIS¹²⁷</u></p> <p>Matters for discretion:</p> <p>g. <u>The exercise of discretion in relation to GIZ-REQ6.E is restricted to the following matters:</u></p> <p>A. <u>GIZ-MATB Internal boundary landscaping¹²⁸</u></p>
GIZ	<p>9. All planting and landscaping required by GIZ-REQ6.1, GIZ-REQ6.2, GIZ-REQ6.4, GIZ-REQ6.5, and GIZ-REQ6.7, and GIZ-REQ6.A¹²⁹ shall be maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.</p> <p>...</p>	<p>Activity status when compliance not achieved:</p> <p>10. When compliance with any of GIZ-REQ6.9 is not achieved: DIS <u>RDIS¹³⁰</u></p> <p>Matters for discretion:</p> <p>12. <u>The exercise of discretion in relation to GIZ-REQ6.10 is restricted to the following matters:</u></p> <p>B. <u>GIZ-MATB Internal boundary landscaping¹³¹</u></p>
GIZ-REQA Development Areas		
DEV-DA8	<p>a. <u>No development shall occur on the site until the intersection of Creyke Road and State Highway 73 has been upgraded in</u></p>	<p>Activity status when compliance not achieved:</p>

¹²² Compared with SDP Townships Rule 16.1.6A, 'irrigation systems and fencing' removed because no irrigation or fencing is shown on the final outline development plan

¹²³ Refer SDP Townships Rule 16.1.6A, first bullet point

¹²⁴ Refer SDP Townships Rule 16.1.6A, second bullet point

¹²⁵ Refer SDP Townships Rule 16.1.6A, third bullet point

¹²⁶ Refer SDP Townships Rule 16.1.6A, fifth bullet point

¹²⁷ RDIS for consistency with the Right of Reply Report for the General Industrial Zone, [Appendix 2 Recommended Amendments](#)

¹²⁸ GIZ-MATB for consistency with the Right of Reply Report for the General Industrial Zone, [Appendix 2 Recommended Amendments](#)

¹²⁹ Refer SDP Townships Rule 16.1.6A, fourth bullet point

¹³⁰ Right of Reply Report for the General Industrial Zone, [Appendix 2 Recommended Amendments](#)

¹³¹ Right of Reply Report for the General Industrial Zone, [Appendix 2 Recommended Amendments](#)

	<p><u>consultation with Waka Kotahi, The New Zealand Transport Agency.</u>¹³²</p> <p>b. <u>No development shall occur on the site until adequate provision for walking and cycle access from the site to Darfield has been provided.</u>¹³³</p>	<p>13. <u>When compliance with any of GIZ-REQA.1 or GIZ-REQA.2 is not achieved: DIS</u>¹³⁴</p>
--	---	--

Subdivision

SUB-REQ3 Outline Development Plan		
DEV-DA8	<p>B. <u>Subdivision shall result in the creation of a separate site for the land identified at DEV-DA8 as Restricted Development Area</u>¹³⁵</p>	<p>Activity status when compliance not achieved:</p> <p>C. <u>When compliance with any of SUB-REQ3.A is not achieved: RDIS</u>¹³⁶</p> <p>Matters for discretion</p> <p>D. <u>The exercise of discretion in relation to SUB-REQ3.B is restricted to consideration of:</u></p> <p>c. <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>¹³⁷</p> <p>Notification</p> <p>E. <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>¹³⁸</p>

¹³² Refer SDP Townships Rule 22.14.1

¹³³ Refer SDP Townships Rule 22.14.2

¹³⁴ Refer SDP Townships Rule 22.14.3

¹³⁵ Refer SDP Townships Rule 12.1.3.16B

¹³⁶ Refer SDP Townships Rule 22.14.3

¹³⁷ Refer SDP Townships Rule 12.1.4.84A

¹³⁸ Refer to SDP Townships Rule 12.1.5.5B

SUB-REQ13 Development Areas		
DEV-DA8	A. <u>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> ¹³⁹	Activity status when compliance not achieved: B. <u>When compliance with any of SUB-REQ13.A is not achieved: DIS</u> ¹⁴⁰

SUB-MAT13 Development Areas		
DEV-DA8	A. <u>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> ¹⁴¹	
DEV-DA9	B. <u>Any adverse effects on safety for users of all transport modes at all existing level crossings in Darfield township.</u> ¹⁴² C. <u>Any adverse effects on the operation of the State Highway 73 intersections with Matthias Street and McMillan Street.</u> ¹⁴³	

Amendments for APL¹⁴⁴

Replace DEV-DA1 with the below:

Amend LRZ to GRZ¹⁴⁵.

¹³⁹ Refer SDP Townships Rule 22.14.1

¹⁴⁰ Refer SDP Townships Rule 22.14.3

¹⁴¹ Refer SDP Townships Rule 12.1.4.84C

¹⁴² Refer SDP Townships Rule 12.1.4.84A(a)

¹⁴³ Refer SDP Townships Rule 12.1.4.84A(b)

¹⁴⁴ DPR-0428.003 APL

¹⁴⁵ DPR-0414.433 Kāinga Ora

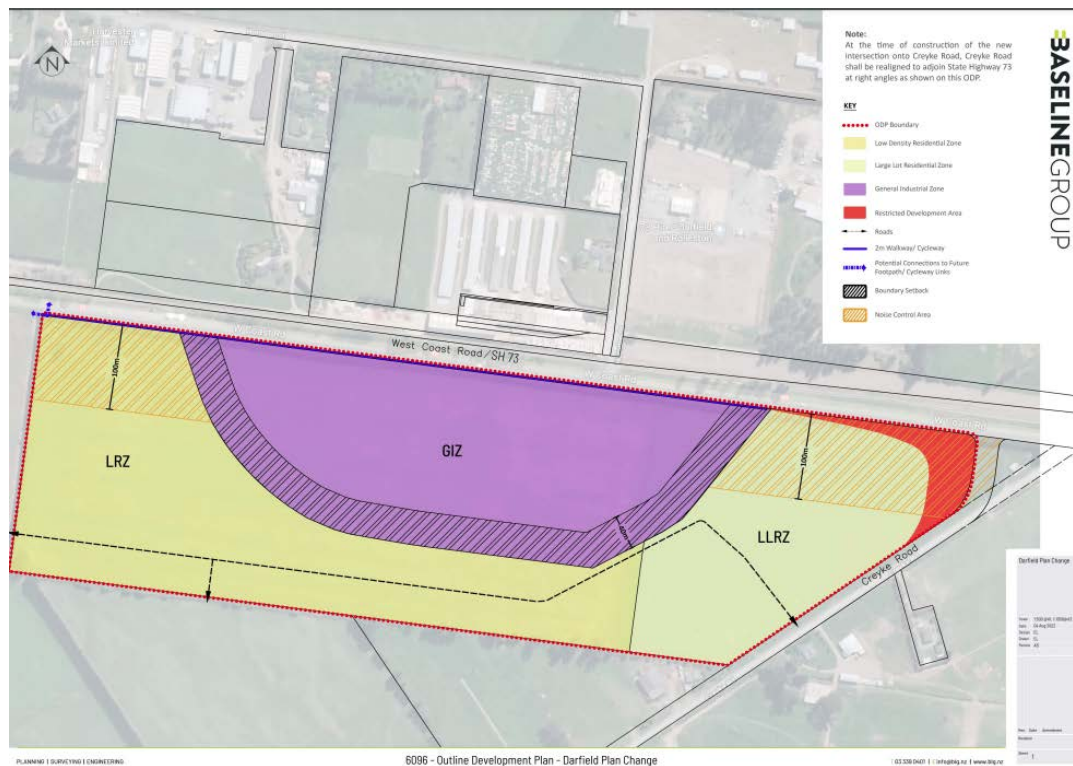
Proposed Darfield 1 Development Area



Amendments for Murray Boyes

Insert a new Development Area (DEV-DA8) and narrative as proposed by the submitter¹⁴⁶ (or similar but incorporated into the relevant PDP provisions) as below except that the following changes shall be made:

- Prior to the issue of title for the ~~XXth~~ 26th residential lot, 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 Waka Kotahi approval.
- Amend LRZ to GRZ.¹⁴⁷



¹⁴⁶ DPR-0476.001 Murray Boyes

¹⁴⁷ DPR-0414.433 Kāinga Ora

Context

Legacy Reference: Outline Development Plan – Darfield East (Appendix 41B)

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 dwellings, 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 XXth⁶ residential lot, 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 Waka Kotahi approval.

Prior to any development of GIZ, the intersection of Creyke Road and State Highway 73 shall be upgraded in consultation with Waka Kotahi/ The New Zealand Transport Agency.

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 Figure 1 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.

⁶ Critical limit to be determined

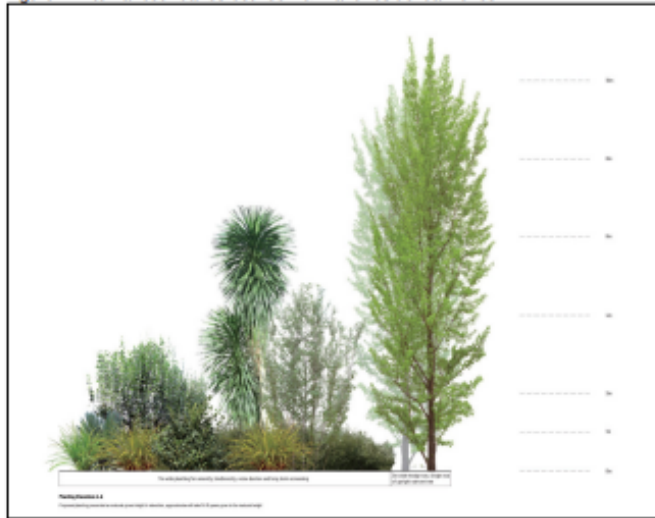
Landscape planting and an irrigation system shall be installed to ensure plants are able to establish. Irrigation is to be provided for a minimum of 2 years following the establishment of the landscaping. All landscaping, once matured, shall meet the minimum heights depicted below in Figure 1 and 2.

The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed and replaced.

Figure 1: Boundary with SH 73:



Figure 2: Internal boundaries between GIZ and residential zones:



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 Council's network shall be made where access to the network is available and has capacity.

Amendments for Flock Hill

Insert the following as a new Development Area. (DEV-FH1)¹⁴⁸



Insert the following objectives, polices and methods as proposed by the submitter except the following changes shall be made:

Additional rule on helicopter movements

FHSVZ-Ra Helicopter Landing Area

Activity Status: **PER**

Where

ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED

4. When compliance with FHSVZ-Rx is not achieved: **DIS**

¹⁴⁸ DPR-0097.004 FHH

<ol style="list-style-type: none"> 1. <u>There shall be no more than four aircraft movements and/or helicopter movements per day and twenty aircraft movements and/or helicopter movements per week</u> 2. <u>Any aircraft movement or helicopter movement shall occur only between the hours of 0700 and 1900.</u> 3. <u>A log detailing the time and date of all aircraft movements and helicopter movements shall be maintained and available to the Council at its request.</u> 	
--	--

Additional rule requirement on building coverage (to be inserted into FHSVZ R1-3).

<u>FHSVZ-REQa Building Coverage</u>	
<ol style="list-style-type: none"> 1. <u>The building coverage on a site shall not exceed:</u> <ol style="list-style-type: none"> a. <u>A maximum of 35% or 500m², whichever is lesser for sites less than 1ha; or</u> b. <u>5% for all other sites greater than 1ha.</u> - <u>Excludes temporary activities and public amenity structures.</u> 	<p><u>Activity status when compliance not achieved:</u></p> <ol style="list-style-type: none"> 2. <u>When compliance with any of FHSVZ-REQa is not achieved: DIS</u>

FHSVZ – Overview

Flock Hill Station is a tourist development centred on the existing historic 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

FHSVZ O1 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 surrounding natural landscape.

FHSVZ – Policies

FHSVZ P1 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 surrounding natural area.

FHSVZ P2 Recognise the remote location and the need for visitor industry activities to be self-reliant by providing facilities and / or services that are ancillary to visitor accommodation activities.

FHSVZ P3 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.

FHSVZ P4 Development shall protect the landscape character and visual amenity values of the surrounding natural landscape by controlling the colour, scale, design, and height of buildings and structures, associated infrastructure, vegetation and landscape elements.

FHSVZ P5 Ensure development can be appropriately serviced through the adequate provision of water, wastewater treatment and disposal, and safe vehicle access.

FHSVZ P6 Encourage the planting of Indigenous Vegetation.

FHSVZ P7 Manage landscaping so that it complements the landscape character and visual amenity values of the FHSVZ and the surrounding landscape.

FHSVZ-R1	Visitor Accommodation
<p>ACTIVITY STATUS: CON</p> <p>1. Visitor Accommodation</p> <p>WHERE:</p> <p>a. The establishment, relocation, alteration and use of Visitor Accommodation is located within the Tourist Activity Area as shown on the Outline Development Plan in Schedule 1.</p> <p>Where this activity complies with the following rule requirements:</p> <p>FHSVZ-REQ1: Sewage Treatment and Disposal</p> <p>FHSVZ-REQ2: Water</p> <p>FHSVZ-REQ3: Building Height</p> <p>FHSVZ-REQ4: Building Size</p> <p>FHSVZ-REQ5: Building Design and Appearance</p> <p>FHSVZ-REQ6: Building Setbacks</p> <p>FHSVZ-REQ7: Landscaping</p>	<p>ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED</p> <p>3. When compliance with FHSVZ R1.1.a is not achieved: NC</p> <p>4. When compliance with any rule requirements is not achieved: Refer to FHSVZ – Rule Requirements.</p>
<p>MATTER OF CONTROL:</p> <p>2. The exercise of control in relation to FHSVZ-R1 is restricted to the following matter:</p> <p>a. 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.</p>	

FHSVZ-R2	Staff Residential Units
<p>ACTIVITY STATUS: CON</p> <p>1. Staff Residential Units</p> <p>WHERE:</p> <p>a. The establishment, relocation, alteration and use of a Staff Residential Unit is located within the Tourist Activity Area as shown on the Outline Development Plan in Schedule 1.</p> <p>b. It is for the purposes of on-site staff accommodation ancillary to the needs of the visitor accommodation activities.</p> <p>Where this activity complies with the following rule requirements:</p> <p>FHSVZ-REQ1: Sewage Treatment and Disposal</p> <p>FHSVZ-REQ2: Water</p> <p>FHSVZ-REQ3: Building Height</p> <p>FHSVZ-REQ4: Building Size</p> <p>FHSVZ-REQ5: Building Design and Appearance</p> <p>FHSVZ-REQ6: Building Setbacks</p> <p>FHSVZ-REQ7: Landscaping</p>	<p>ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED</p> <p>3. When compliance with FHSVZ R2.1a and 1b is not achieved: NC</p> <p>4. When compliance with any rule requirements is not achieved: Refer to FHSVZ – Rule Requirements.</p>
<p>MATTER OF CONTROL:</p> <p>2. The exercise of control in relation to FHSVZ-R2 is restricted to the following matter:</p> <p>a. The design and appearance of buildings is compatible with other development within the zone in terms of forms, texture, colour, reflectivity of materials and building height and size.</p>	

FHSVZ-R3	Accessory Buildings
<p>ACTIVITY STATUS: CON</p> <p>1. Accessory Buildings</p> <p>WHERE:</p> <p>a. 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 Schedule 1.</p> <p>Where this activity complies with the following: rule requirements:</p> <p>FHSVZ-REQ4: Building Size</p> <p>FHSVZ-REQ5: Building Design and Appearance</p> <p>FHSVZ-REQ6: Building Setbacks</p> <p>FHSVZ-REQ7: Landscaping</p>	<p>ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED</p> <p>3. When compliance with FHSVZ R3.1a is not achieved: DIS</p> <p>4. When compliance with any rule requirements is not achieved: Refer to FHSVZ – Rule Requirements.</p>
<p>MATTER OF CONTROL:</p> <p>2. The exercise of control in relation to FHSVZ-R3 is restricted to the following matters:</p> <p>a. The design and appearance of buildings is compatible with other development within the zone in terms of forms, texture, colour and reflectivity of materials.</p> <p>b. Buildings are not visible from the State Highway.</p>	

FHSVZ-R4	Homestead	
ACTIVITY STATUS: PER 1. Homestead WHERE: a. 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 Schedule 1.		ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED N/A

FHSVZ-R5	Conference Facility	
ACTIVITY STATUS: PER 1. Conference facility		ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED N/A

FHSVZ-R6	Keeping of Animals	
ACTIVITY STATUS: PER 1. Keeping of Animals.		ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED N/A

FHSVZ-R7	Farming	
ACTIVITY STATUS: PER 1. Farming Activities.		ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED N/A

FHSVZ-R8	Vehicle Crossings
<p>ACTIVITY STATUS: PER</p> <p>1. The use of the existing vehicle crossing.</p> <p>WHERE:</p> <p>a. It services the FHSVZ.</p> <p>b. It only services visitor vehicle movements up to 100ecm/day. It does not service heavy vehicle movements.</p>	<p>ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED</p> <p>2. When compliance with FHSVZ – R8 is not achieved: RDIS</p> <p>MATTER FOR DISCRETION</p> <p>2. The exercise of discretion in relation to FHSVZ – R8 is restricted to the following matter:</p> <p>Whether Waka Kotahi has been consulted on the proposal and has approved the access arrangements.</p>

FHSVZ-R9	Earthworks
<p>Activity status: PER</p> <p>1. Earthworks:</p> <p>Where:</p> <p>a. it is located within the FHSVZ; and the volume of earthworks is no greater than 500m³ and the area of land is no greater than 1000m².</p>	<p>ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED</p> <p>2. When compliance with FHSVZ – R9 is not achieved: RDIS</p> <p>MATTER FOR DISCRETION</p> <p>a. Whether the proposal will integrate into the landscape and the appropriateness of the scale and any mitigation measures, such as planting.</p> <p>b. The impact of development on views from public places and roads.</p> <p>c. Whether the proposal supports the anticipated outcomes of the FHSVZ.</p>

FHSVZ – R10	Any activity not otherwise listed in this table
ACTIVITY STATUS: DIS 1. Any activity not otherwise listed.	ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED: N/A

FHSVZ – Rule Requirements

FHSVZ – REQ1	Sewage Treatment and Disposal	
1. Any residential unit or principal building shall be connected to an internal reticulated sewer network which is treated and disposed of on site.	ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED When compliance with FHSVZ – REQ1 is not achieved: DIS	

FHSVZ – REQ2	Water	
1. Any residential unit or principal building shall be connected to an internal reticulated water supply.	ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED When compliance with FHSVZ – REQ2 is not achieved: DIS	

FHSVZ – REQ3	Height	
1. The maximum height of any building or other structure shall not exceed 7m. 2. An extension to an existing building shall not exceed the existing height of the building.	ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED When compliance with FHSVZ – REQ3 is not achieved: DIS	

FHSVZ – REQ4	Building Size	
1. The maximum ground floor area of any building within the Tourist Activity Area shall be 270m². 2. The maximum ground floor area of any building within the Homestead Activity Area shall be 150m².	ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED When compliance with FHSVZ – REQ4 is not achieved: DIS	

FHSVZ – REQ5	Design and Appearance	
1. Buildings shall complement existing buildings in terms of building material, texture, colour, finish and reflectivity.	ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED When compliance with FHSVZ – REQ5 is not achieved: DIS	

FHSVZ – REQ6	Setbacks
1. All new buildings shall be setback a minimum distance of 300m from the State Highway boundary.	<p>ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED</p> <p>When compliance with FHSVZ – REQ6 is not achieved: DIS</p>

FHSVZ – REQ7	Landscaping	
1. Landscaping associated with new buildings within the Tourist Activity Area complements plantings already established within the Tourist Activity Area and/or indigenous vegetation within the surrounding landscape.		ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED When compliance with FHSVZ – REQ7 is not achieved: DIS
2. A landscaping plan is submitted with each application for new buildings within the Homestead Activity Area that:		
a. Shows how the building(s) and any other associated development activities will be integrated into the Homestead Activity Area by utilising existing or proposed vegetation.		
b. Is consistent with plantings already established within the Homestead Activity Area and/or indigenous vegetation within the surrounding landscape.		
c. Assists in visually screening the development from surrounding public places.		
d. Considers the fire risk of any proposed vegetation.		

SUB- R28 Subdivision in the Flock Hill Station Visitor Zone		
FHSVZ	ACTIVITY STATUS: DIS 1. Subdivision within the FHSVZ.	ACTIVITY STATUS WHEN COMPLIANCE NOT ACHIEVED N/A

Natural Features and Landscapes

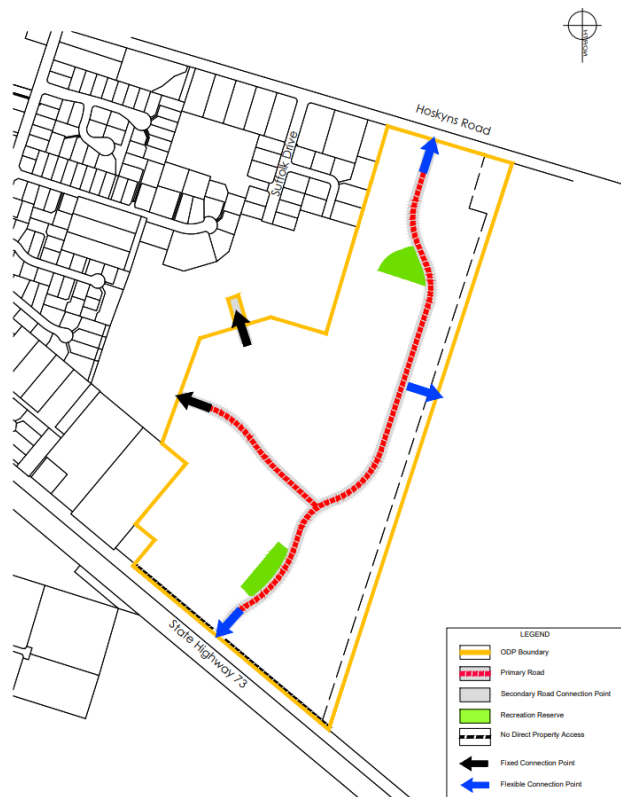
NFL-R1 Buildings and Structures		
ONL Overlay: Banks Peninsula	Activity status: Per	Activity status when
ONL Overlay: Front Ranges	1. Buildings and structures, including ancillary structures.	compliance not achieved:
ONL Overlay: Rakaia Catchment		When compliance with any rule requirements is not
ONL Overlay: Waimakariri Catchment excluding SKIZ, <u>and</u> GRAZ <u>and</u> FHSVZ	Where this activity complies with the following rule requirements:	achieved: Refer to relevant rule requirement.
ONL Overlay: Waimakariri River	NFL-REQ1 Height ONL	
ONL Overlay: Rakaia River	NFL-REQ2 Footprint ONL	
	NFL-REQ3 Coverage ONL	
	NFL-REQ4 Setbacks	
	NFL-REQ5 Appearance	
	NFL-REQ6 Height VAL	
	NFL-REQ7 Footprint VAL	
	NFL-REQ8 Coverage VAL	
NFL-R2 Earthworks		
ONL Overlay: Banks Peninsula	Activity status: Per	Activity status when
ONL Overlay: Front Ranges	1. Earthworks	compliance not achieved:
ONL Overlay: Rakaia Catchment	Where:	When compliance with any of
ONL Overlay: Waimakariri Catchment excluding SKIZ, <u>and</u> GRAZ <u>and</u> FHSVZ	The earthworks:	NFL-R2.1 is not achieved: Refer to NFL-REQ9.1.
ONL Overlay: Waimakariri River	a. comply with NFL-Table 1 or NFL-Table 2; or	
ONL Overlay: Rakaia River	b. are for maintenance and repair of existing erosion control	

	<p>structures, underground infrastructure, drains, fence lines, roads or tracks; or</p> <p>c. are for the installation of underground infrastructure and ancillary activities structures</p> <p>d. are in association with maintenance, operation and repair of buildings and structures at Coleridge HEPS.</p>	
--	---	--

Amendments for Kirwee

Amendments for BDL¹⁴⁹

Insert the ODP below into the PDP as DEV-KI1 except that the below Development Area shall show walking and cycling connections to and from the site area, noise control boundaries and that there shall be a condition that prior to subdivision being approved, a suitable groundwater source that is capable of servicing the site is vested to Council.



¹⁴⁹ DPR-0449.002 BDL

Amendments for Waddington

Amendments for Keith Jenkins¹⁵⁰

Insert the ODP below into the PDP as DEV-WA1 except that the below Development Area shall include a water race buffer to ensure an appropriate setback is considered at the subdivision consent stage and that that no subdivision is allowed, where supply is proposed to be from the reticulated water network, until an upgrade is undertaken to the water supply network for the Sheffield/Waddington township.



¹⁵⁰ DPR-0140.001 Keith Jenkins