

Selwyn District Council

BS001 – Existing Out of Centre Business
Activities in Small Rural Towns



Selwyn District Plan Review



Planz Consultants

Quality Assurance Statement:

Report Prepared By:

Planz Consultants Ltd, 124 Peterborough Street, PO Box 1845, Christchurch 8140,
www.planzconsultants.co.nz

A handwritten signature in blue ink, appearing to read "Matt Bonis".

Matt Bonis (Associate) DDI: 021 796670 E: matt@planzconsultants.co.nz

Reviewed By:

A handwritten signature in blue ink, appearing to read "Dean Chrystal".

Dean Chrystal (Director) DDI: 03 3722280 E: dean@planzconsultants.co.nz

Project Number: 14935

Document Status: Final

Date: 10 November 2017

The information contained in this document produced by Planz Consultants Ltd is solely for the use of the Client for the purpose for which it has been prepared and Planz Consultants Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Planz Consultants Ltd.

Contents

1	INTRODUCTION AND OVERVIEW	1	ATTACHMENT B5(I) – KIRWEE.....	61
1.1	INTRODUCTION.....	1	ATTACHMENT B5(II) – KIRWEE.....	64
1.2	STATUTORY AND NON-STATUTORY CONTEXT.....	2	ATTACHMENT B6(I) – SHEFFIELD.....	69
1.3	RESOURCE MANAGEMENT CONTEXT	2	ATTACHMENT B6(II) – SHEFFIELD.....	73
1.4	ON-GROUND SURVEYS AND CONSENT SEARCH	2	ATTACHMENT B7(I) – SPRINGFIELD	80
2	HIGHER ORDER DOCUMENTS: OPERATIVE PLAN, CRPS(2013) AND GROWTH MANAGEMENT.....	3	ATTACHMENT B7(II) – SPRINGFIELD	84
2.1	THE ROLE OF BUSINESS ACTIVITIES WITHIN SMALL SETTLEMENTS	3	ATTACHMENT B8(I) – SPRINGSTON	92
2.2	DISTRICT LEVEL APPROACH TO THE MANAGEMENT OF BUSINESS ACTIVITY UNDER THE OPERATIVE SELWYN DISTRICT PLAN	4	ATTACHMENT B8(II) – SPRINGSTON	95
2.3	SMALLER SETTLEMENT MANAGEMENT LEVEL APPROACH OF BUSINESS ACTIVITY UNDER THE OPERATIVE SELWYN DISTRICT PLAN	4	ATTACHMENT B9(I) – TAI TAPU	100
2.3.1	<i>Living Zones</i>	4	ATTACHMENT B9(II) – TAI TAPU	104
2.3.2	<i>Rural Zones</i>	5	ATTACHMENT C – RECORDS DEMONSTRATING ‘LAWFULLY ESTABLISHED’	112
2.3.3	<i>Relevant Definitions</i>	5		
2.3.4	<i>Industrial Activities - Application of the Operative Plan provisions to the Survey</i>	5		
2.3.5	<i>Recognising business activities in the operative Selwyn District Plan</i>	6		
2.4	HIERARCHY OF DOCUMENTS	6		
2.4.1	<i>The Canterbury Regional Policy Statement</i>	7		
2.4.2	<i>The Growth Management Strategy and Area Plans</i>	8		
2.4.3	<i>Mahaanui Iwi Management Plan</i>	9		
2.4.4	<i>Summary of Higher Order Documents</i>	9		
3	SURVEY AND INVESTIGATION.....	10		
3.1	SURVEY METHODOLOGY	10		
4	OPTIONS AND APPROPRIATENESS.....	12		
4.1	METHOD / MECHANISMS.....	12		
4.2	THE ISSUE WITH OPTION 1: EXISTING USE RIGHTS	12		
4.3	CONSIDERATION OF INSTRUMENTS	13		
4.3.1	<i>Option 1 - Retaining Existing Use Rights</i>	13		
4.3.2	<i>Option 2 - Spot Zoning</i>	15		
4.3.3	<i>Option 3 - Scheduling</i>	16		
4.3.4	<i>Option 4 - Policy Overlay with provisions</i>	17		
4.3.5	<i>Option 5 - Flexible Provisions within the underlying zone</i>	19		
4.3.6	<i>Option 6 - Specific smaller township business zoning</i>	21		
5	CONCLUSIONS AND RECOMMENDATIONS	22		
5.1	CONCLUSIONS	22		
5.2	RECOMMENDATIONS	26		
	ATTACHMENT A – HIGH ORDER STATUTORY FRAMEWORK.....	27		
	ATTACHMENT B – SMALL SETTLEMENT SURVEY AND WORKSHEETS	28		
	ATTACHMENT B1(I) – ARTHURS PASS	29		
	ATTACHMENT B1(II) – ARTHURS PASS	33		
	ATTACHMENT B2(I) – DOYLESTON.....	40		
	ATTACHMENT B2(II) – DOYLESTON.....	42		
	ATTACHMENT B3(I) – GLENTUNNEL.....	45		
	ATTACHMENT B3(II) – GLENTUNNEL.....	48		
	ATTACHMENT B4(I) – HORORATA.....	55		
	ATTACHMENT B4(II) – HORORATA.....	57		

BS001 – Small Settlement Business Activities

1 Introduction and Overview

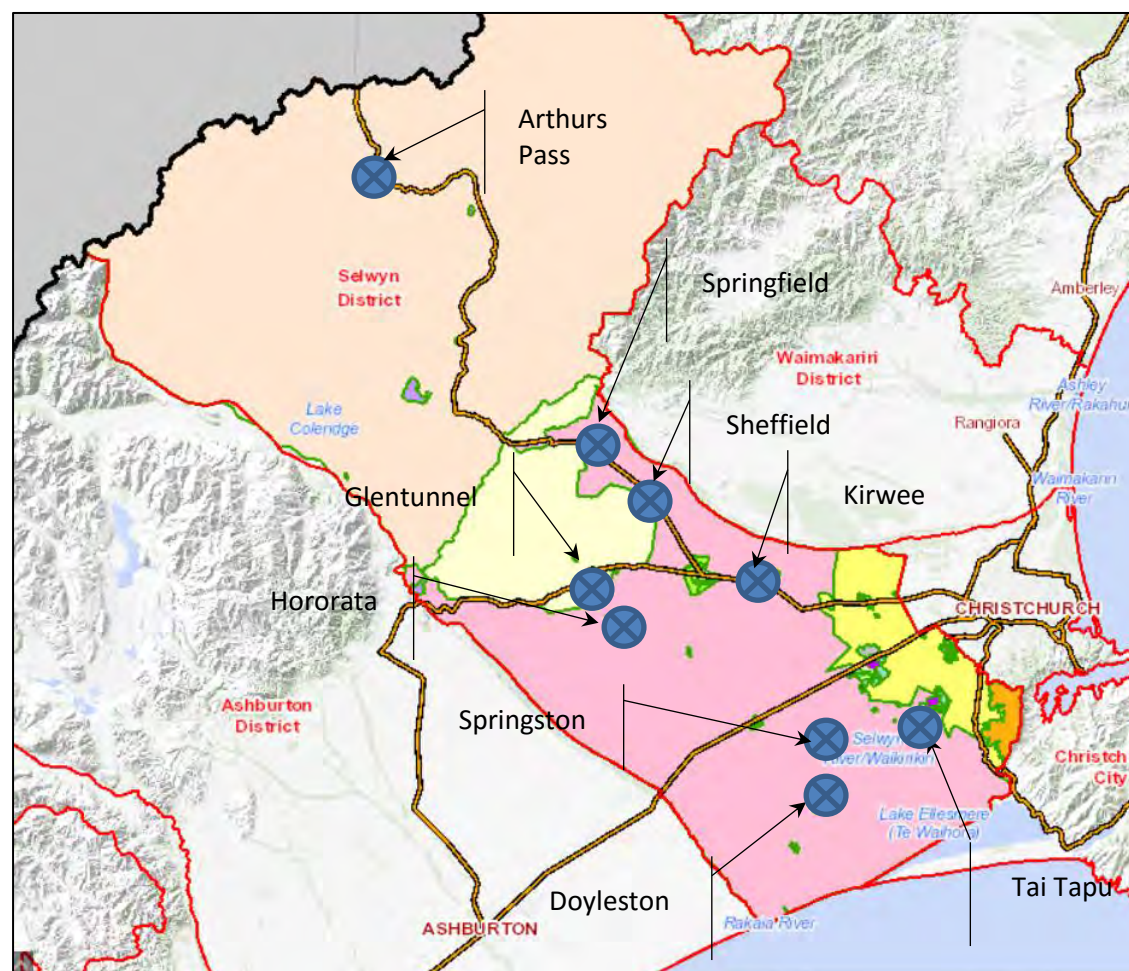
1.1 Introduction

1. The purpose of this report is twofold:
 - To identify, map and broadly define existing non-residential and business activities located within Selwyn District’s smaller settlements; and
 - Explore a range of regulatory mechanisms under the Resource Management Act 1991 (**the Act**) that may be used to recognise and provide for these activities under the replacement Selwyn District Plan.
2. In seeking to outline the most appropriate planning mechanism(s) for the recognition and provision of established business activities within Selwyn District’s smaller township network, there are many relevant considerations:
 - The nature, scale and position of the activity itself;
 - The existing recognition, zoning and expectations of the operative Selwyn District Plan;
 - The statutory tests, pursuant to sections 31, 74 and 75 of the Act, including the need to “*give effect to*” the operative provisions of the Canterbury Regional Policy Statement (2013); and
 - The requirement to ‘*have regard to*’ relevant management plans prepared under other Acts, which in this case relate to the Selwyn 2031 Growth Management Strategy, and the Ellesmere and Malvern Area Plans (2016).
3. The business activities that this report considers includes Industrial and Commercial (office, retail, guest accommodation) as present in these settlements.
4. This report also identifies the location of non-residential activities in these settlements which, whilst providing a non-business core activity undertaken on a site through either a community (Community Buildings), recreational (Golf Courses) and / or spiritual facility (such as Churches), may include ancillary commercial elements. Examples include a Rugby Clubrooms facilitating a bar.
5. It is noted that Selwyn District Council are undertaking further research as to the most appropriate mechanism for the provision and recognition of community, recreational, and / or spiritual facilities in the preparation of the replacement District Plan.
6. Business activities in Selwyn’s smaller settlements provide a number of social and economic functions which enable wellbeing within their communities, including:
 - access to convenience goods and services;
 - local employment opportunities;
 - guest accommodation, and food and beverage opportunities for passing travellers.
7. Under the operative Selwyn District Plan, many of these activities are operating under a residential zone or on the outskirts of the towns (in a rural zone) by either assumed ‘existing use rights’ or resource

consents. In a small number of instances, such activities may be provided for as ‘home occupations’ where ancillary to a residential activity, small in scale and generating modest vehicle movements.

8. There are also activities taking place on sites that may be designated or zoned Rural that also incorporate ancillary business activities. Examples include School Fairs (i.e. Glentunnel Primary School, designated ME19 under the Operative Plan); or social and community events undertaken from recreational facilities (i.e. Glentunnel Golf Course, zoned Malvern Hills in the operative plan). It will be important, that plan provisions in the replacement Selwyn District Plan are not so prescriptive as to not appropriately recognise and provide for such activities.
9. Lastly there are also activities undertaken on land owned by Selwyn District Council or other Agencies, such as the Volunteer Fire Station at Arthurs Pass. These activities, and there effects, should be managed within the same framework as private landowners.
10. The relevant towns (**Figure 1**) that do not have land zoned, or otherwise notated, for Business include:
 - Arthurs Pass;
 - Doyleston (*although two small Business 2 sites exist, at Railway Terrace and Drain Road relating to Industrial activities*);
 - Glentunnel;
 - Hororata;
 - Klrwee;
 - Sheffield;
 - Springston;
 - Tai Tapu; and
 - Springfield.

Figure 1: Small Settlements without Business Zoned Land



1.2 Statutory and non-statutory context

11. The statutory context within the Canterbury Regional Policy Statement is to promote sustainable economic development and enable businesses in appropriate locations¹.
12. In a non-statutory context, regard is to be had to the Selwyn District Long Term Plan 2015 – 2025, and Ellesmere and Malvern Area Plans (2016) as management plans and strategies prepared under other Acts, pursuant to s74(2)(b) of the Act. Those plans recognise the need for economic diversity and opportunity but only commensurate to the limited growth that is anticipated within these small settlements.
13. The Selwyn 2031 Strategy identifies the role and function for smaller townships as being:
 - An estimated population of up to 1,500 people; and

¹ Canterbury Regional Policy Statement (2013). Objective 5.2.1(2)(c) and Policy 5.3.1(2).

² Selwyn 2031 Growth Strategy. Township Network. pg 34.

- Functions based on village characteristics with some services offered to the surrounding rural area².

1.3 Resource Management Context

14. The framework of this report is to identify the range of mechanisms available to recognise and provide for business activities in the smaller centres in the replacement Selwyn District Plan. As the replacement plan is prepared under the provisions of the Resource Management Act 1991, those mechanisms will need to achieve the Council's statutory functions.
15. A summary of the statutory framework for the preparation of the replacement Selwyn District Plan is as follows:
 - Provisions in the District Plan are to assist the Selwyn District Council in undertaking its functions for giving effect to the Act³. One function being the integrated management of the use, development or protection of land and associated natural and physical resources of the Selwyn District. That function is fulfilled by objectives, policies and methods to be established by the replacement District Plan. Another function for the replacement District Plan to serve, is the control (as specified) of the effects of the use, development and protection of land.
 - The preparation of the replacement District Plan is to be undertaken in accordance with the provisions of Part 2, and any applicable regulations⁴.
 - The approach needs to align with the Selwyn District Council's functions under the Act and other instruments (**Attachment A**);
 - That processes (and provisions that drive processes) are timely, efficient and cost effective and proportionate to the functions being performed, and that plan drafting is clear and concise (Section 18A);
 - When reaching a conclusion as to which provision is the 'most appropriate' the requirements of s32, having regard to the efficiency and effectiveness of the provision is to be considered.

1.4 On-ground Surveys and Consent Search

16. The recognition of existing business uses in small settlements commenced with a stocktake survey. In June and July 2017, a survey was undertaken of the small settlements which spatially identified the activity genealogy type (retail, accommodation, community, recreation, or industry). The survey also recorded:
 - The specific type of activity and its scale;
 - Activity characteristics (qualitative) being noise, traffic generation, signage extent, hours of operation, and staff numbers.
 - Amenity characteristics, being presence of landscaping, fencing, screening of utility areas.
 - Adjoining activities and sensitivity.

³ Section 74(1) and s31

⁴ Section 74.

17. The survey identified that every settlement contained a spatially disparate range of:
 - Accommodation;
 - Business / Retail;
 - Community; and
 - Industrial Activities.
18. These business activities were typically small in scale and operated largely from buildings which retained a residential character and size. Many of the activities surveyed, especially those that retained a residential component or related to Guest Accommodation were largely compatible with the surrounding environment in terms of amenity.
19. Retail activities were of a convenience nature largely providing for goods that served their communities, or through traffic.
20. Accommodation activities were located in small settlements that were some distance from larger urban centres, with Arthurs Pass not-surprisingly providing the greatest number and range of accommodation options.
21. Most small settlements generally provided a historic tavern / accommodation.
22. A number of community and recreational facilities provided dual uses within these communities. Activities were predominantly ancillary to the primary activity on the site, but also provided additional community commercial and social venues. An example of this is the use of Rugby clubrooms also being utilised for social events such as 21st Birthday celebrations.
23. The survey found that consenting records were not complete and/or easily accessed for non-residential sites. This is likely to be a combination of both the historic and evolving nature of these activities. Accordingly, the ability to demonstrate existing use rights through accessing formal records would be fraught.
24. The survey, and associated worksheets for each Settlement are provided in **Attachment B**.

2 Higher Order Documents: Operative Plan, CRPS(2013) and Growth Management

2.1 The role of business activities within Small Settlements

25. The small settlements of Selwyn District provide a diversity of activities and functions for their respective communities.
26. Non-residential activities can provide necessary goods, services, social interaction and employment for residents and the surrounding households, as well as providing for the more immediate needs of visitors to, or travelling through, these townships.
27. Based on the survey's undertaken non-residential activities in Selwyn's smaller settlements are generally dispersed through the townships. Whether this is due to the absence of a notated commercial area, or simply reflects the historic establishment of such activities is unclear.
28. Except for the Christchurch-Akaroa Road through Tai Tapu, there is typically no obvious coherent pattern or clustering of these activities, with many business activities separated by occupied residential dwellings. There are however greater concentrations of business activities located along the main streets through the smaller settlements, presumably given higher levels of accessibility and visibility to passing traffic.
29. The formation of non-residential activities is in many instances historical, especially related to traditional Pubs, Churches (which now support multiple uses) and sports clubrooms.
30. Formal records for the original establishment of many non-residential activities in the smaller settlements generally do not exist.
31. The role of non-residential activities is typically intertwined with the type of activity provided as follows:
 - **Retail** (essentially shops and commercial services): Provides typically convenience based goods and services to the local population and passers-by. Provides for local based employment. Given the scale of these activities and their location, retail traders in the smaller settlements are likely to have little or no prospect of distributional effects on larger commercial centres / Key Activity Centres.
 - **Visitor Accommodation**: Provides for visitor accommodation from B&Bs to Youth Hostels (Arthurs Pass). Farm stays or where these activities are ancillary to the predominant residential use have not been identified.
 - **Industrial**: Typically, small scale engineering or mechanics associated with serving the surrounding rural community. These activities also provide some employment diversity within small settlements.
 - **Community**: Church buildings and community centres (including those operated and funded by the Selwyn District Council). These activities provide for a broad range of commercial and social inclusion within smaller settlements. (They have been included as in many instances, ancillary commercial services are being undertaken infrequently in these buildings, albeit these activities may be compliant with the relevant activity standards in Chapter C10 of the operative District Plan).
 - **Recreation**: Buildings and facilities that provide ancillary support for recreational activities undertaken on the premises or adjoining fields. Often, these activities include ancillary commercial support for the broader sporting activity (such as bar and restaurant for Selwyn Rugby Club at Glentunnel). As above, these activities may be compliant with the relevant activity standards in Chapter C10 Living Zones- Township Volume, or Chapter C9 – Rural Volume of the operative District Plan.

2.2 District level approach to the management of Business Activity under the Operative Selwyn District Plan

32. Business activity is a key land use issue for the Selwyn district as it is associated with significant physical resources, economic and social wellbeing, and is closely intertwined with infrastructure (provision, efficiency and capacity).
33. Management of the distribution of commercial and industrial activity primarily occurs by way of defining specific Environments (zoning) to accommodate such activities and their resultant effects. Specific rules, or performance standards then provide business activities to be undertaken both within and beyond these Environments to varying degrees. The approach to intervention can range from very liberal to very conservative.
34. This is the orthodox approach to the management of business activities within New Zealand's District Plans. Business activities are differentiated and managed both on the basis of the nature of the activity, and the potential local and strategic effects of their operations. Primarily this is achieved by distinguishing between commercial and industrial activities and enabling these activities to locate within particular zones, at a scale and with environmental standards which reflect their location and role.
35. In Selwyn District Plan, Business zones are provided for in the main urban areas and are associated with multiple allotments or tenancies in a clustered land use pattern. These reflect areas of established business activities within the towns and more recent greenfield sites on the fringes of Lincoln and Rolleston.
36. The benefits of that zoned approach are that certainty can be provided as to the range of activities anticipated within these areas; adverse effects are generally compatible between these activities and then can be managed intra-zone. Adverse edge effects or interface (inter-zone) issues can be resolved through nuisance standards in favor of the more sensitive adjoining zone.
37. The zone outcomes are addressed in Section 3 of BS002. However, in summary:
 - The key zones that provides for commercial and industrial activities and buildings in Selwyn District are the Business 1 and 2 zones respectively.
 - The B1 Zone applies to commercial centres that contain retail, offices, and community facilities. These zones typically form the various town centres in the District and can range in size from relatively small blocks of shops, through the main streets of Leeston and Darfield, to the large District Centres of Rolleston and Lincoln which are also notated as Key Activity Centres in the Canterbury Regional Policy Statement.
 - Industrial activities are conversely provided for through the Business 2, B2A, and B2B zones. The largest of these zones is the B2A Zone industrial park to the north of Rolleston, with a smaller B2B zoned greenfield site located in Lincoln south of the University. B2 zoned areas with long-established industrial activities are located in Darfield, Leeston, Doyleston, Southbridge, Dunsandel, and Glentunnel. It is also noted that the two dairy plants in the district have their own essentially industrial overlays.
38. Within the smaller settlements, instances of specific Business zoning are limited to **Doylestown** with spot zoned Business 2 notations at:
 - 447 Drain Road: Leech Wood Product and Sawmill; and
 - 8, 10, 12 Railway Terrace: Craigs Seeds.

2.3 Smaller settlement management level approach of Business Activity under the Operative Selwyn District Plan

39. Business activities in the smaller settlements, aside from two sites in Doyleston, do not operate within any form of Business type zoning. They instead sit primarily with Living zones with some located in Rural zones on the edge of settlements, or otherwise provided by way of designations, and in a small number of instances are permitted (home occupations and service stations). In order to therefore provide a degree of context to the status quo situation the most relevant provisions within the Operative District Plan associated with activities themselves have been identified and where applicable are related to the finding of the survey (Attachment B) and any resource consents identified.

2.3.1 Living Zones

40. Within the Living zones, aside from amenity rules the key rules governing business activities locating within the Living Zones in the Operative District Plan are essentially contained in Rules 1.1 Status of Activities and 10.8 - Activities and Scale of Activities.

Rule 1.1

Rule 1.1 sets out those uses which are either discretionary or non-complying. They include:

Discretionary activities

Drive through retail outlets, hospitals, hospices and other facilities providing 24 hour medical care, service stations and veterinary hospitals and other facilities providing 24 hour veterinary care.

Of these only service stations are prevalent within the small settlements. Three of the six service stations identified had obtained some form of resource consent in recent years.

Non-complying activities

Industrial activities, correction facilities and transport depots.

Of these, four industrial activities were identified within the small settlements. The survey identified that two were garages which appear to be former services stations (Glentunnel Garage and Tai Tapu Motors). No resource consents were identified for these activities.

Rule 10.8.1

Rule 10.8.1 states that:

Any activity, which is not a residential activity, shall be a permitted activity if the following conditions are met:

10.8.1.1 No more than two full time equivalent staff employed on the site live off site, and

10.8.1.2 The gross floor area of any building(s) other than a dwelling does not exceed 300m², or in the case of any building used for spiritual activities does not exceed 500m², and

10.8.1.3 Vehicle movements do not exceed:

- *State Highways, Arterial Roads and Collector Roads: 40 per day plus 4 heavy vehicle movements per day*
- *Local Roads: 20 per day plus 2 heavy vehicle movements per day.*

Not meeting any of the above conditions deems an activity to be fully discretionary. (Note that temporary activities are exempt from rule 10.8.)

41. In reality, Rule 10.8.1.3 is the primary driver given the relatively low thresholds set for vehicle movements. A 40 movement per day (20 in and 20 out) threshold for most business activities is very low and therefore

it is only those of a relatively benign traffic nature (for example a small B & B or home office) that would be able to meet that standard.

42. Rule 10.8.1.3 effectively becomes the means by which business activities which are not identified in Rule 1.1 require consent. From an analysis of the survey results (Attachment B) and experience with such activities it would appear that the majority of existing business activities identified in the Living zone of the small settlements would not meet Rule 10.8.1.3; including Service Stations which would otherwise be permitted by Rule 1.1.2(e).
43. Such activities are therefore reliant on existing use rights (if they are able to be demonstrated) or resource consents, although very few of these were able to be identified in the Council's records. In other words, the District Plan is unlikely to be providing such uses with any degree of protection, or flexibility in terms of enabling these activities outside of their section 10 existing use rights (where these could be demonstrated).
44. Accordingly, it is considered that it is difficult to demonstrate without substantial research on each individual activity, whether they are lawfully established, despite many of these activities being assimilated and accepted in these environments for a considerable period of time.

2.3.2 Rural Zones

45. The Rural zone contains different provisions associated with business activities. The key rules governing business activities locating within the Rural Zone in the Operative District Plan are contained in Section 9 - Rural Rules – Activities.
46. Of the uses listed in 9.2.1 as discretionary activities only camping ground facilities of which there were two (Glentunnel and Sheffield Youth Camp) would fall into this category.
47. Non-complying activities include *other industrial activity, except for any other industrial activity being a home based occupation*.
48. Of note is that 'rural based industrial activity' (i.e. that which involves the use of raw materials or primary products which are derived directly from the rural environment, including agricultural, pastoral, horticultural, forestry, viticultural and crops) are permitted up to 100m² and no more than two full-time equivalent persons are employed. Beyond this they are discretionary activities in the Outer Plains areas.
49. Two industrial activities at Springston were identified within the Rural zone. Both are unlikely to be considered Rural Based Industrial Activities.
50. For other activities excluding the above, Rule 9.4 – Scale of Non-Residential and Non-Rural Activities, applies, which at clause 9.4.1.1 provides for a maximum of 100m² of any site covered in buildings, loading, storage and waste areas; and where no more than two full time equivalents are employed. Rule 9.13 – Activities and Vehicle Movements (varies depending on road category) and the amenity rules (noise, glare and vibrations) also apply.
51. Activities within the Rural zone to which these provisions might well apply were found on the edge of most settlements and included accommodation, retail, community and sports facilities. Note that the Department of Conservation visitor centre at Arthurs Pass is within the High Country zone.
52. Some of these activities such as the smaller accommodation businesses (below 100m²) may be able to meet the standards however most are again reliant on existing use rights (if they are able to be demonstrated) or resource consents, although without further more specific research such consents have not been able to be identified. Once again, it is our opinion that the District Plan is unlikely to be providing for these larger existing business activities.

2.3.3 Relevant Definitions

53. Relevant definitions in the operative Selwyn District Plan are provided below:

Industrial Activity: means any activity involving the manufacturing, production, processing, assembly, disassembly, packaging, servicing, testing, repair and/or warehousing of any materials, goods, products, machinery or vehicles, but excludes mining, mineral exploration and quarrying.

Automotive and Marine Suppliers: means a business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of:

- boats and boating accessories;
- cars and motor cycles;
- auto parts and accessories;
- trailers and caravans;
- tyres and batteries; and
- any other goods allowed by any other definition under 'trade supplier'.

Farming and Agricultural Suppliers: means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry and without limiting the generality of this term, includes:

- equestrian and veterinary suppliers;
- farming and horticultural equipment suppliers;
- seed and grain merchants;
- stock and station outlets; and
- suppliers of any other goods allowed by any other definition under 'trade supplier'.

Service Station: means any site where the dominant activity is the retail sale of motor vehicle fuels

2.3.4 Industrial Activities - Application of the Operative Plan provisions to the Survey

54. Industrial activities under the operative plan provisions for both the Living zones and the Rural zones are determined as non-complying activities. Service stations (defined as a retail activities in the operative plan) are permitted in Living zones, subject to traffic generation; in the rural zone, service stations are likely to be a discretionary activity (pursuant to Rule 9.4.1). Under the operative plan, the removal of petrol pumps from a service station (defined as a retail activity) would render such activities to be defined as Industrial activities.
55. Based on the survey (**Attachment B**), a consideration of the Selwyn District Council's records (**Attachment C**) and the above discussion as to the provision on Industrial activities in small settlements under the District Plan, **Figure 2** identifies an understanding of the extent by which the Industrial activities and Service Stations surveyed are provided for.

Figure 2: Application of operative plan provisions and consenting history (where available) to survey

Site	Business	Activity Type	Comment
Doyleston, 1 Queen Street	Doyleston Engineering Works Ltd	Industrial	Zoned Living – not provided for
Doyleston, 447 Drain Road	Leech Wood Product and Sawmill	Industrial	Zoned Business 2
Doyeslton, 10 Railway Terrace	Craigs Seeds	Industrial	Zoned Business 2
Doyleston, 1446/8 Leeston Road	Country Store/Dairy/ Jacks Service Centre / Mechanic	Retail / Industrial	Zoned Living - Resource consent (assumed to be provided for).
Glentunnel, 24-26 Homebush Road		Industrial	Zoned Living – not provided for as a service station
Hororata, 2579-2581 Bealey Road	G.A.S Hororata	Retail	Zoned Living - provided for as a service station*.
Kirwee, 2500 West Coast Road	Challenge Service Station	Retail	Zoned Living - provided for as a service station*.
Kirwee, 2498 West Coast Road	Tunnel House Tech Ltd	Industrial (ancillary retail)	Zoned Living – not provided for
Sheffield, 39 West Coast Road	Taege Engineering Ltd	Industrial	Zoned Living – not provided for
Sheffield, 81 West Coast Road	Allied Petroleum	Retail	Zoned Living - provided for as a service station, resource consent.
Springfield, 5680 West Coast Road	Challenge Service Station	Retail	Zoned Living - provided for as a service station, resource consent.
Springston, 140 Leeston Road	Carrodus Bros Trucks Ltd	Industrial	Zoned Rural – not provided for
Springston, 132 Leeston Road	Selwyn Auto	Industrial	Zoned Rural – not provided for
Tai Tapu, 733 Christchurch Akaroa Road	Tai Tapu, Motors	Industrial	Zoned Living – not provided for as a service station
Tai Tapu, 28 School Road	Tai Tapu Challenge Service Station	Retail	Zoned Living - provided for as a service station*

* Assumed for these service stations that traffic generation (under 10.8.1.3) is accounted for in terms of existing use rights, as unclear as to whether provided by resource consent.

2.3.5 Recognising business activities in the operative Selwyn District Plan

56. As identified above, the operative plan provisions, on their face seek to recognise and provide for a range of business activities within the smaller settlements. However, the extent of the activity standards, specifically in terms of traffic generation largely precludes many of the non-residential activities surveyed.
57. The nature of the operative plan provisions effectively renders all Industrial activities non-complying. Any retail and commercial activities of a reasonable scale (that is bigger than a home occupation) are rendered a discretionary activity in the Living zones through the application of a low threshold for traffic generation.

Such provisions would require a consenting process for any modest change in scale, intensity and character of an established non-residential activity, as well as demonstration that the activity was also lawfully established in the first instance. Such an approach allows for the management of adverse effects, but also provides an administrative burden to both the council and applicant.

58. Accordingly, it is difficult based on the plan provisions and resource consent history to determine whether non-residential activities surveyed are ‘lawfully established’. This presents some difficulties as to fully recognising and providing for such activities under the replacement Selwyn District Plan, and appropriately managing such activities should they seek to evolve or change.
59. It is our opinion that for Selwyn’s smaller settlements, the most appropriate district plan approach is one which:
- Recognises and provides for the enablement of social and economic wellbeing from non-residential business activities;
 - Provides ongoing certainty for the range of uses and functions represented by these activities as physical resources;
 - Manages the scale and range of adverse environmental effects generated by these activities, particularly on sensitive adjoining residential uses; and
 - Is both efficient and effective in terms of preparation and implementation of the District Plan.
60. Given the dispersed location and importance of a number of these activities to their respective community of interest, there is the ability to counterbalance adverse effects, as dependent on their scale and merit, against their wider community benefits.

Case Law Note. Kapiti Environmental Action Inc vs Kapiti Coast District Council (A060/02)

Furthermore, there may be some activities that the Council wishes to encourage for their value in enabling people and communities to provide for their social, economic and cultural welfare, or for their health and safety, accepting that the environmental effects of those activities are outbalanced by that public value. Similar environmental effects are not necessarily acceptable when caused by other activities that are not considered to have equivalent public value”. [paras 135-136, p32]

2.4 Hierarchy of Documents

61. The replacement District Plan is to meet the Act’s specified requirements for alignment with other RMA policy and planning instruments as identified in **Attachment A**.
62. The framework for what represents the best, or most appropriate mechanism to recognise and provide for established business activity within smaller settlements, can be pragmatically summarised as follows:
- A rule or method is to be considered against the purpose found in the objectives and policies of the Plan⁵.
 - Given that these are not yet formulated, guidance as to whether a proposed rule or method implements the (potential) policies of the Plan should be judged against superior planning documents, including the Canterbury Regional Policy Statement⁶ to which ‘*effect is to be given*’;

⁵ Sections 32(1)(b) and 75(1)(c)

⁶ Section 75(3)(c)

and the Selwyn District Long Term Plan 2015 – 2025, Selwyn 2031 document and relevant Area Plans⁷ to which ‘*regard is to be had*’.

- In this instance, where there is a historical and ongoing narrative as to the operation and use of non-zoned business activities within smaller settlements (for those activities that do not benefit from a permitted activity status or designation), the plan provisions will also need to be regarded in light of Part 2 of the Act. That is the extent by which resources are used to enable people and communities to provide for their wellbeing; whilst adverse effects are avoided, remedied or mitigated.
- Provisions are to assist the Selwyn District Council achieve its functions under Section 31, so as to achieve the purpose of the Act.
- In considering a rule, regard is to be given to the actual or potential effects on the environment⁸.
- Ensure that processes (and provisions that drive processes) are timely, efficient and cost effective that are proportionate to the functions being performed, and plan drafting is clear and concise⁹.
- When reaching a conclusion as to which provision is the ‘*most appropriate*’ under s32, having regard to its efficiency and effectiveness, consider:
 - i. the benefits and costs of that provision, including environmental, economic, social and cultural effects anticipated, and opportunities for economic growth and employment;
 - ii. the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions¹⁰.

2.4.1 The Canterbury Regional Policy Statement

63. The provisions of the Canterbury Regional Policy Statement (**CRPS**) are to be *given effect* to in terms of s75(3) of the Act when determining what is the appropriate planning mechanism to respond to the provision of business activities within small settlements.

Case Law Note. Canterbury RC vs Waimakariri DC C009/02

If the rules and methods (e.g. zoning, policy overlay, scheduling) achieve and implement the district plan, they must, by definition give effect to the regional policy statement. That is because it is the rules that achieve and implement the policies and objectives, which in turn are accepted as giving effect to the regional policy statement.

64. Chapters 5 and 6 of the CRPS are the relevant sections that deal with Land use and Infrastructure Integration for the Selwyn District.
- Chapter 6 is relevant for Springston and Tai Tapu which are contained within Greater Christchurch.
 - Chapter 5 addresses business activities for the remainder of the small settlements.
65. For Springston and Tai Tapu, the provisions of **Chapter 6** the CRPS seek:
- To maintain the character and amenity of rural settlements (**Objective 6.2.1(7)**);
 - Provides healthy, environmentally sustainable, functionally efficient and prosperous development (**Objective 6.2.3(5)**);
 - Supports and maintains the existing network of centres in Greater Christchurch (**Objective 6.2.5**);
 - Business activities are provided in appropriate locations, and Business development adopts appropriate urban design qualities (**Objective 6.2.6**);
 - Business development is to give effect to the principles of good urban design, including the NZ Urban Design Protocol 2005 (**Policy 6.3.2**); and
 - To ensure the provision and recovery of business land in Greater Christchurch to maximise business retention, attract investment and provide for healthy working environments, including: encouraging self-sufficiency of employment and business activities in communities across Greater Christchurch Policy (**Policy 6.3.6**).
66. For the remainder of the small settlements, the provisions of **Chapter 5** of the CRPS seek:
- People and communities to provide for their social, economic and cultural wellbeing and health and safety, including:
 - encouraging sustainable economic development by enabling business activities in appropriate locations (**Objective 5.2.1(2)(c)**);
 - Avoids conflicts between incompatible activities (**Objective 5.2.1(2)(i)**);
 - A safe, efficient and effective transport system (**Objective 5.2.3**);
 - Provide as the primary focus, sustainable development patterns that:
 - occur in a form that concentrates or is attached to, existing urban areas and promotes a consolidated pattern of development (**Policy 5.3.1(1)**);

⁷ Section 74(2)(b)(i)

⁸ Section 76(3)

⁹ Section 18A Procedural Principles. Inserted 19 April 2017 by Resource Management Amendment Act 2017.

¹⁰ Section 32(2).

- encourage within urban areas... recreation and community facilities, and business opportunities that supports urban consolidation (**Policy 5.3.1(2)**);
- maintain and enhance the sense of identity and character of the region's urban areas (**Policy 5.3.1(4)**);
- encourage high quality urban design, including the maintenance and enhancement of amenity values (**Policy 5.3.1(5)**); and
- In relation to the strategic land transport network and arterial roads the avoidance of development which adversely affects the safe, efficient and effective functioning of the network (**Policy 5.3.7**).

67. The outcomes sought by the aggregated provisions are:

- Urban development in small settlements remain consolidated around or otherwise integrated with existing settlement patterns;
- Business activities and opportunities are enabled as appropriate, where these are consistent with the amenity and character of small settlements, and to encourage self-sufficiency and efficient transport patterns;
- Conflicts between incompatible activities are avoided.

2.4.2 The Growth Management Strategy and Area Plans

68. Regard is to be had to the Selwyn District Long Term Plan 2015 – 2025, Selwyn 2031 document and Ellesmere and Malvern Area Plans (2016) as management plans and strategies prepared under other Acts, pursuant to s74(2)(b) of the Act.
69. In that context, 'have regard to' means, giving matters genuine attention and thought, and such weight as is considered to be appropriate (**Attachment A**).
70. These plans represent a non-RMA area planning and consultation outcome with the community. The plans represent a confirmed community's long-standing and clearly expressed preference for these settlements, and should accordingly be given substantial respect and weight in the plan drafting phase.

Case Law Note. Mapara Valley Preservation Society Inc v Taupō District Council (A083/07).

In that case the Environment Court noted in relation to two Variations based on and informed by the Taupo District Council Growth Strategy (TD2050) that, while the urban growth strategy was not a statutory document, it:

*"was publicly notified for consultation with the 2006 – 2016 Long Term Council Community Plan using the special consultative procedures under the Local Government Act 2002. We thus find that the Variations should be given **substantial respect and weight** [when making decisions on a resource consent]". [49]*

and

"Plan Changes 19, 21, 23, 24 and Variation 25 are based on and informed by a comprehensive Growth Management Strategy, the Taupō District 2050 District Growth Management Strategy, a document which has been the result of an extensive period of research, consultation and a participatory process under the Local Government Act". [58]

71. In a non-statutory context:

- The Selwyn District Long Term Plan 2015 – 2025 (**LTP**)- seeks as a community outcome access to appropriate health, social and community services, and a strong economy within settlements that complements the environmental, social and cultural environment of the district.
- Selwyn 2031 – The District Development Strategy seeks the longevity of Selwyn District's smaller settlements, including economic growth and management, and the ability to sustain some services to the surrounding rural area¹¹.
- Ellesmere and Malvern Area Plans (2016).
 - i. The Ellesmere Area Plan seeks for the area that includes the settlement of **Doyleston**, a prosperous and diverse community, and economic diversity and opportunity. Limited business opportunities are to be facilitated given the close proximity of a range of services in Leeston¹².
 - ii. The Malvern Area Plan seeks the following outcomes for the small settlements listed:
 - **Arthurs Pass**: There are limited opportunities to facilitate economic diversity, and the expansion of businesses is limited to retro-fitting existing dwellings or redeveloping existing residential sections in the absence of a dedicated Business 1 zone¹³.
 - **Glentunnel / Hororata / Kirwee / Sheffield**: Relatively limited opportunities can be facilitated through the Area Plan, based on the small population base¹⁴.
 - **Springfield**: Relatively limited opportunities are able to be facilitated in Springfield through the Area Plan based on small population base of the township and its status under Selwyn 2031. The tourist based economy may bring additional opportunities, but is contingent on private ventures¹⁵.

72. In summary, these documents seek to recognise and provide for economic diversity and opportunity but as commensurate to the limited growth that is anticipated within these small settlements.

¹¹ Selwyn 2031. District Development Strategy. Page 34, Township Network.

¹² Ellesmere Area Plan 2031. Doyleston. Page 37.

¹³ Malvern Area Plan 2031. Arthurs Pass. Page 38.

¹⁴ Malvern Area Plan 2031. Glentunnel. Page 66. Hororata. Page 74. Kirwee. Page 82. Sheffield, page 98

¹⁵ Malvern Area Plan 2031. Springfield. Page 108.

2.4.3 Mahaanui Iwi Management Plan

73. The Mahaanui Iwi Management Plan (2013) outlines the approach for ensuring that Ngāi Tahu cultural values including but not limited to impacts on freshwater resources, mahinga kai, wāhi tapu, wāhi taonga, cultural landscapes and access are taken into account in Resource Management decision making.
74. The requirement to take into account the Iwi Management Plan is recognised pursuant to s74(2)(c) of the Act. To *take into account* means that the matter must be addressed with weight and is a matter of judgement based on the facts and merits of the issue.
75. The Mahaanui Iwi Management Plan (2013), does not incorporate specific matters associated with the mechanisms to provide for non-residential activities in small settlements. There are however a number of broader principles relating to settlement urban design, stormwater management, and waipuna (water quality) setbacks, including:

Policy IH5.1 which states “To require that the waipuna in the catchment are recognised and managed as wahi taonga as per genera policy...with particular attention to ..(b) ensuring there are appropriate and effective setbacks from waipuna to protect from urban development or redevelopment”.
76. These matters are more appropriately the focus of the Selwyn District Council in terms of embedding Tikianga Maori within the District Plan, especially with the requirements of Schedule 1A of the Act, Mana Whakahono a Rohe, to be complied with.
77. Accordingly, it is considered that in relation to this report, the Mahaanui Iwi Management Plan is not a relevant document.

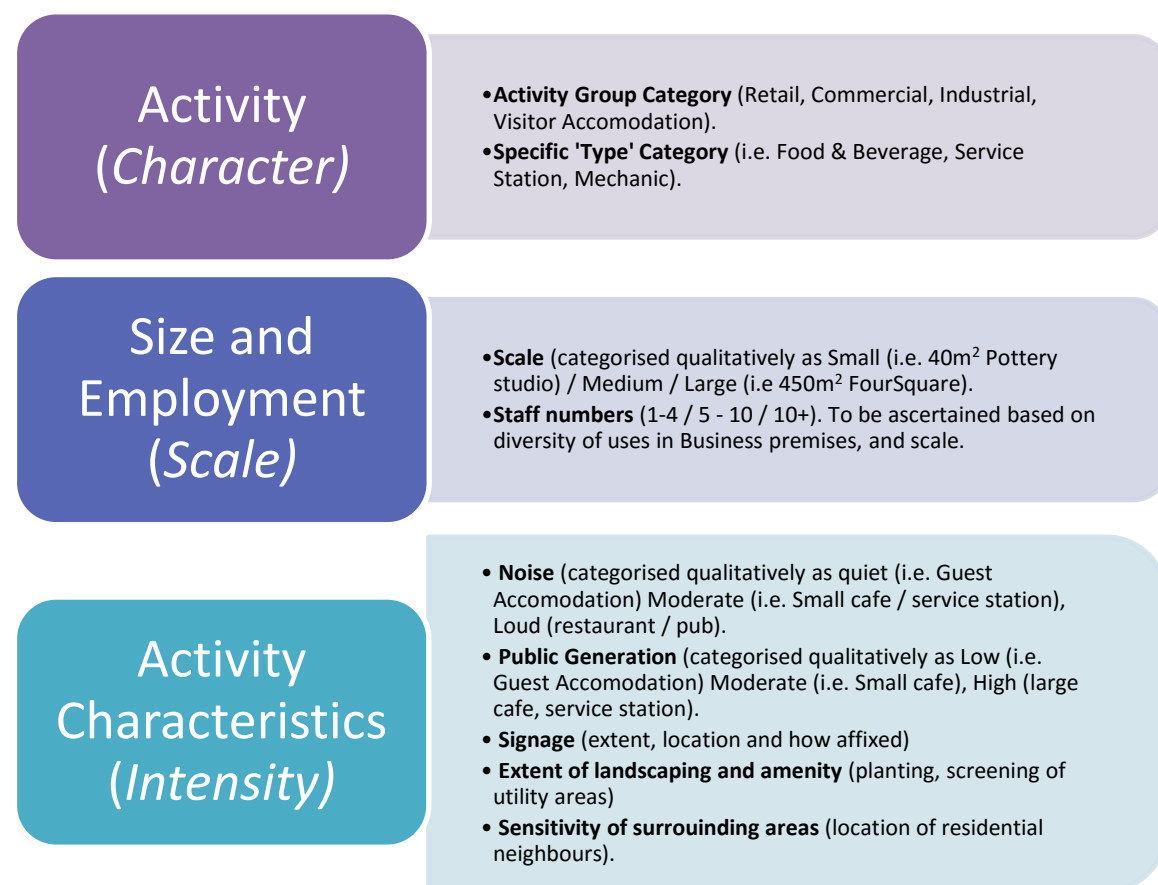
2.4.4 Summary of Higher Order Documents

78. Aggregating the approach to the management of business activities as identified in the statutory hierarchy is as follows:
 - The approach needs to align with the Selwyn District Council’s functions under the Act and other instruments (Attachment A);
 - Ensure that processes (and provisions that drive processes) are timely, efficient and cost effective, are proportionate to the functions being performed, and that plan drafting is clear and concise (Section 18A);
 - When reaching a conclusion as to which provision is the ‘*most appropriate*’ the requirements of s32, having regard to the efficiency and effectiveness of the provision is to be considered.
 - The outcomes specified in the CRPS are to be given effect to, for business activities in smaller settlements, this includes enabling business activities and opportunities as appropriate, with criteria as to what is appropriate being couched in considerations of reverse sensitivity, and maintaining amenity and character;
 - The outcomes specified in the Selwyn District Long Term Plan 2015 – 2025, Selwyn 2031 document and respective Area Plans are to be had regard to, these identify limited growth for the settlements, but the need to provide for economic diversity and opportunity.

3 Survey and Investigation

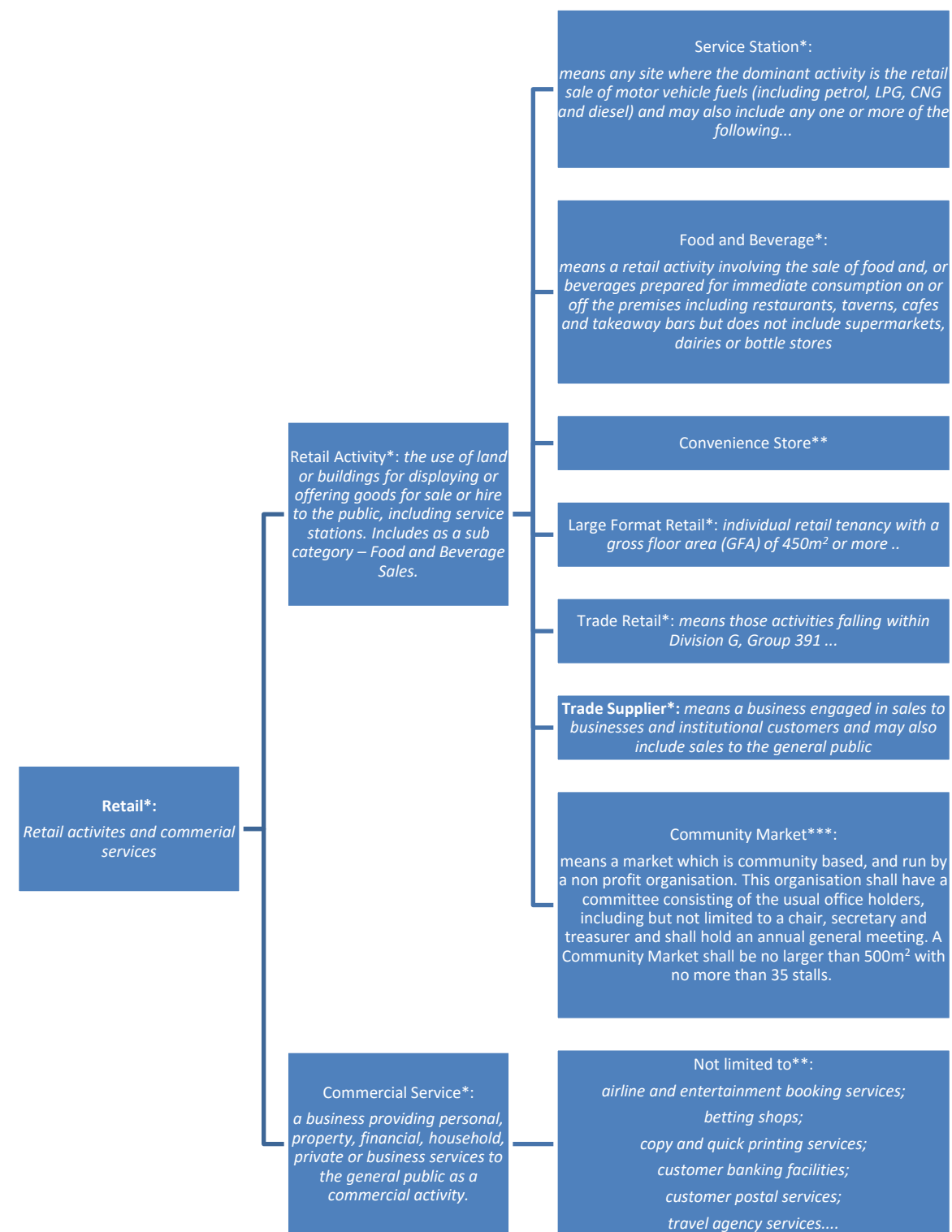
3.1 Survey Methodology

79. Assessing the background and associated alternative methods for the recognition of existing business uses in small settlements requires a stocktake survey of the form, function and location of business activities in small settlements.
80. A survey of the small settlements was undertaken between June and July 2017 to identify non-residential uses which may contain a business component.
81. The broad categorisations for the survey are taken from Section 10(1) Resource Management Act, which provides for:
- (1) Land may be used in a manner that contravenes a rule in a district plan or proposed district plan if—
- (a) either—
- (i) the use was lawfully established before the rule became operative or the proposed plan was notified; and
- (ii) the effects of the use are the same or similar in **character, intensity, and scale** to those which existed before the rule became operative or the proposed plan was notified..
82. Accordingly, the classifications for Survey work has been based as follows:



83. The survey, and associated worksheets for each Settlement are provided in **Attachment B**.
84. Activity classifications utilised in the survey are based, where possible on the Operative Selwyn Plan definitions (**Figure 3**).

Figure 3: Business Categorisation

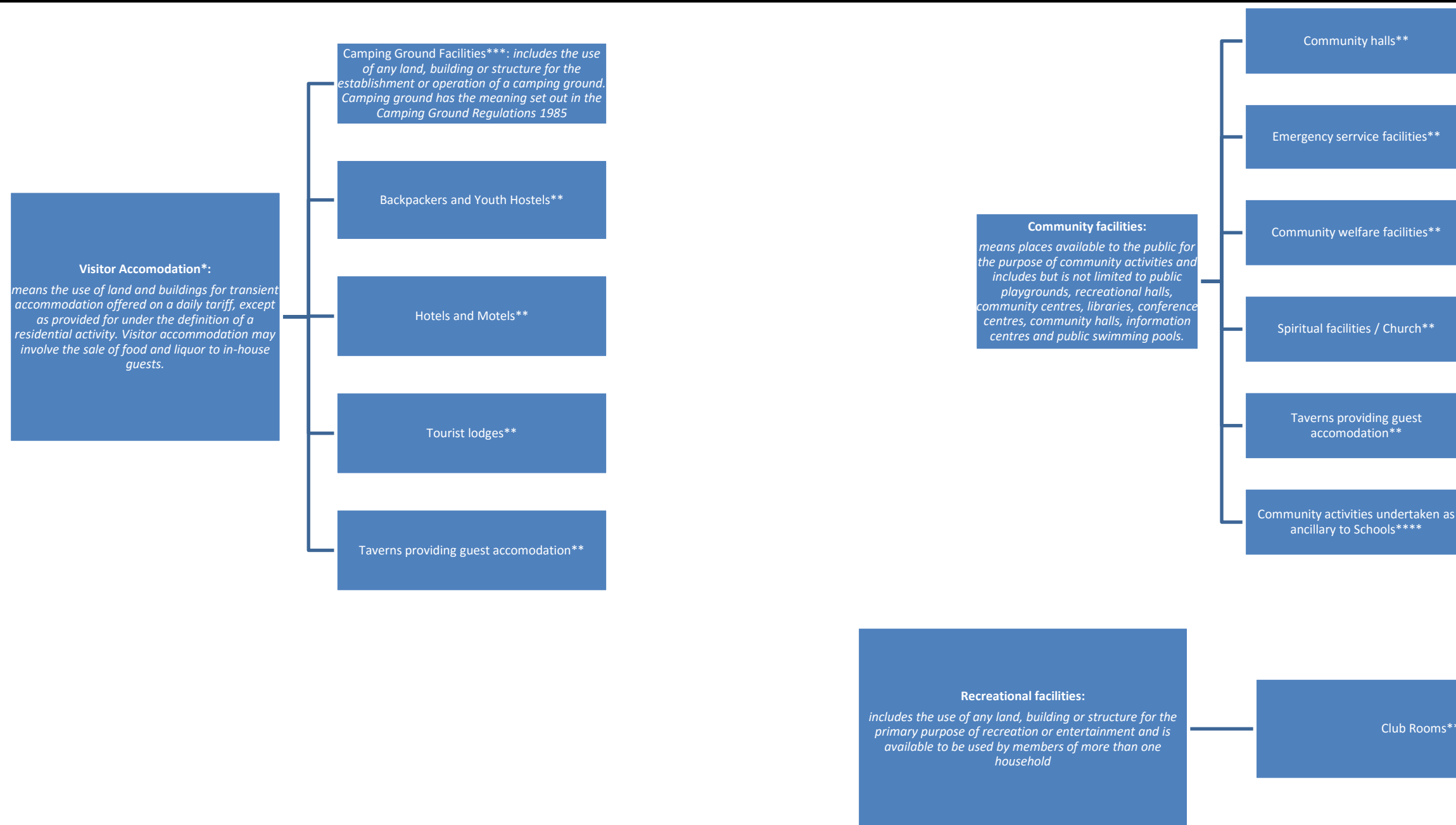


* Undefined in the Rural volume.

** Undefined in the operative Selwyn District Plan

*** Undefined in the Township volume

**** Schools as designated, noting that relevant designation purpose / conditions are not limiting as to activities, or noise restrictions.



4 Options and appropriateness

4.1 Method / Mechanisms

85. There are a broad range of options available to a territorial authority to recognise, provide for and manage existing business activities in small settlements. These are identified below:

Mechanism	Description
Option 1: Status quo <i>Retain existing zoning relying on existing use rights.</i>	Existing use right provisions pursuant to s10 of the Act. Section 10 provides: 10 Certain existing uses in relation to land protected <i>(1) Land may be used in a manner that contravenes a rule in a district plan or proposed district plan if— (a) either— (i) the use was lawfully established before the rule became operative or the proposed plan was notified; and (ii) the effects of the use are the same or similar in character, intensity, and scale to those which existed before the rule became operative or the proposed plan was notified...</i>
Option 2: Spot zoning	Application of a specific business zone to each non-residential activity, and the formation of objectives, policies and rules in relation to the management of activities within that zone.
Option 3: Scheduling	Creation of a 'schedule' in the District Plan that lists the existing non-residential activities within the small settlements, and provide for those activities to continue indefinitely. Typically used for activities such as service stations or taverns within Residential zones. Because of their characteristics, where such an approach is used in a plan, scheduled activities are usually distributed around a district, typically contrast with the surrounding environmental character and amenity, and would likely be non-complying in terms of the zone rules, and hence reliant on existing use rights in the absence of being scheduled.
Option 4: Policy overlay, with or without specific rules within existing zoning	This approach involves a Policy Overlay recognising the relevant business activities within the residential and or fringe rural zone, including spatial identification, a specific description of the overlay role and function, and a brief exclusion from provisions limiting commercial activities on sites that are notated with the overlay.
Option 5: Flexible provisions within the underlying zoning	Establish a permissive residential and or fringe zone framework for the smaller settlements with regard to business activities. This would ensure no limitations on retail, accommodation, or industrial activities, except that amenity, nuisance and traffic generation standards would be required to be met.
Option 6: Specific smaller township business zoning	Establish a specific smaller settlement 'Business zone' that would enable small scale business activities within the smaller centres (and fringe rural areas as applicable), and seek to recognise and manage adverse effects on adjoining amenity, or township character and amenity.

4.2 The Issue with Option 1: Existing Use Rights

86. The operative District Plan does not provide any formal zoned recognition of the activities identified in **Attachment B** (except for the Business 2 spot zones in Doylestown). Whilst as identified in Section 2.3 there are operative district plan provisions that seek to enable non-residential activities, the threshold for vehicle generation renders most business activities discretionary, and all Industrial activities are non-complying.
87. Accordingly, these activities are therefore largely reliant on establishing formal recognition of existing use rights to justify any alterations or changes to their operation (or in the event that their existing operation is challenged), or otherwise seek resource consent.
88. The Environment Court has raised issues associated with having to rely upon the *existing use* provisions of s10 of the Act, specifically in terms of the ill-defined edges and terms of existing uses, the ability to formally identify that an activity was lawfully established, and uncertain outcomes as to matters relating to *character, intensity and scale*.

Case Law Note. Advance Properties Group Ltd et al vs Taupo District Council. NZENVC126.

Arguments about the sameness or similarity of ... character, intensity and scale... can be almost endless, and then there is the equally arguable stipulation that an existing use will not survive if it has been discontinued for a continuous period of more than 12 months after the rule became operative or the proposed plan was notified. [66]

Case Law Note. Kamo Veterinary Holdings Ltd vs Whangarei DC (A161/2003).

In particular, enquiries into the presence or otherwise of existing use rights can be notoriously complicated and expensive. [44].

89. The Higher Statutory order of documents seeks to ensure that:
- processes (and provisions that drive processes) are timely, efficient and cost effective and are proportionate to the functions being performed, and that plan drafting is clear and concise (Section 18A);
 - the district council's functions under s32 would be achieved if adopting the continuation of a residential zoning for these sites;
 - the CRPS (2013) seeks to encourage sustainable economic development by enabling business activities in appropriate locations (Objective 5.2.1(2)(c); and
 - the Councils non-statutory growth strategies seek to provide and enable economic diversity.
90. **Attachment C** sets out an initial review of Selwyn District Council consents for a number of activities that were identified. Whilst not exhaustive it demonstrates that locating formal correspondence and documentation identifying that these activities are lawfully established is fraught.

91. Consideration of InstrumentsFigure 4 to Figure 9 identify the potential costs and benefits of each of the methods identified, as well as the extent to which such methods would align with the Council’s functions as set out in **Attachment A**. At an aggregate level, the implications are considered as follows:
- Plan administration and transaction costs - ‘**Efficiency**’;
 - Ability to appropriately provide for the business categorisations identified in **Figure 3**;
 - Extent to which methods would recognise and provide for the reasonable growth and flexibility expectations of sites / activity operators and their aspirations - ‘**Effectiveness**’ (linked back to the CRPS(2013), Selwyn 2031 Strategy and the Ellesmere and Malvern Area Plans);
 - The way the method would provide for adequate measures to deal with off-site effects (transport, landscape and design) and interface issues (noise, glare, and built form character).
92. To summarise in this evaluation:
- a. *Effectiveness* means how successful a provision is in achieving the stated objective (in this instance the Higher Order Statutory provisions).
 - b. *Efficiency* means whether the benefits of the provision outweigh the costs, either immediately or over time.

4.2.1 Option 1 - Retaining Existing Use Rights

93. The assumptions, and reasons associated with existing business activities in the smaller settlements are based on the following:
- **Retailing and Commercial Services:** On the basis of the evaluation at Section 2.3 of this report, this approach would largely fall short of recognising and providing for the presence of existing non-residential activities within the smaller settlements. For any future changes in character or scale of activities, a resource consent would be required, as a **Discretionary Activity**. Where the activity has been discontinued for a period exceeding 12 months and / or formal correspondence is not provided demonstrating the activity was lawfully established then a resource consent would also be required.
 - **Industrial Activities:** As above, however as identified in **Figure 2** most of the existing Industrial activities are not recognised through a Business zoning. The extent to which these activities were lawfully established is also difficult to determine. For any future changes in character or scale of activities, a resource consent would be required, as a **Non-Complying Activity**, including the removal of petrol pumps from an existing service station where the activity was to continue purely as a servicing garage.
 - **Visitor Accommodation:** Many of the existing Visitor Accommodation venues are of a scale that would exceed 300m², and generate vehicle movements in excess of those provided by Rule 10.8.1.3. Accordingly, with any future changes in character or scale of activities a resource consent would be required as a **Discretionary Activity**. **Camping Grounds** are a listed as **Discretionary Activity** (Rule 9.2.1.5) in the Rural Volume.
 - **Community and Recreational Facilities:** It is not evident in the School Designations the extent by which school facilities can be utilised for broader community and business activities.

Accordingly, and for other Community facilities the underlying zone provisions would apply with regard to noise and temporary activities (Rule 10.8(i)). Whilst there is not any certainty as to whether these provisions would become an issue, equally we are not aware of there being any adverse consequences associated with current practice. For Recreational facilities, located in the rural zones that provide ancillary business uses (such as club rooms) such activities are unlikely to be provided for in terms of scale (Rule 9.4.1.1) or vehicle movements (Rule 9.13.1). Accordingly, any future changes in character or scale of activities, a resource consent would normally be required, as a **Discretionary Activity**.

94. It is noted that this approach would have substantial implications for sites such as Arthurs Pass Chalet which consists of a purpose built commercial activity, which has been discontinued for 12 months, and where the activity would clearly not be provided within the Residential zone provisions. It is noted that the rate of change and flexibility within the property market to reinvest in physical resources within the smaller settlements can be slower than for the more substantial urban areas.
95. In terms of applicable case law principles, the surveyed sites of business activity are not specifically recognised in the Selwyn District Plan. Any increased regulation in the replacement Selwyn District Plan that will make commercial or business growth more difficult, alters the pre-existing *status quo*. Therefore, a more restrictive planning regime would be generally unsupportive of their existence, making it more difficult to conclude that an approach favouring retention of existing use rights was justifiable.

Figure 4: Existing Use Rights

	Costs	Benefits
Social	<p>As consent (as either discretionary or non-complying (for Industrial Activities)) is required for any modification where existing use rights have not been determined, this can markedly reduce the flexibility and evolution of existing activities to change and adapt to meet the social needs of a small settlement’s community and surrounding population.</p> <p>For community and recreational activities, there is some uncertainty as to the full range of activities and parameters that are available to maximise the use of these buildings to generate additional income streams, and also broaden the range of uses available to the surrounding community.</p> <p>Potentially in the longer term, such uncertainty and administration costs can lead to existing business resources being underutilised, leading to a reduction in the diversity of choices and commercial certainty.</p> <p>Landowner / proprietor costs in terms of demonstrating lawful establishment, or that modified activities are of a similar scale, character and intensity.</p>	<p>As identified in the assumptions, unless existing use rights can be determined, any modification that increases the scale, intensity or character of the activity on the site will require consent as either a fully discretionary or non-complying activity. That process ensures that any modifications are considered in terms of ability to remain compatible with residential amenity.</p> <p>Similarly, where modifications are of a substantial extent, the effects of the proposal would be managed to remain compatible with the surrounding activities, or otherwise would likely conflict with residential (and or rural) objectives and policies and the proposal declined.</p> <p>Sense of scale and amenity is retained and thus is consistent with residential living.</p>

Economic (including employment)	<p>Compliance costs to landowners (both in terms of providing appropriate mitigation measures, and administration costs associated with the consent process) in redeveloping business activities to ensure activities remain compatible with residential environments.</p> <p>Whilst a number of non-residential activities are conducted in converted dwelling houses, there are also a larger number which are accommodated in purpose built premises, representing substantial private investment. The ability to diversify activities undertaken in established businesses is restricted, given the existing zone provisions, and underlying zone outcomes (residential or rural). Accordingly, this can reduce certainty as to long term business diversification and alternative uses for existing physical resources to respond to market changes.</p> <p>Overall, reliance on existing uses rights also narrows flexibility to facilitate the broader development of retail, recreational and community infrastructure within small settlements.</p> <p>Compliance costs to the Council related to monitoring the extent of non-residential activities, whether they were lawfully established, and on-going issues as to scale, character and intensity.</p>	<p>Adjoining property amenity (and by proxy property values) are maintained as a consenting process would need to be undertaken for almost any alteration or diversification. This would allow for the consideration and imposition of appropriate mitigation to maintain amenity values and impose landscaping at the interface with adjoining residential dwellings.</p>	<p>standards largely preclude these from being enabled to a large degree, or they otherwise encounter issues associated with monitoring compliance.</p> <ul style="list-style-type: none"> – An approach of relying on existing use rights (putting aside the ability to establish these in the first instance) is not efficient in the achievement of Section 18A of the Act, as: <ul style="list-style-type: none"> o there would be considerable compliance costs; and o the approach does not provide clarity in plan application. <p>The benefits are related to ensuring that amenity is maintained for adjoining residential uses, and that the function and operation of existing business activities can be maintained at their current level of activity.</p> <p>There are however increased compliance costs and monitoring for the Council.</p> <p>There is also limited flexibility for the enablement of small scale business and local community facilities and services to adapt to meet the needs of the nearby community. That approach does not allow for increased economic enablement (of the individual business owner, and wider community in terms of employment or efficient access to goods and services).</p> <tr> <td data-bbox="1567 751 1765 968">Effectiveness</td><td colspan="3" data-bbox="1765 751 2822 968"> <p>The approach and method is not effective, given the direction in the higher order documents that a diverse range of business activities and community needs are to be provided within smaller communities. At best existing operations are maintained, and would need to secure resource consent to adapt and evolve to provide for sustainable economic development as sought in the CRPS (2013).</p> <p>Aspects relating to maintaining residential and rural amenity and avoiding reverse sensitivity are effectively secured by this approach.</p> </td></tr>	Effectiveness	<p>The approach and method is not effective, given the direction in the higher order documents that a diverse range of business activities and community needs are to be provided within smaller communities. At best existing operations are maintained, and would need to secure resource consent to adapt and evolve to provide for sustainable economic development as sought in the CRPS (2013).</p> <p>Aspects relating to maintaining residential and rural amenity and avoiding reverse sensitivity are effectively secured by this approach.</p>		
Effectiveness	<p>The approach and method is not effective, given the direction in the higher order documents that a diverse range of business activities and community needs are to be provided within smaller communities. At best existing operations are maintained, and would need to secure resource consent to adapt and evolve to provide for sustainable economic development as sought in the CRPS (2013).</p> <p>Aspects relating to maintaining residential and rural amenity and avoiding reverse sensitivity are effectively secured by this approach.</p>						

4.2.2 Option 2 - Spot Zoning

96. This approach would require application of a specific business zone to each non-residential activity site, and the formation of objectives, policies and rules in relation to the management of activities within that zone.
97. The approach is generally undesirable. Primarily such an approach would increase the complexity of the replacement Selwyn District Plan, through providing an additional suite of business zones to enable modest business activities in the smaller settlements.
98. The approach can also be ambiguous. Whilst existing business sites would be zoned for business activities and expectations, in practice the activities on those sites would subsequently be constrained to achieve anticipated residential amenity at the residential interface. This assumes the orthodox approach to managing the business interface with residential zones where the business zone rule package is designed to provide residential neighbours with a level of amenity commensurate with a residential zone. That is the onus would be on the spot zoned business activities to manage their effects down to a residential level. Operative District Plan controls at the Business interface are set out in Report BS002, but include controls on:
- Recession planes;
 - Activity controls, including noise to be assessed within a Living zone or within the notional boundary of any dwelling in a Rural Zone subject to the limits set out in rule 22.4.1.2;
 - Controls on light spill; and
 - Management of outdoor storage areas.
99. The surveyed distribution of business and non-residential activities (**Attachment 2**) identifies, except for Tai Tapu, a disparate distribution of business activities, with the majority interspersed by residential activities. Accordingly, the application of a business spot zone to these sites would create an expectation for a wide range of business activities and effects, whereas in reality the interface controls would restrict such activity to residential amenity standards.
100. However, the application of a Business zoning can provide for the recognition of activities which would otherwise be incongruent with the built form and environmental outcomes and in that respect, a zoning approach provides greater certainty than existing use rights, for both the business operator and adjoining land uses. More suited to clusters of activities, they can provide transitional zones from more sensitive activities through to working environments, such as the application of a light industry zone to provide a buffer between a residential and heavy industrial zone¹⁶.

Figure 5: Spot Zone

	Costs	Benefits
Social	There is a large diversity and range of non-residential activities present within the small settlements, even within categories (i.e. Retail). Any spot-zoning approach would be difficult to apply based on a coherent categorisation of	Ensures community certainty of the spatial extent and likely range of activities provided for in zoned areas. Increases flexibility to respond to community needs, and changing markets for evolving social

¹⁶ Horrocks vs Auckland City Council A140/99 [14].

	activities, and would be a further sub-zoning of the main urban area non-residential zoning framework (i.e. small settlement Business 1 zone, small settlement Business 2 zone, small settlement Open Space zone). This approach would increase plan complexity and administration. Increases uncertainty for adjoining properties as to what the full range of activities anticipated on the site are.	and retail activities within the confines of the zoned area. Surrounding community would likely be able to influence larger scale changes through notification processes as spot zoned activities would be reliant on the resource consent process to substantially develop further, as consent would still likely be required in terms of amenity controls at the interface with residential (or rural) zoned boundaries. Sense of scale and amenity largely retained so as to be consistent with residential living, as bulk and location rules would still apply at the interface, as would amenity controls requiring that residential noise levels prevail.
Economic (including employment)	Limited flexibility to facilitate the development of retail, recreational and community infrastructure within small settlements. Where applied to disparate sites (such as those surveyed) creates unrealistic expectations as sensitive adjoining nuisance levels (i.e noise) will always need to be complied with at the interface.	Provides a degree of flexibility to landowners to redevelop business activities, providing interface amenity effects are managed. Increased certainty as to long term business diversification and employment opportunities. Rights are not lost in perpetuity where business activities are discontinued for a period exceeding 12 months. Provides greater certainty where applied to existing industrial activities as these are otherwise determined as non-complying activities in the operative plan. A zoned response for these activities, identifies for both the landowner and adjoining residences that an Industrial activity is anticipated on the site. For a number of activities listed in Figure 2, this would provide considerable certainty that the investment in physical resources represented by their Industrial activity is recognised in the District Plan.
Environmental	Amenity for residential living for adjoining landowners can be affected by redevelopments, albeit interface amenity controls would ameliorate these to a reasonable level.	Allows for redevelopment and reuse of physical resources which may be in decline or require refurbishment.
Cultural	-	Maintains or enhances existing cultural inventory of facilities and services where present.
Efficiency	The approach and methods (being the identification of specific sites and activities) can be implemented for a minor cost to the community, although there are administration costs to the Council in terms of establishing a complex and prescriptive suite of plan provisions. Effectively the approach of zoning at such a 'micro level' is not generally encouraged because of inefficiencies of considering a multiplicity of inter-active effects applied across a multitude of disparate sites, each generally adjoined by residential activity.	

	<p>Such an approach is not efficient in the achievement of Section 18A of the Act, as:</p> <ul style="list-style-type: none"> ○ there would be considerable complexity in the formation of spot zones, policies and methods. ○ Inefficient uncoordinated zone framework would also reduce residential coherence given current spatial non-residential pattern present (that is a residential site being sandwiched between two spot zoned commercial sites). <p>Where spot zones relate to singular properties, efficiency is greatly reduced through the necessity to comply with adjoining sensitive activities environmental nuisance outcomes (i.e. noise levels) which diminishes benefits of the proposal in relation to costs, and also creates an ambiguous planning framework whereby sites are zoned to enable business outcomes, yet amenity controls at the residential interface effectively preclude large scale changes in effects without resort to a further resource consent process.</p> <p>There is however increased flexibility in the enablement of small scale business and local community facilities and services to adapt to meet the needs of the nearby community.</p>
Effectiveness	<p>The approach and methods are partially effective. They implement the direction in the higher order documents that a diverse range of business activities and community needs are to be met within smaller communities, and could usefully be applied to existing Industrial activities which otherwise would be rendered non-complying activities where not able to rely on the demonstration of existing use rights.</p> <p>Application to the broader range of retailing, commercial services and visitor accommodation should not be applied to disparate and / or small sites. This would not only create greater complexity in terms of the administration of the District Plan, but is also ambiguous as it sets up a framework where a zoned business expectation for a site, can be reduced through the application of amenity controls at the residential interface.</p> <p>Aspects relating to maintaining amenity and avoiding reverse sensitivity are effectively secured by this approach.</p>

4.2.3 Option 3 - Scheduling

101. This approach schedules some or all of the sites in the plan with a specified permitted activity status and associated development controls, which can be based on activity standards from the existing Business zones.
102. There are a range of situations where scheduling of existing activities in a plan can be a legitimate technique¹⁷. Some of the factors for adopting scheduling would include:
 - Ability to identify sites;
 - Ability to discern between activities that have similar merits;
 - Ability to develop the formal standards and criteria for operation;
 - The nature of the activity and its scale;
 - Potential impacts; and
 - Available resources on which scheduling will depend¹⁸.
103. Such an approach is better, or more appropriate where there are either a limited frequency of non-residential activities, or alternatively a limited type of activity which is unlikely to change (i.e. taverns or service stations) that are distributed around a district. Such activities would typically contrast with the surrounding environmental character and amenity, and would likely be non-complying in terms of the zone rules, and hence reliant on establishing existing use rights in the absence of being scheduled. Such an approach does not lend itself to a multiplicity of sites throughout a district, or a wide range of business types.
104. There is some overlap with this option, and Option 2 Spot zoning. However, this approach seeks to notate the specific surveyed activity (e.g. Food and Beverage, rather than Business 2), but imposes amenity controls based on the adjoining residential zoning. The extent to which a proposed activity can then be altered or amended compared to the activity type notated within the 'Schedule' can create uncertainty and additional plan administration, for example a Café seeking to become a Licensed Premises and extending hours.

Figure 6: Scheduling

	Costs	Benefits
Social	Requires each scheduled activity to be defined in the District Plan, and the extent and range of activities identified. This creates uncertainty and an administrative process where for example a Scheduled Food and Beverage outlet wants to convert to an alternative retail use.	<p>Ensures community certainty as to spatial extent and likely type of activities provided for in zoned areas.</p> <p>Provides some flexibility to respond to community and market needs for evolving social and retail activities within the confines of the Schedule.</p> <p>Large scale changes would be reliant on resource consent process to establish, and would need to</p>

¹⁷ *Advance Properties Group Ltd et al vs Taupo District Council NZENV126, Kamo Veterinary Holdings Ltd vs Whangarei District Council A161/2003*

¹⁸ *George Ellis Transport Limited vs Dunedin CC C208/00.*

		address residential objective and policy framework associated with the underlying zone. Ability to provide a range and scale of facilities commensurate with the provisions established by the Scheduling.
Economic (including employment)	Limited flexibility to landowners to redevelop business activities, as schedules are typically confined to present uses. Substantial list of activities and associated notations within the Selwyn District Plan identifying Schedule number, Plan number, Permitted activities, Legal description, specified conditions, and application of underlying zone provisions. Flexibility in type and scale of activity provided for can be limited. Where applied to disparate sites (such as those surveyed) creates unrealistic expectations as sensitive adjoining nuisance levels (i.e. noise) will need to be complied with at the interface with residential properties.	Increases certainty as to long term business diversification and employment opportunities within the confines of what is scheduled, as no need to demonstrate existing use rights. Rights are not lost in perpetuity where business activities are discontinued for a period exceeding 12 months.
Environmental	Amenity for adjoining residential properties can be affected by redevelopments.	Allows for redevelopment and reuse of physical resources which may be in decline or require refurbishment.
Cultural	-	Maintains or enhances existing cultural inventory of facilities and services where present.
Efficiency	<p>The approach and methods (being scheduling of activities) can be implemented for a minor cost to the community, although there are high administration costs to the Council in terms of establishing a complex and prescriptive suite of plan provisions.</p> <p>Such an approach is not efficient in the achievement of Section 18A of the Act, as:</p> <ul style="list-style-type: none"> there would be considerable complexity in the formation of schedules, policies and methods. <p>Efficiency is greatly reduced through the necessity to comply with adjoining sensitive activities environmental nuisance outcomes.</p> <p>Note: The above assessment might be lessened, and greater levels of efficiency achieved if the scheduling were to be confined to a smaller specific list of activities which lend themselves to this approach, for example Industrial (whereas more benign activities such as Visitor Accommodation are accounted for in the Residential zone provisions).</p> <p>There is some increased flexibility for the enablement of small scale business and local community facilities and services to adapt.</p>	
Effectiveness	<p>The approach and methods are partially effective. They implement the direction in the higher order documents that a diverse range of business activities and community needs are to be maintained within smaller communities. Effectiveness would be reduced where applied to disparate and / or small sites, as the requirements to meet amenity standards for the underlying residential (or rural) zone would provide constraints on the scale and nature of these activities.</p> <p>Aspects relating to maintaining amenity and avoiding reverse sensitivity are secured by this approach where appropriately considered through the scheduling process.</p>	

4.2.4 Option 4 - Policy Overlay with provisions

105. The operative Selwyn District Plan does not specifically recognise or authorise through planning rules many of the activities identified in Attachment 2. Whilst some activities are provided for (such as through designations, the Doyleston Business 2 spot zonings, and obtained resource consents), the continued existence and growth of the surveyed activities will be directly affected by the replacement Selwyn District Plan provisions.
106. The approach considered here is the provision of a Policy Overlay for established Business (that is Retail and Industrial) activities identified in Attachment 2, along with the inclusion of a specific policy acknowledging the role and function of such areas, and an exclusion from provisions that would otherwise limit retail or industrial activities from these sites. The language and narrative of the specific associated policy would be based on the outcomes sought by the CRPS 2013 in enabling sustainable economic development, the diversity of economic opportunities commensurate with the settlement function as identified in the Selwyn 2031 and Area Plan documents, and constraints to ensure appropriate amenity is retained (so as to link to the underlying residential or rural zone rules relating to amenity).
107. The approach would be inefficient to be applied to business activities undertaken which are ancillary to recreational (club rooms) or community facilities (Schools, Churches). A more efficient approach for these activities is to ensure that the respective zone rules enable, within limits, the range of ancillary activities that would likely be undertaken from these facilities in addition to their core purpose. By way of example, for Club Rooms associated with sports fields, the relevant plan provisions should ensure that traffic generation, noise and small-scale retailing (such as use of a bar for club patrons and visitors) is permitted.
108. Accordingly, in relation to the surveyed retail and industrial activities only, this approach would:
 - Spatially identify areas shown in **Attachment B** depending on their non-residential type (that is retail or industrial), but maintaining the present underlying residential zoning.
 - Provide a specific policy(ies) within the district plan identifying the role and function of these activities in terms of providing for social and economic enablement in smaller settlements, but acknowledging the need to maintain residential or rural character and amenity for adjoining residential areas;
 - Provide for an exclusion within the provisions currently limiting commercial activities for these areas and / or provide for limitations on staff numbers, building scale and hours of operation (as a means of limiting scale).
109. This orthodox approach to plan drafting achieves similar outcomes to Scheduling and Spot zoning, but is:
 - typically, more concise and simple to include in district plans;
 - retains clarity that an underlying residential zone remains, and residential levels of amenity expected, but that provisions relating to staff numbers, traffic generation, and non-residential activities are not applied to these sites.

Figure 7: Policy Overlay

	Costs	Benefits			
Social	Requires careful notation in the District Plan to avoid community uncertainty as to purpose and function of the overlay.	<p>Application of the policy areas on the planning maps ensures community certainty on the spatial extent and likely range of activities provided, and how these relate to the underlying residential or rural zoned areas. The approach would:</p> <ul style="list-style-type: none"> • Provide spatial identification of overlay to retail and industrial sites within the small settlements; • Provision of a specific policy as to enabling sustainable economic development commensurate with settlement function, and the imposition of constraints to ensure appropriate amenity both at the interface with residential properties, and the public realm; and • Identify specific standards that are excluded from consideration for those sites notated by the overlay (such as occupation by a non-residential activity, scale and traffic generation). <p>The residential (or rural) underlying zoning is retained. This ensures that business operators are aware that the outcomes sought from the redevelopment of any notated site should be closely aligned with residential amenity (at the interface). It also improves certainty for adjoining landowners, that whilst the application of the policy overlay only excludes the need for business operations to comply with rules as to scale, and non-residential activities, thresholds securing residential amenity and managing traffic generation (albeit a higher threshold of traffic movements) are to be retained.</p> <p>As the notation excludes consideration of plan rules relating to such things as scale (staff numbers, gross floor area), the type of activity (commercial, retail activity or industrial) and may also provide exemptions such as for signage, the approach increases flexibility, and reduces plan administration. Notated business activities do not need to remain static, or require complex resource consents to evolve or change the non-residential use of the site. This allows landowners to respond more flexibly to community needs and market demand, and evolve existing retail and industrial activities in the future to provide sustainable social and economic enablement.</p> <p>Large scale changes would remain reliant on resource consent processes to establish, as</p>			<p>thresholds ensuring amenity and nuisance considerations would still need to be met. The large scale divergence from such thresholds would be difficult, as an underlying residential (or rural) zone and policy framework would be retained. For example, a Café seeking to evolve to a Tavern with late night closing would still require consideration as to the impact of hours of operation and noise on adjoining landowners, despite the change in activity itself being anticipated by the plan through the policy overlay.</p> <p>Sense of scale and amenity largely retained as consistent with residential living.</p>
			Economic (including employment)	Where applied to disparate sites (such as those surveyed) can create unrealistic expectations as to the ability to evolve and change uses on a site subject to the overlay. Sensitive adjoining amenity levels (i.e. noise) will still need to be complied with at the intersecting boundary. However, that uncertainty is reduced compared to a spot zoning (Option 2).	<p>Increased flexibility to facilitate the development of retail and industrial developments in small settlements within the range of activities provided for.</p> <p>Increased certainty of long term business diversification and employment opportunities.</p> <p>Rights are not lost in perpetuity where business activities are discontinued for a period exceeding 12 months.</p>
			Environmental	Requires careful consideration as to which performance standards should be excluded from consideration, and for others (such as traffic generation) what an appropriate threshold prior to triggering the need for resource consent should be.	<p>Allows for redevelopment and reuse of physical resources which may be in decline or require refurbishment.</p> <p>Amenity for residential living for adjoining landowners largely retained by redevelopments, given retention and application of amenity standards to be imposed at the interface. Also broader residential (or rural) policy framework remains as to expectations for amenity.</p> <p>Option to convert to residential use is provided for if viability of activity declines.</p>
			Cultural	-	Maintains or enhances existing cultural inventory of facilities and services where present.
			Efficiency	<p>The approach and methods (being application of a policy overlay, and exemption from application of specific activity standards relating to non-residential uses and scale) can be implemented for a minor cost to the community, and to the Council.</p> <p>Such an approach is efficient in the achievement of Section 18A of the Act, as:</p> <ul style="list-style-type: none"> ○ there would be reduced complexity in the enablement of business activities and a rational nexus to policies and methods. <p>An unrestricted range of business activities is diminished through the necessity to comply with adjoining sensitive activities environmental nuisance outcomes (i.e. noise levels). However, such an approach is efficient in terms of: enabling more sustainable business development; where the environment and amenity outcomes sought for the underlying zone remain certain. Efficiencies can be further reduced where more than one overlay is to be applied (i.e. a commercial overlay, an industrial overlay, and a community overlay – <i>For the avoidance of doubt it is recommended that only one simple overlay would be applied providing for Retail and Industrial activities on the notated site, and subject to the remaining provisions in the Plan (i.e. Noise, glare...)</i>).</p>	

	There is increased flexibility for the enablement of small scale business and local community facilities and services to adapt to meet changing market demands.
Effectiveness	<p>The approach and methods are effective. They implement the proposition in the higher order documents that a diverse range of business activities and community needs are to be met within smaller communities.</p> <p>Aspects relating to maintaining amenity and avoiding reverse sensitivity are effectively secured by this approach.</p>

4.2.5 Option 5 - Flexible Provisions within the underlying zone

110. A synopsis of this approach is to provide a plan framework which is more 'business orientated'. Accordingly, the application of a more laissez faire approach to residential zones in smaller settlements and fringe rural areas, would be to remove plan rules relating to non-residential and non-rural activities, as well as controls on scale (such as height and gross floor area). Amenity controls, such as nuisance provisions relating to noise and glare would be retained, as would recession planes to ensure built form was not unduly dominant.
111. The assumptions, and reasons associated with the application of this approach in the smaller settlements are based on the following:
- **Retailing and Commercial Services:** The approach would remove any restrictions on such activities within the smaller settlements; albeit provisions for the management of amenity would remain. The approach would be applied to all of the small settlement, not just those sites identified in Attachment B.
 - **Industrial activities:** As above.
 - **Visitor Accommodation:** The approach would remove limitations on scale currently set at 300m², remove thresholds relating to vehicle movements in excess of those provided by Rule 10.8.1.3, and the hours of operation (Rule 10.9.1)¹⁹.
 - **Community and Recreational Facilities:** As above, plus restrictions as to the extent by which these activities are able to accommodate business activities that remain ancillary to the core purpose of the activity on the site (i.e Club Rooms) would be removed.
112. This approach seeks to embed within the smaller settlements for the associated residential and fringe rural zone, permissive provisions (policies, rules and methods) for a range of business activities.
113. The approach extends beyond existing operators, and would also enable a broad range of business activities to be established throughout residential zones, subject to any residual controls relating to amenity and nuisance that are embedded in the plan. It is considered that market demand would realistically curb the propagation of such activities, but not their location.
114. Striking a balance between enabling business activities and retaining amenity controls across the residential zone is difficult where applied to all business activities. Resultant provisions would tend to be complex in order to ensure, given the range of existing development, that appropriate activities are enabled, and yet environmental effects managed. Consideration would need to be given to numbers of staff, building scale, hours of operation and traffic generation.
115. Conversely, the narrow application of more enabling provisions to more benign activities, such as Visitor Accommodation, ancillary business activities associated with Recreational and Community facilities and / or home occupations places primacy on retaining residential coherence and amenity as the core environmental outcome anticipated for the small settlements. The approach provides appropriate flexibility to the use of existing dwellings as physical resources.

¹⁹ 'Travelling Accommodation Activities', is excluded from the definition of Residential Activity in the Plan. It is unclear as to whether they should refer to Visitor Accommodation as defined.

116. In Figure 8, a broad range of activities refers to: Retail, Industrial activities and Visitor Accommodation.

Figure 8: Flexible provisions within the underlying zone

	Costs	Benefits
Social	Where a laissez faire approach is applied to a broad range of business activities throughout smaller settlements, this decreases certainty of landowners as to the emergence, location and scale of non-residential activities.	<p>Increases flexibility to respond to market demand for evolving social and retail activities within the confines of the zoned area.</p> <p>Large scale changes would be reliant on resource consent process to establish, providing for notification, and the need to manage amenity and landscaping outcomes associated with the proposal, allowing wider community outcomes in relation to residential amenity to be retained.</p> <p>Sense of scale and amenity largely retained as consistent with residential living, although dependent on establishing appropriate amenity controls.</p> <p>Where the approach is narrowed to Visitor Accommodation and home occupations there are limited costs in terms of residential coherence, as residential amenity, coherence and character prevails as the overriding environmental outcome for small settlements.</p>
Economic (including employment)	<p>Complexity of provisions and ensuring amenity controls could unrealistically raise expectations as to range of activities which could establish.</p> <p>Complex amenity provisions would reduce certainty of existing operations, resulting in reliance on existing use rights.</p>	<p>Increased flexibility to facilitate the development of retail, recreational and community infrastructure within small settlements.</p> <p>Potentially, increases the range and extent of business activities in small settlements.</p> <p>If narrowed to accommodation and home occupations increases flexibility to individual landowners compared to <i>status quo</i>.</p>
Environmental	<p>Where applied to a broad range of activities complexity of provisions and ensuring amenity controls can still give rise to resultant reverse sensitivity and amenity effects.</p> <p>There would be unalignment between the district plans strategic provisions seeking to retain residential (or rural) amenity and character, and rules which allow for a wide range of business activities to establish.</p>	<p>Allows for redevelopment and reuse of physical resources which may be in decline or require refurbishment.</p> <p>Amenity for residential living for adjoining neighbours largely retained by redevelopments.</p>
Cultural	-	Maintains or enhances existing cultural inventory of facilities and services where present.
Efficiency	<p>As applied to a broad range of activities, the approach is not efficient, as it results in moderate costs for both the community and the Council. Those costs relate to establishing the planning regime and appropriate controls, and uncertainty for the community as to the application and establishment of activities, and the effectiveness of the associated amenity provisions to avoid adverse effects.</p> <p>Such an approach is not efficient in the achievement of Section 18A of the Act, as:</p>	

	<ul style="list-style-type: none"> There would be increased complexity in the enablement of non-residential activities and an unclear rational nexus to policies and methods. <p>Efficiency in enabling a broad range of business activities is further diminished through the necessity to comply with a suite of amenity provisions, which reduces transparency in terms of the range of actual business opportunities that are actually enabled.</p> <p>There is increased flexibility for the enablement of small scale business and local community facilities and services to adapt to meet the needs of the nearby community.</p> <p>If applied to a narrow range of activities, the approach is efficient and has been an orthodox approach to plan drafting. Providing for benign non-residential activities (accommodation and home occupations) retains residential coherence and residential amenity, and hence remains compatible with the residential expectations of the zone.</p> <p>Such an approach is efficient in the achievement of Section 18A of the Act, as:</p> <ul style="list-style-type: none"> There is limited complexity in the enablement of the narrow range of activities and a rationale nexus to policies and methods. <p>Efficiency is further enabled, through reducing transactions costs for the establishment of accommodation and home occupations without, or with limited, consenting.</p>
Effectiveness	<p>Application to a broad range of activities is generally ineffective, in that certainty is reduced, and the extent of non-residential activities would likely be constrained by complex development standards to retain residential amenity. Consequently, many existing non-residential activities would still be reliant on establishing existing use rights.</p> <p>The narrow approach (to accommodation and home occupations), on its own is only partially effective. Whilst it would provide for existing (and future) benign activities, it would not provide for the full range of non-residential activities which remain reliant on establishing existing use rights.</p>

4.2.6 Option 6 - Specific smaller township business zoning

117. A synopsis of this approach would be the provision of two additional sub-zones to recognise and provide for the existing Industrial and Retail activities present within the smaller settlements, where there is a suitable clustering of such activities. Otherwise the approach would overlap with Option 2 ‘Spot Zoning’ and be subject to the same benefit and cost considerations.
118. Such zones would take the form of:
- a smaller settlement Industrial Zone (for example B2 Small Settlement); and
 - a smaller settlement Retail Zone (for example B1 Small Settlement).
119. The zone framework would establish objectives, policies and rules seeking to recognise and manage an appropriate level of adverse effects on adjoining properties, or on township character and amenity. As above, the approach is only a valid alternative where there are multiple adjacent sites occupied by business activities, and therefore the ability to internalise adverse effects.
120. On the basis of the survey (**Attachment B**), this option could realistically only be applied for those Retail activities along Christchurch Akaroa Road – Tai Tapu, on both sides between Old Tai Tapu Road and School Road. There are other small settlements where there are clusters of non-residential activities predominantly on main roads, but these tend to be interspersed with either residential or Visitor Accommodation activities. Examples where some, but limited clustering of business activities are present include:
- Arthurs Pass Village, 85, 86 and 108 State Highway 73 (Retail)
 - Doyleston, 1446 and 1448 Leeston Road (Retail)
 - Glentunnel, 24 and 26 Homebrush Road (Industrial)
 - Springfield, 5667 – 5675, and 5666 – 5672 West Coast Road.
121. Such an approach would:
- Spatially identify such areas as shown in **Attachment B** and apply a specific smaller township business zoning approach to these sites, be that either Retail or Industrial Small Settlement Zone based on the underlying character of activities; and
 - Provide for a specific policy framework within the district plan identifying the role and function of these zones in terms of providing for social and economic enablement in smaller settlements, but acknowledging the need to maintain residential character and amenity for adjoining residential areas.

Figure 9: Specific smaller township business zoning

	Costs	Benefits
Social	Based on the survey assessment in Attachment 2, there is very limited utility in the application of such an approach. The only realistic prospect of application is Christchurch Akaroa Road – Tai Tapu, on both sides between Old Tai Tapu Road and School Road	Small scale business activities included within the zoned response are provided for, and given increased certainty as to the range and diversity of activities enabled.

	Should such a zoned response be applied to areas that do not coherently exhibit business activities (that is the zone is applied to include residential activities to provide a cluster of sites linking established business activities) there will be further reductions in residential coherence as activities within business zones evolve and develop at the expense of any remaining residential character.	
Economic (including employment)	Where applied to disparate sites (such as those surveyed) can create unrealistic development expectations as sensitive adjoining nuisance levels (i.e. noise) will still need to be complied with at the intersecting boundary.	Increased flexibility to facilitate the development of retail, recreational and community infrastructure within zoned areas. Increased certainty as to long term business diversification and employment opportunities. Rights are not lost in perpetuity where business activities are discontinued for a period exceeding 12 months. Provides for increased business growth.
Environmental	Reduction / change in amenity in residential living for adjoining landowners.	Allows for redevelopment and reuse of physical resources which may be in decline or require refurbishment.
Cultural	-	Maintains or enhances existing cultural inventory of facilities and services where present.
Efficiency	<p>The approach and methods (being the specific business zoning in small settlement) can be implemented at a cost to the Council, principally given the sites, as identified in Attachment B, are generally too disparate to apply this approach in a comprehensive manner, and would detract from seeking to provide clear and concise provisions through the potential suite of business zones in the District Plan. Ultimately, such an approach is not practical within Selwyn’s smaller settlements.</p> <p>There are administration costs to the Council in terms of establishing a complex and prescriptive suite of plan provisions. Effectively the approach of zoning at such a ‘micro level’ is not to be encouraged because of inefficiencies of considering a multiplicity of effects across a multitude of disparate sites, each generally adjoined by residential activity.</p> <p>Such an approach is not efficient in the achievement of Section 18A of the Act, as:</p> <ul style="list-style-type: none"> ○ there would be considerable complexity in the formation of spot zones, policies and methods. <p>Where zones relate to singular properties, efficiency is greatly reduced through the necessity to comply with adjoining sensitive activities environmental nuisance outcomes (i.e. noise levels) which diminishes benefits of this option in relation to costs.</p> <p>There is modest increased flexibility for the enablement of small scale business and local community facilities and services to adapt to meet the needs of the nearby community</p>	
Effectiveness	<p>The approach and methods are partially effective. They implement the proposition in the higher order documents that a diverse range of business activities and community needs are to be met within smaller communities, but should not be applied to disparate and / or small sites, as this would be incompatible with the amenity outcomes sought for smaller settlements under the CRPS 2013), Selwyn 2031 and Area Plans which seek to retain a residential coherence and amenity for these settlements.</p> <p>Aspects relating to maintaining amenity and avoiding reverse sensitivity are effectively secured by this approach.</p>	

5 Conclusions and Recommendations

5.1 Conclusions

122. This report considers a range of alternative instruments for what represents the better, or most appropriate mechanism for recognising and providing for established non-residential business activities within the Selwyn District's smaller settlements.
123. The survey results reveal a dispersed range of business activities throughout the smaller settlements.
124. There are ancillary business activities associated with community and recreational activities being undertaken in the small settlements. Those ancillary business activities undertaken from Schools, Club Rooms, and Golf Courses are an anticipated and appropriate component of enabling sustainable business activity, and community enablement within the smaller settlement network.
125. These ancillary activities are typically provided for through the underlying zoning and associated provisions, including the provision of Temporary activities. In some instances such as Schools, ancillary business activities may well be anticipated under the relevant designation purpose, although as noted this is not made explicit in the current operative plan designations. The replacement Selwyn District Plan could improve the certainty by which ancillary business activities are anticipated as part of the core community and recreational activity. It is understood that this is the subject of an additional report being prepared by the Selwyn District Council.
126. As stand-alone business activities in the smaller settlements are generally not clustered together, approaches associated with the comprehensive rezoning of these sites for business uses (Options 2 'Spot Zoning' or Option 6 'Specific Small Settlement Business Zoning') would be both inefficient and ineffective as outlined in Section 4 of this report. Spot zoning, or providing specific business zones for smaller settlements related to a range of dispersed business activities would mean that the effects from these activities would be unable to be absorbed inter-zone, and would likely detract from adjoining residential amenity and character.
127. The only instances where spot zoning would be considered an appropriate method relates to the following Industrial sites as follows:

Site	Business	Activity Type	Comment
Springston, 140 Leeston Road	Carrodus Bros Trucks Ltd	Industrial	Zoned Rural – not provided for
Springston, 132 Leeston Road	Selwyn Auto	Industrial	Zoned Rural – not provided for

The reasons for that recommendation are:

- Consistency with the manner in which Industrial Activities located on the fringe of Doyleston are recognised and provided for by the operative plan;
 - The operative plan would render any alteration of these activities as a **non-complying** activity.
 - An absence, or at least somewhat distant, presence of sensitive residential activities (in comparison to those Industrial activities zoned Living and located within smaller settlements).
 - The scale and extent of physical infrastructure associated with both Carrodus Bros Trucks Ltd and Selwyn Auto, and that they adjoin each other on Leeston Road.
128. The demonstration of *existing use rights* is fraught. Case law has identified that there are difficulties associated with establishing the sameness of character, intensity and scale especially for disparate, historical and small-scale activities. There are also instances where purpose built commercial facilities have been discontinued for periods exceeding 12 months, where securing a resource consent may well be difficult given the residential outcomes and policy provisions sought for the District's small settlements.
129. The most effective and efficient suite of provisions would in our view likely be the application of a 'Policy Overlay' to recognise and provide for business activities, in combination with embedding more benign activities (Accommodation and home occupations) within the underlying residential zone provisions. Such an approach provides some certainty to existing operators that their activities are lawfully established and provides some flexibility for adaption, as well as maintaining residential amenity and character.
130. Figure 10 below provides for each settlement a recommendation as to:
- which of the Options considered may have benefits as a potential mechanism in the district plan as applied to recognising and providing for existing business activities; and
 - the preferred approach based on the broad level assessment of costs and benefits considered above.
131. A more specific application of provisions will only be able to be considered upon conclusion of the Selwyn District Council's plan provisions for the small settlement zone residential and rural provisions. Once that work has been completed, the extent to which existing business activities are provided for, or otherwise is unknown. Any increased regulation in the replacement Selwyn District Plan that will make commercial or business growth more difficult, alters the pre-existing *status quo*. A more restrictive planning regime would be generally unsupportive of present business activities existence in small settlements, making it more difficult to conclude that an approach favouring retention of existing use rights was justified.

Figure 10: Small Settlements and appropriate approaches to recognising business activities

Arthurs Pass	Business Activities	Option 1: Status Quo	Option 2: Spot Zoning	Option 3: Scheduling	Option 4: Policy Overlay	Option 5: Flexible provisions within underlying zoning	Option 6: Specific Business zoning
	Retailing and Commercial Services	✓			✓ (preferred approach)		✓ (limited to 85, 86 and 108 State Highway 73, and would generate issues of consistency in application as other retailing activities would remain reliant on residential zone and existing use rights)
	Industrial Activities (None Present)						
	Visitor Accommodation	✓				✓ (preferred approach)	
	Community and Recreational Facilities	✓				✓ (preferred approach)	
Doyleston	Business Activities	Option 1: Status Quo	Option 2: Spot Zoning	Option 3: Scheduling	Option 4: Policy Overlay	Option 5: Flexible provisions within underlying zoning	Option 6: Specific Business zoning
	Retailing and Commercial Services	✓			✓ (preferred approach)		
	Industrial Activities		✓ (status quo for 447 Drain Road and 10 Railway Terrace, given absence of proximate sensitive residential activities)		✓ (preferred approach for 1 Queen Street, given adjoining residential activities)		
	Visitor Accommodation (None Present)	✓					
	Community and Recreational Facilities	✓				✓ (preferred approach)	
Glentunnel	Business Activities	Option 1: Status Quo	Option 2: Spot Zoning	Option 3: Scheduling	Option 4: Policy Overlay	Option 5: Flexible provisions within underlying zoning	Option 6: Specific Business zoning
	Retailing and Commercial Services	✓			✓ (preferred approach)		
	Industrial Activities	✓			✓ (preferred approach for 24 and 26 Homebush Road, given adjoining residential activities)		
	Visitor Accommodation	✓				✓	
	Community and Recreational Facilities	✓				✓	

Hororata	Business Activities	Option 1: Status Quo	Option 2: Spot Zoning	Option 3: Scheduling	Option 4: Policy Overlay	Option 5: Flexible provisions within underlying zoning	Option 6: Specific Business zoning
	Retailing and Commercial Services	✓			✓ (preferred approach)		
	Industrial Activities (None present)						
	Visitor Accommodation (None Present)						
	Community and Recreational Facilities	✓				✓	
Kirwee	Business Activities	Option 1: Status Quo	Option 2: Spot Zoning	Option 3: Scheduling	Option 4: Policy Overlay	Option 5: Flexible provisions within underlying zoning	Option 6: Specific Business zoning
	Retailing and Commercial Services	✓			✓ (preferred approach)		
	Industrial Activities	✓			✓ (preferred approach)		
	Visitor Accommodation	✓				✓ (preferred approach)	
	Community and Recreational Facilities	✓				✓(preferred approach)	
Sheffield	Business Activities	Option 1: Status Quo	Option 2: Spot Zoning	Option 3: Scheduling	Option 4: Policy Overlay	Option 5: Flexible provisions within underlying zoning	Option 6: Specific Business zoning
	Retailing and Commercial Services	✓			✓ (preferred approach)		
	Industrial Activities	✓			✓ (preferred approach)		
	Visitor Accommodation	✓				✓(preferred approach)	
	Community and Recreational Facilities	✓				✓(preferred approach)	
Springfield	Business Activities	Option 1: Status Quo	Option 2: Spot Zoning	Option 3: Scheduling	Option 4: Policy Overlay	Option 5: Flexible provisions within underlying zoning	Option 6: Specific Business zoning
	Retailing and Commercial Services	✓			✓ (preferred approach)		✓ (limited to 5667-5675 and 5666-5672 West Coast Road). Would generate issues of consistency in application as other retailing activities would remain reliant on residential zone and existing use rights)
	Industrial Activities (none present)						
	Visitor Accommodation	✓				✓(preferred approach)	

	Community and Recreational Facilities	✓				✓(preferred approach)	
Springston	Business Activities	Option 1: Status Quo	Option 2: Spot Zoning	Option 3: Scheduling	Option 4: Policy Overlay	Option 5: Flexible provisions within underlying zoning	Option 6: Specific Business zoning
	Retailing and Commercial Services				✓ (preferred approach)		
	Industrial Activities		✓ (preferred approach for 132 and 140 Leeston Road, refer above discussion)		✓ (preferred approach for residual industrial activities)		
	Visitor Accommodation	✓				✓(preferred approach)	
	Community and Recreational Facilities	✓				✓(preferred approach)	
Tai Tapu	Business Activities	Option 1: Status Quo	Option 2: Spot Zoning	Option 3: Scheduling	Option 4: Policy Overlay	Option 5: Flexible provisions within underlying zoning	Option 6: Specific Business zoning
	Retailing and Commercial Services	✓			✓ (preferred approach)		✓ (limited to both sides of Christchurch Akaroa Road between Old Tai Tapu Road and School Road), and would generate issues of consistency in application as other retailing activities would remain reliant on residential zone and existing use rights)
	Industrial Activities (none present)	✓					
	Visitor Accommodation (none present)	✓					
	Community and Recreational Facilities	✓				✓(preferred approach)	

5.2 Recommendations

132. Figure 10 identifies a broad range of options available to Selwyn District Council to recognise and provide for business activities within its smaller settlements. As identified above it is considered that the replacement Selwyn District Plan should contain increased provision and certainty for business activities undertaken as ancillary to recreational or community activities, as well as enablement of Visitor Accommodation, and Home Occupations.
133. In evaluating the most appropriate planning mechanism(s), being the objectives, policies and methods (including zoning) for the recognition and provision of established business (retail and industrial) activities within Selwyn District's smaller township network, consideration is required of:
- The nature, scale and position of the business activity itself;
 - The existing regulatory environment provided by the operative Selwyn District Plan, and the extent by which increased regulation in the replacement Selwyn District Plan would make commercial or business growth for established business activities (but with an underlying residential or rural zone) more difficult, thereby altering the pre-existing *status quo*;
 - The statutory tests, pursuant to sections 31, 74 and 75 of the Act, including the need to “give effect to” the operative provisions of the Canterbury Regional Policy Statement (2013); and
 - The requirement to ‘have regard to’ relevant management plans prepared under other Acts, which in this case relate to the Selwyn 2031 Growth Management Strategy, and the Ellesmere and Malvern Area Plans (2016).
134. At the macro level there are two potential options available to the Council, being Option 1: Status Quo (or reliance on existing use rights where these can be demonstrated), or Option 4: Provision of a Policy overlay for businesses (retail and industrial) in small settlements.
135. At a specific level, recognition should be given to:
- Retention of the existing Business 2 zoning for 447 Drain Road and 10 Railway Terrace, Doyleston;
 - Application of a Business 2 zoning for 132 and 140 Leeston Road, Springston; and
 - Greater flexibility (Option 5) for the provision of ancillary business activities undertaken in association with community and recreational facilities, and the provision of Visitor Accommodation and home occupations. The former activities provide for social and community good, and the efficient use of existing community infrastructure, the latter are largely benign and retains residential character and amenity.
136. Retaining the status quo will be difficult under the RMA regime for considering plan provisions. The approach will especially be difficult to defend were the replacement Selwyn District Plan to increase regulation of non-residential activities within the relevant residential and rural zones. Case law has also repeatedly determined that such an approach is not typically considered the most appropriate, in terms of the statutory tests outlined, although that caselaw should be considered in terms of the circumstances and merits to which it applies.
137. The absence of a specific business zoning providing for these activities in the smaller settlements also reduces the likelihood of the status quo being defensible for a number of activities that clearly do not demonstrate residential coherence or character.
138. It is recommended that Option 4 ‘Policy Overlay’ be considered further as the most appropriate method to recognise and provide for existing business activities in the smaller settlements. The application of the approach would have the following parameters:
- [1] **Specific policy framework:** To provide for small scale business activities as identified on planning maps, whilst acknowledging the need to retain compatibility with the adjoining residential or rural amenity.
 - [2] **Map ‘Small Settlement Business Overlay’:** Identify on the Planning Maps, as one overlay, those sites identified in **Attachment B** as being defined as either Retail or Industrial.
 - [3] **Specific Plan Exemptions:** Identify those rules, that would not apply to those activities that are notated as ‘Small Settlement Business Overlay’. Within an orthodox district plan approach, these would include exclusions for:
 - Building coverage;
 - A higher threshold (than 40) for vehicle movements able to be generated on the site per day for Collector or Arterial roads;
 - A higher threshold for signage provision;
 - Extended hours of operation;
 - Staff members, not resident to the site; and
 - Industrial or Retail activities being undertaken from the site.
 - [3] **Specific Plan Provisions that would apply:** Ensure retention of those provisions which seek to manage amenity effects, especially on adjoining residential amenity or the public realm. Within an orthodox district plan approach, these would include retention of:
 - Parking, loading and access;
 - Recession planes;
 - Maximum lux levels;
 - Maximum noise levels;
 - Landscaping requirements; and
 - General provisions as these relate to subdivision, earthworks, heritage and notable trees.

Attachment A – High Order Statutory Framework

Alignment with Statutory Instruments

The alignment requirements of the replacement Selwyn District Plan provisions with the broader statutory instruments is identified below:

Document	Alignment requirement to the replacement Selwyn District Plan (RMA1991)	Requirement definition
National Policy Statements (NPS) NPS - Freshwater Management NPS - Renewable Electricity Generation NPS – Electricity Transmission NPS – Urban Development Capacity	Give effect to (s75(3))	Means to implement according to the purpose specified
Regional Policy Statements (RPS) Canterbury Regional Policy Statement (2013)		
National Environmental Statements (NES) NES Sources for Drinking Water NES Telecommunication Facilities NES Contaminants in Soil (introduced to TDP on 1 January 2012, refer Issues and Hazardous substances) NES Electricity Transmission Activities	Nationally set standards (s44A)	Rules in a district plan must not conflict or duplicate
Regional Plans (RPs) Canterbury Land and Water Plan Canterbury Air Plan	Not be inconsistent with (s74(4))	Are the provisions compatible with the purpose specified
Specified Management Plans and strategies prepared under other legislation (i.e. LTP, Selwyn 2031, Malvern Area Plan and Ellesmere Area Plan prepared under the LGA2002)	Have regard to (s74(2)(b))	Giving matters genuine attention and thought, and such weight as is considered to be appropriate.
Christchurch, Ashburton, Waimakariri	Have regard to the extent to which there is a need for consistency (s74(2)(c))	Giving matters genuine attention and thought, and such weight as is considered to be appropriate.
Mahaanui Iwi Management Plan	Take into account (s74(2)(c))	The matter must be addressed with weight is a matter of judgement based on the facts and merits of the issue.

Attachment B – Small Settlement Survey and Worksheets

Attachment B1(i) – Arthurs Pass



Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
131-132 Arthurs Pass (State Highway 73) Arthurs Chalet	Retail / Accommodation	Pub / Restaurant / Accommodation		✓			✓ (Likely)		✓	✓			✓ (0)		Moderate	2 (2mx1m) Pillar Signs Wooden and discrete	Large carpark at front. Small alpine hedges. No demarcation of property boundary. Acceptable in this context.	Residential on south, west and eastern sides. Road separated to south.	Vacant. Owner died 3 years ago. On market for \$1.1million. Existing Use rights would be extinguished.	AP001, AP002
128 Arthurs Pass The Sanctuary BBH Hostel	Accommodation	Hostel	✓			✓			✓			✓			Low	1mx2m affixed to wall. 0.2m x 0.6m BBH sign affixed to wall.	Nestled in existing mature vegetation. Informal. No demarcation of boundary through planting or landscaping.	Residential to south and west.	Fits comfortably.	AP003
109-110 Arthurs Pass Fire Department	Community	Fire Department Utility Buildings	✓			✓		Intermittent	Intermittent				✓ (Volunteer)		Low	1.0mx0.5m at rear	Single storey utility garage for parking vehicles on rear site. Some boundary planting (alpine) and informal. Wooden panel fence on western boundary.	Residential but a benign activity.	Rear site. Not immediately visible from road.	AP004
85-86 Arthurs Pass	Retail	Café / Bottle Store / General Store / Service Station		✓			✓		✓	✓			✓		High	All on building. 2(1mx2) naming signs.	Tidy alpine building. Car parking at front (and staff to rear). Formal	Hostel on east. Café to north (across road) nothing west and south.	Acts as the main anchor for the township in terms of supporting	AP005, AP006


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
Arthurs Pass Store																3(0.5m x 0.6m) type signs (i.e. Café).	boundary planting (alpine) and outdoor seating.		community and tourist convenience needs.	
108 Arthurs Pass Wobbly Kea	Retail	Café / Restaurant	✓			✓ (7:30pm)			✓ (7:30pm)			✓			Mod	1mx2m carved attached to building (beautifully done)	Tide alpine building. Small area of lawn and informal alpine planting at front. Timber and stone exterior. Informal landscaping	Café across road to south. Vacant east, Fire Dept to west.	With Chalet currently closed only Dinner option (with Sky sport).	AP007
107 Arthurs Pass	Accommodation	Hostel (Vacant)	✓			✓			✓			✓			Low	Presently none (small historic plaque at front)	Low amenity block stone building. No landscaping or setback.	Café across road and to the west. Accommodation units to the east.	Vacant has been for some time. Limited amenity or functional ability to adapt the building.	AP008
84 Arthurs Pass YHA Hostel	Accommodation	Hostel		✓		✓			✓			✓			Low	1(0.5mx0.2m) Pillar 1(1.0mx2.5m) naming sign affixed to frontage. 1(1.0mx0.4m) YHA affixed to deck. Miscellaneous small signs.	Mature trees on southern boundary. Car parking at front. Rock and informal landscaped frontage.	Café to west, vacant hostel to north (across road). Education activity to the east.	1950's building. Relatively tidy with a reasonable presence.	AP009


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
83 Arthurs Pass Outdoor Education Centre	Education / Community	Education		✓		✓			✓			✓			Med (Intermittent)	1(0.2m x 1.0m pillar)	Big mature trees at front. Very tiny and well maintained. Limited carparking at front.	Church to east, YHA to west, Hostel to north (across road)	Tidy building and surrounds.	AP010
106 Arthurs Pass Hostel Units	Accommodation	Hostel	✓			✓			✓			None, run from YHA			Low	1(0.2mx0.4m) pillar.	Informal rock and alpine planting at front to soften carparking.	Vacant hostel to west, Education to south, and residential to east.	Tidy newish units. One at front, one at rear. Sometimes used for road contractors.	AP011
80 Arthurs Pass DoC Visitor Centre	Retail / Community	DoC Visitors Centre.		✓		✓			✓			✓			Low	1(1.0mx2.5m) DoC Visitors Centre Sign. Temporary on street signs.	Carparking at side. Stone and wooden exterior. Informal alpine planting and rocks along frontage.	None railway station across the road.	1960's DoC Building.	AP012
76 School Terrace Community Centre	Community	Community Centre	✓			✓			✓			Volunteers			Low	Carved sign, discrete. 0.2m x 1.5m	Tidy and well maintained. Little plantings.	Residential	Tidy	AP013, AP014
52, 54 & 13969 Arthurs Pass	Accommodation	Motel		✓		✓			✓			✓			Low	0.3mx1.5m pillar	Really tidy. Informal rock wall and alpine planting. Some mature trees along frontage and western boundary.	Residential to west and east. Recycling station to north.	Extremely well maintained property and informative host.	AP015
24-25 Arthurs Pass Police Residence	Community / Residence	Police Residence	✓			✓			✓			✓			Low	0.2m x 1.0m pillar	Enclosed by mature alpine planting.	Residential to south and west.	Discrete.	AP016



Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
16 Arthurs Pass	Accommodation	Hostel	✓			✓				✓					Low	0.2m x 1.0m temporary pillar.	Informal and unmanicured.	Residential to the west. Northing east, north and south.	A little untidy.	AP017


Attachment B1(ii) – Arthurs Pass


Criteria	Description	
ddress	131 - 132 Arthurs Pass (State Highway 73) Arthurs Chalet	
Photo and ID	AP001, AP002	
Activity Type	Retail / Accommodation	
Specific Type	Pub / Restaurant / Accommodation	
Scale	Medium	
Activity Characteristics	Noise	Moderate (likely)
	Hours of Operation	Day and evening
	Staff	5-10
	Public Generation	Moderate
	Signage	2 (2mx1m) Pillar Signs Wooden and discrete
	Amenity	Large carpark at front. Small alpine hedges. No demarcation of property boundary. Acceptable in this context.
	Sensitivity of surrounds	Residential on south, west and eastern sides. Road separated to south.
Comments	Vacant. Owner died 3 years ago. On market for \$1.1million. Existing Use rights would be extinguished.	
AP001		
AP002		


Criteria	Description	
Address	128 Arthurs Pass (State Highway 73) The Sanctuary BBH Hostel	
Photo and ID	AP003	
Activity Type	Accommodation	
Specific Type	Hostel	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 hours
	Staff	1-4
	Public Generation	Low
	Signage	1mx2m affixed to wall 0.2mx0.6m BBH sign affixed to wall.
	Amenity	Nestled in existing mature vegetation Informal. No demarcation of boundary through planting or landscaping.
	Sensitivity of surrounds	Residential to south and west.
Comments	Fits comfortably.	
AP003		


Criteria	Description	
Address	109 - 110 Arthurs Pass (State Highway 73) Fire Department	
Photo and ID	AP004	
Activity Type	Community	
Specific Type	Fire Department Utility Buildings	
Scale	Small	
Activity Characteristics	Noise	Quiet (Intermittent)
	Hours of Operation	Intermittent
	Staff	5-10 (Volunteer)
	Public Generation	Low
	Signage	1.0mx0.5m at rear
	Amenity	Single storey utility garage for parking vehicles on rear site. Some boundary planting (alpine) and informal. Wooden panel fence on western boundary
	Sensitivity of surrounds	Residential but a benign activity.
Comments	Rear site. Not immediately visible from road.	
AP004		


Criteria	Description	
Address	85 - 86 Arthurs Pass (State Highway 73) Arthurs Pass Store	
Photo and ID	AP005, AP006	
Activity Type	Retail	
Specific Type	Café / Bottle Store / General Store / Service Station	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day and evening
	Staff	5-10
	Public Generation	High
	Signage	All on building. 2(1mx2) naming signs. 3(0.5m x 0.6m) type signs (i.e. Café).
	Amenity	Tidy alpine building. Car parking at front (and staff to rear). Formal boundary planting (alpine) and outdoor seating.
	Sensitivity of surrounds	Hostel on east. Café to north (across road) nothing west and south.
Comments	Acts as the main anchor for the township in terms of supporting community and tourist convenience needs.	
AP005		
AP006		


Criteria	Description	
Address	108 Arthurs Pass (State Highway 73) Wobbly Kea	
Photo and ID	AP007	
Activity Type	Retail	
Specific Type	Café / Restaurant	
Scale	Small	
Activity Characteristics	Noise	Quiet (7.30pm)
	Hours of Operation	Day (7.30pm)
	Staff	1-4
	Public Generation	Moderate
	Signage	1mx2m carved attached to building (beautifully done)
	Amenity	Tide alpine building. Small area of lawn and informal alpine planting at front. Timber and stone exterior. Informal landscaping
	Sensitivity of surrounds	Café across road to south. Vacant east, Fire Dept to west.
Comments	With Chalet currently closed only Dinner option (with Sky sport).	
AP007		



Criteria	Description	
Address	107 Arthurs Pass (State Highway 73)	
Photo and ID	AP008	
Activity Type	Accommodation	
Specific Type	Hostel (Vacant)	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 hours
	Staff	1-4
	Public Generation	Low
	Signage	Presently none (small historic plaque at front)
	Amenity	Low amenity block stone building. No landscaping or setback.
	Sensitivity of surrounds	Café across road and to the west. Accommodation units to the east.
Comments	Vacant has been for some time. Limited amenity or functional ability to adapt the building.	
AP008		


Criteria	Description	
Address	84 Arthurs Pass (State Highway 73) YHA Hostel	
Photo and ID	AP009	
Activity Type	Accommodation	
Specific Type	Hostel	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 hours
	Staff	1-4
	Public Generation	Low
	Signage	1(0.5mx0.2m) Pillar 1(1.0mx2.5m) naming sign affixed to frontage. 1(1.0mx0.4m) YHA affixed to deck. Miscellaneous small signs.
	Amenity	Mature trees on southern boundary. Car parking at front. Rock and informal landscaped frontage.
	Sensitivity of surrounds	Café to west, vacant hostel to north (across road). Education activity to the east.
Comments	1950's building. Relatively tidy with a reasonable presence.	
AP009		


Criteria	Description	
Address	83 Arthurs Pass (State Highway 73) Outdoor Education Centre	
Photo and ID	AP010	
Activity Type	Education / Community	
Specific Type	Education	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day and Evening
	Staff	1-4
	Public Generation	Medium (Intermittent)
	Signage	1(0.2m x 1.0m pillar)
	Amenity	Big mature trees at front. Very tiny and well maintained. Limited carparking at front.
	Sensitivity of surrounds	Church to east, YHA to west, Hostel to north (across road)
Comments	Tidy building and surrounds.	
AP010		


Criteria	Description	
Address	106 Arthurs Pass (State Highway 73) Hostel Units	
Photo and ID	AP011	
Activity Type	Accommodation	
Specific Type	Hostel	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 hours
	Staff	None, run from YHA
	Public Generation	Low
	Signage	1(0.2mx0.4m) pillar.
	Amenity	Informal rock and alpine planting at front to soften carparking.
	Sensitivity of surrounds	Vacant hostel to west, Education to south, and residential to east.
Comments	Tidy newish units. One at front, one at rear. Sometimes used for road contractors.	
AP011		

Criteria	Description	
Address	80 Arthurs Pass (State Highway 73) DoC Visitor Centre	
Photo and ID	AP012	
Activity Type	Retail / Community	
Specific Type	DoC Visitors Centre	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	day
	Staff	1-4
	Public Generation	Low
	Signage	1(1.0mx2.5m) DoC Visitors Centre Sign. Temporary on street signs.
	Amenity	Carparking at side. Stone and wooden exterior. Informal alpine planting and rocks along frontage.
	Sensitivity of surrounds	None railway station across the road.
Comments	1960's DoC Building.	
AP012		

Criteria	Description	
Address	76 School Terrace Community Centre	
Photo and ID	AP013, AP014	
Activity Type	Community	
Specific Type	Community Centre	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	Volunteers
	Public Generation	Low
	Signage	Carved sign, discrete. 0.2m x 1.5m
	Amenity	Tidy and well maintained. Little plantings.
	Sensitivity of surrounds	Residential
Comments	Tidy	
AP013		
AP014		

Criteria	Description	
Address	52, 54 and 13969 Arthurs Pass (State Highway 73)	
Photo and ID	AP015	
Activity Type	Accommodation	
Specific Type	Motel	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 hours
	Staff	1-4
	Public Generation	Low
	Signage	0.3mx1.5m pillar
	Amenity	Really tidy. Informal rock wall and alpine planting. Some mature trees along frontage and western boundary.
	Sensitivity of surrounds	Residential to west and east. Recycling station to north
Comments	Extremely well maintained property and informative host.	
AP015		

Criteria	Description	
Address	24 - 25 Arthurs Pass (State Highway 73) Police Residence	
Photo and ID	AP016	
Activity Type	Community / Residence	
Specific Type	Police Residence	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 hours
	Staff	1-4
	Public Generation	Low
	Signage	0.2m x 1.0m pillar
	Amenity	Enclosed by mature alpine planting.
	Sensitivity of surrounds	Residential to south and west.
Comments	Discrete.	
AP016		


Criteria	Description	
Address	16 Arthurs Pass (State Highway 73)	
Photo and ID	AP017	
Activity Type	Accommodation	
Specific Type	Hostel	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 hours
	Staff	1-4
	Public Generation	Low
	Signage	0.2m x 1.0m temporary pillar.
	Amenity	Informal and unmanicured.
	Sensitivity of surrounds	Residential to the west. Northing east, north and south.
Comments	A little untidy.	
AP017		


Attachment B2(i) – Doyleston


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
1 Queen Street Doyleston Engineering Works Ltd	Industrial	Engineering Workshop			✓		✓		✓			✓			Low	1(x3mx1m) Road pillar sign 3x(0.5x0.5m) signs on building	Gravel yard / parking to the east. Not fenced.	Residential to the north and west, roads to the south and east. Access also from 478 Drain Road.		D 001
447 Drain Road Leech Wood Product Zoned Business 2	Industrial	Sawmill			✓		✓		✓			✓			Low	1(1mx1m) Road sign	Mostly screened from the road by mature hedges. Can still see large buildings and machinery.	Roads to the north, south and east, rural to the west.		D 002
1446/8 Leeston Road Country Store/Dairy/ Jacks Service Centre	Retail	Mechanic / Dairy / Post shop / Petrol		✓			✓		✓			✓			Moderate	4x(2mx1m) signs on building 1x(1.5mx1m) pillar sign	Concrete forcourt to the east, some formal planting to the east.	Residential to the north, south and west, road to the east.		D 003
10 Railway Terrace Craigs Seeds Zoned Business 2	Industrial	Seed store / cleaning / proccessing			✓		✓		✓			✓			Low	1x(1.5x1.5m) sign on building	Mostly screened from the road by mature hedges, however can still see large buildings.	Roads to the north and west, rural to the south and east.		D 004


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
487 Drain Road Osborne Park/ Community Hall	Community	Recreational		✓		✓			✓			Volunteer			Low	1x(0.5x2m) road sign 1(1mx0.5m) road sign	Trees to the north along roadside, playground, courts and bmx track, and hedges surrounding large field	Road to north and rural to the south, east and west.		D 005


Attachment B2(ii) – Doyleston

Criteria	Description	
Address	1 Queen Street Doyleston Engineering Works Ltd	
Photo and ID	D 001	
Activity Type	Industrial	
Specific Type	Engineering Workshop	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1(x3mx1m) Road pillar sign 3x(0.5x0.5m) signs on building.
	Amenity	Gravel yard / parking to the east. Not fenced.
	Sensitivity of surrounds	Residential to the north and west, roads to the south and east
Comments		
D 001		

Criteria	Description	
Address	447 Drain Road Leech Wood Product Zoned Business 2	
Photo and ID	D 002	
Activity Type	Industrial	
Specific Type	Sawmill	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1(1mx1m) Road sign
	Amenity	Mostly screened from the road by mature hedges. Can still see large buildings and machinery.
	Sensitivity of surrounds	Roads to the north, south and east, rural to the west.
Comments		
D 002		

Criteria	Description	
Address	1446/8 Leeston Road Country Store/Dairy/ Jacks Service Centre	
Photo and ID	D 003	
Activity Type	Retail	
Specific Type	Mechanic / Dairy / Post shop / Petrol	
Scale	Medium,	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Moderate
	Signage	4x(2mx1m) signs on building 1x(1.5mx1m) pillar sign
	Amenity	Concrete forecourt to the east, some formal planting to the east.
	Sensitivity of surrounds	Residential to the north, south and west, road to the east.
Comments		
D 003		

Criteria	Description	
Address	10 Railway Terrace Craigs Seeds Zoned Business 2	
Photo and ID	D 004	
Activity Type	Industrial	
Specific Type	Seed store / cleaning / processing	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(1.5x1.5m) sign on building
	Amenity	Mostly screened from the road by mature hedges, however can still see large buildings.
	Sensitivity of surrounds	Roads to the north and west, rural to the south and east.
Comments		
D 004		

Criteria	Description	
Address	487 Drain Road Osborne Park / Community Hall	
Photo and ID	D 005	
Activity Type	Community	
Specific Type	Recreational	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	Volunteer
	Public Generation	Low
	Signage	1x(0.5x2m) road sign 1(1mx0.5m) road sign
	Amenity	Trees to the north along roadside, playground, courts and bmx track, and hedges surrounding large field.
	Sensitivity of surrounds	Road to north and rural to the south, east and west.
Comments		
D 005		


Attachment B3(i) – Glentunnel


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
24-26 Homebush Road Glentunnel Garage	Industrial	Mechanic	✓				✓		✓			✓			Moderate	1 (2mx2m) Pillar Sign 4 x smaller signs attached to building 3.5m ²	Concrete forecourt to the south and yard to the east, no landscaping, some fencing screening workshop area. Car storage at rear (untidy)	Residential on the north and east sides, accommodation to the west. Road separated to south.		G 001
28 Homebush Road Accommodation in the Glen	Accommodation	B & B Accommodation	✓			✓				✓		✓			Low	1 x pillar sign 1m ²	Post and wire boundary fence, lawn and some formal planting recently established	Residential to the north, garage to the east and vacant lot to the west. Road to the south.		G 002
74 Homebush Road Allied	Retail	Petrol / Food and Beverage	✓			✓			✓			✓			Moderate	1x pillar sign 1m ²	None	Residential to the west and north. Roads to the south and east		G 003
1 Homebush Road Glentunnel Hororata Golf Club	Community Recreation	Golf Club			✓	✓			✓			✓			Low	1x (1mx0.8m) pillar sign 1x(0.5mx0.5m) pillar sign	Partially screened from the road by mature pine trees, large gravel carpark north of the clubrooms	Road to the north, Rugby club to the west, rural land to the south and east.		G 004


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
1 Victoria Street Church	Community	Church	✓			✓			✓			Volunteer			Low	No signs	Permeable fencing on the southern boundary and hedge on the northern and western. Mature trees to the east.	Residential to the north and west, roads to the south and east.		G005
2652 Homebush Road Glentunnel Community Centre	Community	Community Centre / Library		✓		✓				✓		Volunteer			Low	1x(1.5mx1m) sign attached to building 1x(0.5mx0.5m) road sign 1x(1.5x1m) sheltered information sign	Large gravel car park to the north, formal planting on northern, eastern and western boundaries, post and chain fence surrounding	Road to the north, recreational areas to the east, west and south.		G 006
2671 Homebush Road Glentunnel School	Education	Primary School			✓		✓		✓				✓		High	2x (1.2x0.5m) signs attached to fence	Permeable fencing surrounding school and large mature trees, large playing field to the north east of the site.	Roads to the north and east, reserve to the south and residential to the west.		G 007
Glentunnel Domain Road Glentunnel Holiday Park	Accommodation	Holiday Park			✓	✓				✓		✓			Low	None	Camping ground is set amongst mature trees, and is setback from road.	Adjoins the domain / rugby club to the north and the golf club the east and bushland/river to the south and west.		G 004
Glentunnel Domain Road Selwyn Rugby Club	Community	Recreation Reserve			✓		✓		✓		✓	Volunteer			Moderate	None	Large grassed domain with clubrooms	Golf to the east, community centre to the north, road to the west and		G 004


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID			
						Noise															Hours of Operation		
						Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night							1-4	5-10	10+
																		holiday park to the south					
3 Charles Street Chelsea Lodge	Accommodation	Accommodation	✓			✓				✓		✓				Low	3x(0.3x0.5m) road signs	Permeable fencing to the north, and formal landscaping surrounding.	Residential the west, and east, road to the north and reserve to the south.		G 008		
3 Philip Street Museum	Community	Museum	✓			✓			✓			Volunteer			Low	1x(0.3x0.5m) road sign	Formal planting and seating to the east, surrounded by lawn. Trees to the west.	Residential to the north, library/post shop to the south, road to the east and west.		G 009			
1 Philip Street Glentunnel Library and Gateposts	Retail	Historic Post Shop and library	✓			✓			✓			✓				Low	1x(0.5x0.5m) information sign	Historic fence surrounding some of the site, scattered planting and lawn	Museum to the north, roads to the south, east and west.	Historic Site Category 2 Listed, not used anymore	G 010		
2 Philip Street St Andrews of the Glen Church	Community	Church																			G011		

Attachment B3(ii) – Glentunnel

Criteria	Description	
Address	24 - 26 Homebush Road Glentunnel Garage	
Photo and ID	G 001	
Activity Type	Industrial	
Specific Type	Mechanic	
Scale	Small	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Moderate
	Signage	1 (2mx2m) Pillar Sign 4 x smaller signs attached to building 3.5m ²
	Amenity	Concrete forecourt to the south and yard to the east, no landscaping, some fencing screening workshop area
	Sensitivity of surrounds	Residential on the north and east sides, accommodation to the west. Road separated to south.
Comments		
G 001		


Criteria	Description	
Address	28 Homebush Road Accommodation in the Glen	
Photo and ID	G 002	
Activity Type	Accommodation	
Specific Type	B & B Accommodation	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 hours
	Staff	1-4
	Public Generation	Low
	Signage	1 x pillar sign 1m ²
	Amenity	Post and wire boundary fence, lawn and some formal planting recently established
	Sensitivity of surrounds	Residential to the north, garage to the east and vacant lot to the west. Road to the south.
Comments		
G 002		


Criteria	Description	
Address	74 Homebush Road Allied	
Photo and ID	G 003	
Activity Type	Retail	
Specific Type	Petrol / Food and Beverage	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Moderate
	Signage	1x pillar sign 1m ²
	Amenity	None
	Sensitivity of surrounds	Residential to the west and north. Roads to the south and east
Comments		
G 003		


Criteria	Description	
Address	1 Homebush Road Glentunnel Hororata Golf Club	
Photo and ID	G 004	
Activity Type	Community / Recreation	
Specific Type	Golf Club	
Scale	Large	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x (1mx0.8m) pillar sign 1x(0.5mx0.5m) pillar sign
	Amenity	Partially screened from the road by mature pine trees, large gravel carpark north of the clubrooms
	Sensitivity of surrounds	Road to the north, Rugby club to the west, rural land to the south and east.
Comments		
G 004		


Criteria	Description	
Address	Glentunnel Domain Road Glentunnel Holiday Park	
Photo and ID	G 004(a)	
Activity Type	Accommodation	
Specific Type	Holiday Park	
Scale	Large	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 Hours
	Staff	1-4
	Public Generation	Low
	Signage	None
	Amenity	Camping ground is set amongst mature trees, and is setback from road.
	Sensitivity of surrounds	Adjoins the domain / rugby club to the north and the golf club the east and bushland/river to the south and west.
Comments		
G 004(a)	No picture available	


Criteria	Description	
Address	Glentunnel Domain Road Selwyn Rugby Club	
Photo and ID	G 004(b)	
Activity Type	Community	
Specific Type	Recreation Reserve	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day and Night
	Staff	Volunteer
	Public Generation	Moderate
	Signage	None
	Amenity	Large grassed domain with clubrooms
	Sensitivity of surrounds	Golf to the east, community centre to the north, road to the west and holiday park to the south
Comments		
G 004(b)	No picture available	


Criteria	Description	
Address	1 Victoria Street Church	
Photo and ID	G 005	
Activity Type	Community	
Specific Type	Church	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	Volunteer
	Public Generation	Low
	Signage	No signs
	Amenity	Permeable fencing on the southern boundary and hedge on the northern and western. Mature trees to the east.
	Sensitivity of surrounds	Residential to the north and west, roads to the south and east.
Comments		
G 005		


Criteria	Description	
Address	2652 Homebush Road Glentunnel Community Centre	
Photo and ID	G 006	
Activity Type	Community	
Specific Type	Community Centre / Library	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day and Evening
	Staff	Volunteer
	Public Generation	Low
	Signage	1x(1.5mx1m) sign attached to building 1x(0.5mx0.5m) road sign 1x(1.5x1m) sheltered information sign
	Amenity	Large gravel car park to the north, formal planting on northern, eastern and western boundaries, post and chain fence surrounding
	Sensitivity of surrounds	Road to the north, recreational areas to the east, west and south.
Comments		
G 006		

Criteria	Description	
Address	2671 Homebush Road Glentunnel School	
Photo and ID	G 007	
Activity Type	Education	
Specific Type	Primary School	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	High
	Signage	2x (1.2x0.5m) signs attached to fence
	Amenity	Permeable fencing surrounding school and large mature trees, large playing field to the north east of the site.
	Sensitivity of surrounds	Roads to the north and east, reserve to the south and residential to the west.
Comments		
G 007		

Criteria	Description	
Address	3 Charles Street Chelsea Lodge	
Photo and ID	G 008	
Activity Type	Accommodation	
Specific Type	Accommodation	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 Hours
	Staff	1-4
	Public Generation	Low
	Signage	3x(0.3x0.5m) road signs
	Amenity	Permeable fencing to the north, and formal landscaping surrounding.
	Sensitivity of surrounds	Residential the west, and east, road to the north and reserve to the south.
Comments		
G 008		

Criteria	Description	
Address	3 Philip Street Museum	
Photo and ID	G 009	
Activity Type	Community	
Specific Type	Museum	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	Volunteer
	Public Generation	Low
	Signage	1x(0.3x0.5m) road sign
	Amenity	Formal planting and seating to the east, surrounded by lawn. Trees to the west.
	Sensitivity of surrounds	Residential to the north, library/post shop to the south, road to the east and west.
Comments		
G 009		

Criteria	Description	
Address	1 Philip Street Glentunnel Library and Gate Posts	
Photo and ID	G 010	
Activity Type	Retail	
Specific Type	Historic Post Shop and Library	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(0.5x0.5m) information sign
	Amenity	Historic fence surrounding some of the site, scattered planting and lawn.
	Sensitivity of surrounds	Museum to the north, roads to the south, east and west.
Comments	Historic Site Category 2 Listed, not used anymore.	
G 010		


Criteria	Description	
Address	2 Philip Street St Andrews of the Glen Church	
Photo and ID	G 011	
Activity Type	Community	
Specific Type	Church	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(0.5x0.5m) road sign
	Amenity	Grassed site is surrounded by mature vegetation to the east, west and north.
	Sensitivity of surrounds	Roads to the east, west and south. Residential to the north.
Comments		
G 011		


Attachment B4(i) – Hororata


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
2540 Bealey Road Hororata Fire Station	Community	Fire Department Utility Buildings		✓		✓				✓		✓			Low	1x(1.5x1m) Road Sign	Wooden Panel fences on the north, east and west boundaries enclosing a courtyard, forcourt to the south and parking to the west.	Residential to the north and east, school to the west and road to the south.		H 001
2548 Bealey Road Hororata Primary School	Education	Primary School			✓		✓		✓				✓		High	2x(2mx0.5m) Road signs	Carparking to the south, playing field and courts the the north and west, surrounded by large mature trees and hedges.	Residential to the north and west, fire station to the east and road to the south.		H 002
2579-2581 Bealey Road G.A.S Horora	Retail/ Food and Bev	Petrol Station	✓			✓			✓			✓			Low	3x(2mx0.6m) signs on building 7x(0.5mx0.5m) Road Signs	Small concrete corcourt to the north, yard to the south, mostly screened by building.	Residential to the east and west, rural to the south and road to the north.		H 003
2 Hobbs Street The Butcher	Retail/ Food and Bev	Café/ Pub	✓				✓			✓		✓			High	1x(2mx0.5m) signs attached to building 2x(1.5x1m) road signs	Car parking to the west, and courtyard to the north screened with	Roads to the north and west, residential to the south and east.		H 004


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
						Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10				
																	corrugated iron fencing.			
15 Hororata Road	Retail Accommodation	Ex Hororata Country Pub Site. Post 2011 – limited use for B&B.			✓		✓			✓		✓			Moderate	Signage removed post 2011 Earthquakes	Expansive lawn and gardens to north. Carparking at front behind Macrocarpa hedge.	Rural to the west, residential to the north, east and south.	Activity ceased in late 2010 / early 2011. Existing use rights would be extinguished.	H007
61 Hororata Road Community Hall (inc. Carols Closet and Hororata Preschool)	Community / retail / education	Hall, Preschool and clothes shop		✓		✓			✓			✓			Low	1x(1.5x1m) sign on building 1x(0.5x0.5m) road sign 2x(1mx1m) sign on fence	Hedges to the south and west, carpark to the east and grasses areas to the north and south surrounding the building. Playground fenced around preschool building.	Roads to the south and east, rural to the north and west.		H 005 and H 006


Attachment B4(ii) – Hororata

Criteria	Description	
Address	2540 Bealey Road Hororata Fire Station	
Photo and ID	H 001	
Activity Type	Community	
Specific Type	Fire Department Utility Buildings	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Evening
	Staff	1-4
	Public Generation	Low
	Signage	1x(1.5x1m) Road Sign
	Amenity	Wooden Panel fences on the north, east and west boundaries enclosing a courtyard, forecourt to the south and parking to the west.
	Sensitivity of surrounds	Residential to the north and east, school to the west and road to the south.
Comments		
H 001		


Criteria	Description	
Address	2548 Bealey Road Hororata Primary School	
Photo and ID	H 002	
Activity Type	Education	
Specific Type	Primary School	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	High
	Signage	2x(2mx0.5m) Road signs
	Amenity	Carparking to the south, playing field and courts to the north and west, surrounded by large mature trees and hedges.
	Sensitivity of surrounds	Residential to the north and west, fire station to the east and road to the south.
Comments		
H 002		

Criteria	Description	
Address	2579 - 2581 Bealey Road G.A.S Hororata	
Photo and ID	H 003	
Activity Type	Retail / Food and Beverage	
Specific Type	Petrol Station	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	3x(2mx0.6m) signs on building 7x(0.5mx0.5m) Road Signs
	Amenity	Small concrete forecourt to the north, yard to the south, mostly screened by building.
	Sensitivity of surrounds	Residential to the east and west, rural to the south and road to the north.
Comments		
H 003		

Criteria	Description	
Address	2 Hobbs Street The Butcher	
Photo and ID	H 004	
Activity Type	Retail / Food and Beverage	
Specific Type	Café / Pub	
Scale	Small	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day and Evening
	Staff	1-4
	Public Generation	High
	Signage	1x(2mx0.5m) signs attached to building 2x(1.5x1m) road signs
	Amenity	Car parking to the west, and courtyard to the north screened with corrugated iron fencing.
	Sensitivity of surrounds	Roads to the north and west, residential to the south and east.
Comments		
H 004		

Criteria	Description	
Address	61 Hororata Road Community Hall (incl. Carols Closet and Hororata Preschool)	
Photo and ID	H 005 / H 006	
Activity Type	Community / Retail / Education	
Specific Type	Hall / Preschool and clothes shop	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(1.5x1m) sign on building 1x(0.5x0.5m) road sign 2x(1mx1m) sign on fence
	Amenity	Hedges to the south and west, carpark to the east and grass areas to the north and south surrounding the building. Playground fenced around preschool building.
	Sensitivity of surrounds	Roads to the south and east, rural to the north and west.
Comments		
H 005		

H 006	
-------	---

Criteria	Description	
Address	15 Hororata Road	
Photo and ID	H 007	
Activity Type	Retail Accommodation	
Specific Type	Ex Hororata Country Pub Site. Post 2011 – limited use for B&B	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Evening
	Staff	1-4
	Public Generation	Moderate
	Signage	Signage removed post 2011 Earthquakes
	Amenity	Expansive lawn and gardens to north. Carparking at front behind Macrocarpa hedge.
	Sensitivity of surrounds	Activity ceased in late 2010 / early 2011. Existing use rights would be extinguished.
Comments	Activity ceased in late 2010 / early 2011. Existing use rights would be extinguished.	
H 007		


Attachment B5(i) – Kirwee


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
2500 West Coast Road Challenge	Retail	Mechanic / Petrol		✓			✓		✓			✓			High	1 (1mx3m) Pillar Sign 10 x smaller signs attached to building 10m ²	Concrete forecourt to the south no landscaping or fencing	Residential on the north and west sides, retail to the east. Road separated to south.		K 001
2498 West Coast Road Tunnel House Tech Ltd	Industrial and ancillary retail	Manufacturing / retail		✓			✓		✓				✓		Low	1 x 1.5x1m ² sign attached to fence	70% of property screened by mature formal landscaping. Gravel yard and shed not screened from road.	Rural land to the east, residential to the north, garage to the west and road to the south.		K 002
1265 Courtenay Road Kirwee Tavern	Retail / Accommodation	Food/beverage and accommodation		✓			✓			✓		✓			Moderate	2x (5x1m ²) signs attached to building 1x (1x15m ²) sign attached to building 2 x signs on fence 3m ²	Corrugated iron and wooden panel fencing screening the outdoor area to the north and east.	Residential to the north, roads to the south, east and west		K 003
34 School Lane Kirwee Model School	Education	Primary School		✓			✓		✓				✓		High	1x (1.2x1m) road sign	Permeable fence on northern boundary and some formal planting, large playing field to the north, large hedges and mature tress on the east, south and west boundaries	Residential to the west and south, road to the north and rural land to the east.		K 004
19 High Street	Community	Church	✓			✓			✓			Volunteer			Low	1x (1.2x1m) sign attached to building	Wooden panel fencing to the east and mature trees	Residential to the east and roads to the		K 005


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
Church																	and fence to the north, south and west.	north, south and west.		
26 High Street Kirwee Showgrounds and Community Hall	Community / Recreation	Show grounds and Community Hall			✓	✓				✓		Volunteer			Low - High	1x(1.8x1m) road sign	Large expansive grassed area, mature trees and hedges around boundaries, wooden panel fence to the east and concrete block fence to the south	Residential to the east, roads to the north and south, sportsground to the west.		K 006
40 High Street Kirwee Sports ground	Community / Recreation	Bowling club, tennis club, cricket club and rugby club			✓		✓			✓		Volunteer			Low to High	1x(0.5x0.5m) road sign 2x (1mx0.5m) signs attached to building	Large mature hedges and trees surrounding the entire property, expansive field area to the north, clubrooms, tennis courts and bowling to the south	Residential to the south, showground and hall to the east. Rural land to the north and west.		K 007
43 Tramway Road Kirwee Guest House and B&B	Accommodation	Bed and Breakfast	✓			✓				✓		✓			Low	1x (0.5mx0.3m) road sign 1x (0.5mx0.8m) road sign	Fully screened from road by large trees and hedges. Post and wire fence along boundary.	Residential to the west, rural land to the east and south, road to the north.		K 008
111 Tramway Road Frizzell Agricultural Electronics	Retail	Electronics	✓			✓			✓			✓			Low	1x (1mx1m) road sign	Rural setting, screened by large hedge.	Rural residential to the south, east and west, road to the north.		K 009


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
11 Tramway Road Fire Department	Community	Fire Department Utility Buildings		✓			✓			✓		Volunteer			Low	1x (1mx1m) road sign	Gravel area surrounding buildings, courtyard to the west, with wooden panel fencing screening it off.	Roads to the north and east, rural/residential to the south and west.		K 010


Attachment B5(ii) – Kirwee


Criteria	Description	
Address	2500 West Coast Road Challenge	
Photo and ID	K 001	
Activity Type	Retail	
Specific Type	Mechanic / Petrol	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	High
	Signage	1 (1mx3m) Pillar Sign 10 x smaller signs attached to building 10m ²
	Amenity	Concrete forecourt to the south no landscaping or fencing
	Sensitivity of surrounds	Residential on the north and west sides, retail to the east. Road separated to south.
Comments		
K 001		


Criteria	Description	
Address	2498 West Coast Road Tunnel House Tech Ltd	
Photo and ID	K 002	
Activity Type	Industrial and Ancillary Retail	
Specific Type	Manufacturing / Retail	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	Low
	Signage	1 x 1.5x1m ² sign attached to fence
	Amenity	70% of property screened by mature formal landscaping. Gravel yard and shed not screened from road.
	Sensitivity of surrounds	Rural land to the east, residential to the north, garage to the west and road to the south.
Comments		
K 002		


Criteria	Description	
Address	1265 Courtenay Road Kirwee Tavern	
Photo and ID	K 003	
Activity Type	Retail / Accommodation	
Specific Type	Food / Beverage and Accommodation	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	24 Hours
	Staff	1-4
	Public Generation	Moderate
	Signage	2x (5x1m ²) signs attached to building 1x (1x15m ²) sign attached to building 2 x signs on fence 3m ²
	Amenity	Corrugated iron and wooden panel fencing screening the outdoor area to the north and east.
	Sensitivity of surrounds	Residential to the north, roads to the south, east and west.
Comments		
K 003		

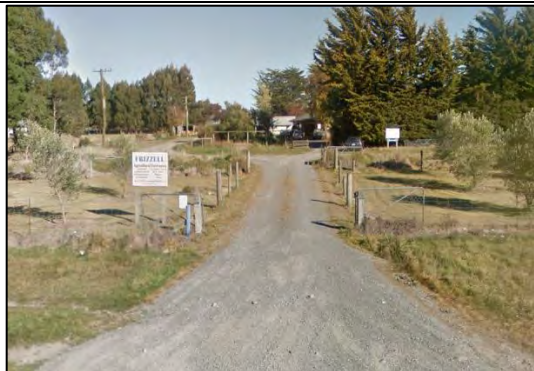
Criteria	Description	
Address	34 School Lane Kirwee Model School	
Photo and ID	K 004	
Activity Type	Education	
Specific Type	Primary School	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	High
	Signage	1x (1.2x1m) road sign
	Amenity	Permeable fence on northern boundary and some formal planting, large playing field to the north, large hedges and mature trees on the east, south and west boundaries.
	Sensitivity of surrounds	Residential to the west and south, road to the north and rural land to the east.
Comments		
K 004		


Criteria	Description	
Address	19 High Street Church	
Photo and ID	K 005	
Activity Type	Community	
Specific Type	Church	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	Volunteer
	Public Generation	Low
	Signage	1x (1.2x1m) sign attached to building
	Amenity	Wooden panel fencing to the east and mature trees and fence to the north, south and west.
	Sensitivity of surrounds	Residential to the east and roads to the north, south and west.
Comments		
K 005		

Criteria	Description	
Address	26 High Street Kirwee Showgrounds and Community Hall	
Photo and ID	K 006	
Activity Type	Community / Recreation	
Specific Type	Showgrounds and Community Hall	
Scale	Large	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day and Evening
	Staff	Volunteer
	Public Generation	Low - High
	Signage	1x(1.8x1m) road sign
	Amenity	Large expansive grassed area, mature trees and hedges around boundaries, wooden panel fence to the east and concrete block fence to the south.
	Sensitivity of surrounds	Residential to the east, roads to the north and south, sportsground to the west.
Comments		
K 006		

Criteria	Description	
Address	40 High Street Kirwee Sports Ground	
Photo and ID	K 007	
Activity Type	Community / Recreation	
Specific Type	Bowling club, tennis club, cricket club and rugby club	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day and Evening
	Staff	Volunteer
	Public Generation	Low - High
	Signage	1x(0.5x0.5m) road sign 2x (1mx0.5m) signs attached to building
	Amenity	Large mature hedges and trees surrounding the entire property, expansive field area to the north, clubrooms, tennis courts and bowling to the south.
	Sensitivity of surrounds	Residential to the south, showground and hall to the east. Rural land to the north and west.
Comments		
K 007		

Criteria	Description	
Address	43 Tramway Road Kirwee Guest House and B&B	
Photo and ID	K 008	
Activity Type	Accommodation	
Specific Type	Bed and Breakfast	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 Hours
	Staff	1-4
	Public Generation	Low
	Signage	1x (0.5mx0.3m) road sign 1x (0.5mx0.8m) road sign
	Amenity	Fully screened from road by large trees and hedges. Post and wire fence along boundary.
	Sensitivity of surrounds	Residential to the west, rural land to the east and south, road to the north.
Comments		
K 008		

Criteria	Description	
Address	111 Tramway Road Frizzell Agricultural Electronics	
Photo and ID	K 009	
Activity Type	Retail	
Specific Type	Electronics	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x (1mx1m) road sign
	Amenity	Rural setting, screened by large hedge.
	Sensitivity of surrounds	Rural residential to the south, east and west, road to the north.
Comments		
K 009		

Criteria	Description	
Address	11 Tramway Road Fire Department	
Photo and ID	K 010	
Activity Type	Community	
Specific Type	Fire Department Utility Buildings	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Evening
	Staff	Volunteer
	Public Generation	Low
	Signage	1x (1mx1m) road sign
	Amenity	Gravel area surrounding buildings, courtyard to the west, with wooden panel fencing screening it off.
	Sensitivity of surrounds	Roads to the north and east, rural/residential to the south and west.
Comments		
K 010		

Attachment B6(i) – Sheffield


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
39 West Coast Road Taege Engineering Ltd	Industrial	Mechanic			✓			✓	✓				✓		Low	1 (2mx1m) free standing road signs 2x (1.5mx1.5m) signs attached to building	Gravel forecourt, no screening	Residential to the west side, rural land to the east and south. Road separated to north.		SW 001
51 West Coast Road Sheffield Pie Shop	Retail	Food and Beverage	✓				✓		✓				✓		High	1x (1mx1m) sign attached to building 1x (1mx3.5m) sign attached to building	Paved outdoor area to the north and west of the building with picnic tables, parking also to the north.	Residential to the south and east, roads to the north and west		SW 002
40 Wrights Road Sheffield Hotel	Retail	Food/beverage		✓			✓		✓	✓		✓			Moderate	2x (5x1m) signs attached to building 2x (0.5x0.5m) signs attached to building 6 x signs on fence totalling 15m²	Wooden panel fences to the west screening the outdoor area, large paved carpark to the east. Some formal planning in courtyard area	Rural land to the north, east and west. Road to the south.		SW 003
87 West Coast Road Kiwi – Anne Collection	Retail	Souvenirs	✓			✓			✓			✓			Low	1x(1.5x0.5m) sign attached to building		Residential to the east and west, rural land to the south.	Small shop, run out of garage on a residential property, not sure if still in operation	SW 004
81 West Coast Road Allied Petroleum	Retail	Petrol		✓			✓		✓			✓			High	No Signage	Construction site	Residential to the south and west, roads to the north and east.	Allied Petroleum appears to currently be being rebuilt on the site	SW 006


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
53 Waddington Road Malvern Computers	Retail	Electronics / Home Occupation	✓			✓			✓			✓			Low	1x(0.4x0.3m) sign on boundary fence	Low wooden panel fence and formal planting	Residential to the east, south and west. Road to the north.	Business is run from an office attached to garage on a residential site.	SW 005
1954 Wrights Road Sheffield School	Education	Primary School			✓		✓		✓				✓		High	1x(1.5x0.5m) road sign	Hedges surrounding school to the north, south, east and west, Mature trees, and large playing field to the north.	Residential/rural to the east, roads to the south and rural to the north and east.		SW 007
4791 West Coast Road Sportsground	Recreation	Sheffield rugby and tennis clubs					✓		✓			Volunteer			Moderate	None	Grass playing fields surrounded by mature trees, not fully screened from road, post and wire fences surround the site.	Predominantly rural.		SW 008
44 Railway Terrace East St Ambrose Anglican Church	Community	Church		✓		✓			✓			✓			Low	1x(1mx1m) road sign 1x(0.5x0.3m) Site sign	Lawn and some formal planting including mature trees dotted around the site, corrugated fencing to the north east and west and no fence to the south. Church house to the north of the site.	Residential to the north, east and west, road to the south.		SW 009


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
14 Railway Terrace East Sheffield Community Hall	Community	Community Hall		✓			✓			✓		Volunteer			Low	1x(2x0.8m) sign attached to building	Large gravel carpark to the east and some planting to the south, not screened from the road. A grassed area to the north west screened with permeable wooden panel fencing.	Fire station to the east, plunket to the west, roads to the north and south.		SW 010
16 Railway Terrace East Sheffield Plunket Rooms	Community	Community Health facility	✓			✓			✓			✓			Low	1x(1mx1m) sign attached to building 1x(0.5x0.5m) sign attached to fence	Childproof fencing around the site, some gardens to the west and a child's playground.	Residential to the west, community hall to the east and roads to the north and south.		SW 011
10 Railway Terrace East Fire Department	Community	Fire Department Utility Buildings	✓			✓				✓		Volunteer			Low	1x(1mx0.5m) Sign attached to building 1x(1.4x0.3m) site sign	Courtyard to the north, grassed and screened with wooden panel fencing, paved carpark to the south. Lawn to the east, chained off.	Residential to the east, hall to the west, roads to the north and south.		SW 012
20 Wrights Road Sheffield St James Presbyterian Church	Community	Church		✓		✓			✓			Volunteer			Low	1x(0.5x0.3m) road sign	Mature trees screening most of the site, church house to the north west.	Residential to the north and east, road to the south and rural to the west.		SW 013
55-59 Waddington Road	Community	Youth Camp			✓	✓				✓		Volunteer			Low	1x(1.5x0.5m) road sign	Mature trees dotted around the site, post and fire fence.	Roads to the north and east. Residential to the west and railway to the south.		SW 014


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ High	Mod /				
St John's Youth Camp																				


Attachment B6(ii) – Sheffield


Criteria	Description	
Address	39 West Coast Road Taege Engineering Ltd	
Photo and ID	SW 001	
Activity Type	Industrial	
Specific Type	Mechanic	
Scale	Large	
Activity Characteristics	Noise	Loud
	Hours of Operation	Day
	Staff	5-10
	Public Generation	Low
	Signage	1 (2mx1m) free standing road signs 2x (1.5mx1.5m) signs attached to building
	Amenity	Gravel forecourt, no screening
	Sensitivity of surrounds	Residential to the west side, rural land to the east and south. Road separated to north.
Comments		
SW 001		


Criteria	Description	
Address	51 West Coast Road Sheffield Pie Shop	
Photo and ID	SW 002	
Activity Type	Retail	
Specific Type	Food and Beverage	
Scale	Small	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	High
	Signage	1x (1mx1m) sign attached to building 1x (1mx3.5m) sign attached to building
	Amenity	Paved outdoor area to the north and west of the building with picnic tables, parking also to the north.
	Sensitivity of surrounds	Residential to the south and east, roads to the north and west
Comments		
SW 002		


Criteria	Description	
Address	40 Wrights Road Sheffield Hotel	
Photo and ID	SW 003	
Activity Type	Retail	
Specific Type	Food and Beverage	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day / Evening
	Staff	1-4
	Public Generation	Moderate
	Signage	2x (5x1m) signs attached to building 2x (0.5x0.5m) signs attached to building 6 x signs on fence totalling 15m ²
	Amenity	Wooden panel fences to the west screening the outdoor area, large paved carpark to the east. Some formal planning in courtyard area
	Sensitivity of surrounds	Rural land to the north, east and west. Road to the south.
Comments		
SW 003		


Criteria	Description	
Address	87 West Coast Road Kiwi – Anne Collection	
Photo and ID	SW 004	
Activity Type	Retail	
Specific Type	Souvenirs	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(1.5x0.5m) sign attached to building
	Amenity	
	Sensitivity of surrounds	Residential to the east and west, rural land to the south.
Comments	Small shop, run out of garage on a residential property, not sure if still in operation	
SW 004		


Criteria	Description	
Address	53 Waddington Road Malvern Computers	
Photo and ID	SW 005	
Activity Type	Retail	
Specific Type	Electronics / Home Occupation	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(0.4x0.3m) sign on boundary fence
	Amenity	Low wooden panel fence and formal planting
	Sensitivity of surrounds	Residential to the east, south and west. Road to the north.
Comments	Business is run from an office attached to garage on a residential site.	
SW 005		


Criteria	Description	
Address	81 West Coast Road Allied Petroleum	
Photo and ID	SW 006	
Activity Type	Retail	
Specific Type	Petrol	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	High
	Signage	No signage
	Amenity	Construction site
	Sensitivity of surrounds	Residential to the south and west, roads to the north and east.
Comments	Allied Petroleum appears to currently be being rebuilt on the site	
SW 006		


Criteria	Description	
Address	1954 Wrights Road Sheffield School	
Photo and ID	SW 007	
Activity Type	Education	
Specific Type	Primary School	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	High
	Signage	1x(1.5x0.5m) road sign
	Amenity	Hedges surrounding school to the north, south, east and west, Mature trees, and large playing field to the north.
	Sensitivity of surrounds	Residential/rural to the east, roads to the south and rural to the north and east.
Comments		
SW 007		


Criteria	Description	
Address	4791 West Coast Road Sports Ground	
Photo and ID	SW 008	
Activity Type	Recreation	
Specific Type	Sheffield rugby and tennis clubs	
Scale		
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	Volunteer
	Public Generation	Moderate
	Signage	None
	Amenity	Grass playing fields surrounded by mature trees, not fully screened from road, post and wire fences surround the site.
	Sensitivity of surrounds	Predominantly rural.
Comments		
SW 008		


Criteria	Description	
Address	44 Railway Terrace East St Ambrose Anglican Church	
Photo and ID	SW 009	
Activity Type	Community	
Specific Type	Church	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(1mx1m) road sign 1x(0.5x0.3m) Site sign
	Amenity	Lawn and some formal planting including mature trees dotted around the site, corrugated fencing to the north east and west and no fence to the south. Church house to the north of the site.
	Sensitivity of surrounds	Residential to the north, east and west, road to the south.
Comments		
SW 009		

Criteria	Description	
Address	14 Railway Terrace East Sheffield Community Hall	
Photo and ID	SW 010	
Activity Type	Community	
Specific Type	Community Hall	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day and Evening
	Staff	Volunteer
	Public Generation	Low
	Signage	1x(2x0.8m) sign attached to building
	Amenity	Large gravel carpark to the east and some planting to the south, not screened from the road. A grassed area to the north west screened with permeable wooden panel fencing.
	Sensitivity of surrounds	Fire station to the east, Plunket to the west, roads to the north and south.
Comments		
SW 010		

Criteria	Description	
Address	16 Railway Terrace East Sheffield Plunket Rooms	
Photo and ID	SW 011	
Activity Type	Community	
Specific Type	Community Health Facility	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(1mx1m) sign attached to building 1x(0.5x0.5m) sign attached to fence
	Amenity	Childproof fencing around the site, some gardens to the west and a child's playground.
	Sensitivity of surrounds	Residential to the west, community hall to the east and roads to the north and south.
Comments		
SW 011		

Criteria	Description	
Address	10 Railway Terrace East Fire Department	
Photo and ID	SW 012	
Activity Type	Community	
Specific Type	Fire Department Utility Buildings	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Evening
	Staff	Volunteer
	Public Generation	Low
	Signage	1x(1mx0.5m) Sign attached to building 1x(1.4x0.3m) site sign
	Amenity	Courtyard to the north, grassed and screened with wooden panel fencing, paved carpark to the south. Lawn to the east, chained off.
	Sensitivity of surrounds	Residential to the east, hall to the west, roads to the north and south.
Comments		
SW 012		

Criteria	Description	
Address	20 Wrights Road Sheffield St James Presbyterian Church	
Photo and ID	SW 013	
Activity Type	Community	
Specific Type	Church	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	Volunteer
	Public Generation	Low
	Signage	1x(0.5x0.3m) road sign
	Amenity	Mature trees screening most of the site, church house to the north west.
	Sensitivity of surrounds	Residential to the north and east, road to the south and rural to the west.
Comments		
SW 013		

Criteria	Description	
Address	55 - 59 Waddington Road St John's Youth Camp	
Photo and ID	SW 014	
Activity Type	Community	
Specific Type	Youth Camp	
Scale	Large	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day and Evening
	Staff	Volunteer
	Public Generation	Low
	Signage	1x(1.5x0.5m) road sign
	Amenity	Mature trees dotted around the site, post and fire fence.
	Sensitivity of surrounds	Roads to the north and east. Residential to the west and railway to the south.
Comments		
SW 014		

Attachment B7(i) – Springfield


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
5649 West Coast Road Smylies Accommodation	Accommodation	Accommodation	✓			✓				✓		✓			Low	1x (1.5mx1m) free standing road sign 2x (1mx1m) signs attached to fence	Low picket fencing, formal landscaping including trees shrubs and hedges, partially screened from road.	Residential to the east, south and west, road to the north		SP 001
5662 West Coast Road B & B	Accommodation	Accommodation	✓			✓				✓		✓			Low	1x (0.4mx0.4m) free standing road sign	Post and rail fencing and lawn, not screened from road	Residential to the east and north, retail to the west and road to the south.		SP 002
5666 West Coast Road Springfield Café & Store	Retail	Food/beverage	✓			✓			✓			✓			Moderate	1x (3.5x1m) pillar sign 1x(0.5x0.5m) pillar sign 1x (0.4x2.5m) road flag 3 x signs on building totalling 6m²	Some formal planting to the south including picnic tables, carparking to the south and east.	Rural land to the north, retail to the west, accommodation to the east and the road to the south.		SP 003
5667 West Coast Road Aspiring Hills Gallery	Retail	Art Gallery	✓			✓			✓			✓			Low	1x(2.5x0.4m) sign attached to building	Gravel car carking area to the north.	Residential to the east and west, rural land to the south and road to the north.		SP 004
5672 West Coast Road Yellow Shack Café	Retail	Food/beverage	✓			✓			✓			✓			Moderate	1x(3x1m) pillar road sign 1x(1.5mx0.8m) sign attached to building	Courtyard area to the south of the building with formal planting and outdoor seating, not	Residential to the east, rural land to the north, community reserve to the west and the		SP 005


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
						Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High		
																	screened from road.	road to the south.		
5675 West Coast Road Springfield Hotel	Retail	Food/beverage and accommodation		✓				✓		✓		✓			Moderate	1 x 3mx1.5m) road pillar sign 4 x signs on building totalling 9m² signage on fence totals 3m²	Gravel carpark north of the Hotel, some formal planting around building.	Vacant lot to the west, a former hostel to the east, rural land to the south and the road to the north	The building to the east appears to be the former Smylies Accommodation site	SP 006
5680 West Coast Road Challenge Springfield	Retail	Petrol/Mechanic/ Food and Beverage		✓			✓		✓			✓			High	1x(4.5mx1.5m) Road pillar sign 4 x signs attached to building totalling 10m² Various other road and site signs 3m²	Large concrete forecourt to the west and yard to the south west, a small amount of grasses on properties boundaries	Road to the south, Domain to the north and west, reserve to the east.		SP 007
5695 West Coast Road Café / Bar	Retail	Food/beverage	✓			✓			✓		✓	✓			Mow	1x(0.8mx0.4m) Road sign 1x(7mx2m) ‘Café’ painted on roof	Large gravel parking area to the north and some formal planning and lawn around building, tussock planted bund on northern boundary.	Residential to the east and rural land to the west and south. Road to the north.		SP 008
3 Tawera Lane Bahara Bed and Breakfast/Motel	Accommodation	Accommodation	✓			✓				✓		✓			Low	1x(1mx1m) Road sign	Partially screened by tall picket fence and some planting around gravel carparking area south of the accommodation building. Large Site shed	Rural to the north, east and west , road to the south.		SP 009
Springfield Railway Station, King Street	Retail	Food/beverage	✓			✓			✓			✓			Low	1x(1mx1m) road sign	Paved car parking to the east and west.	Residential to the south and east, railway	Located in the Springfield Railway Station	SP 010


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID	
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)					
						Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High			
Station 73 Cafe																	4x signs on building (1mx0.5m)		and rural land to the west.		
35-37 Tramway Road Springfield Motel and Lodge	Accommodation	Accommodation		✓		✓				✓		✓			Low	1x (1x1m) road sign 1x (0.5x0.5m) road sign	Paved carpark to the south, and formal planting between carpark and southern road boundary	Residential to the east, rural land to the north and roads to the south and west.		SP 011	
21 West Coast Road Springfield Community Centre	Community	Community Hall		✓		✓				✓		Volunteer			Moderate	1x(2.5x0.1) sign on building	Carpark to the north west, lawn and established tress, a war memorial directly north of the building	Residential to the east, public toilets to the west, rural land to the south and the road to the north.		SP 012	
2 Tawera Lane Springfield School	Education	Primary School			✓		✓		✓				✓		High	1(2x0.5m) road sign	Surrounded by establish hedges, well- screened apart from car parking area to the west, large field to the north	Railway to the north, Rural to the east and west, park to the south.		SP 013	
2 King Street Lot 1 DP421122 Springfield Volunteer Fire Brigade	Community	Fire Department Utility Buildings		✓		Intermittent				✓		Volunteer			Low	1x(1.5x1m) Road sign	Concrete forecourt and some gravel areas with formal planting to the south, wooden panel fencing around courtyard.	Residential to the north, rural to the east and roads to the west and south.		SP 014	
5611 West Coast Road Kowai Pass Cemetery	Community	Cemetery		✓		✓			✓			✓			Low	1x(0.5x0.5m) road sign	Established hedges surrounding the site, screened from road	Residential to the east, road to the north, rural/res to the south and church to the west		SP 015	


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise	Hours of Operation													
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
St Peter's Church, West Coast Road Church	Community	Church	✓			✓				✓		Volunteer			Low	2x (0.4x0.4m) road signs	Nestled among established vegetation, not fully screened from road. Chain fening on roadside			SP 016


Attachment B7(ii) – Springfield


Criteria	Description	
Address	5649 West Coast Road Smylies Accommodation	
Photo and ID	SP 001	
Activity Type	Accommodation	
Specific Type	Accommodation	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 Hours
	Staff	1-4
	Public Generation	Low
	Signage	1x (1.5mx1m) free standing road sign 2x (1mx1m) signs attached to fence
	Amenity	Low picket fencing, formal landscaping including trees shrubs and hedges, partially screened from road.
	Sensitivity of surrounds	Residential to the east, south and west, road to the north
Comments		
SP 001		


Criteria	Description	
Address	5662 West Coast Road B & B	
Photo and ID	SP 002	
Activity Type	Accommodation	
Specific Type	Accommodation	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 Hours
	Staff	1-4
	Public Generation	Low
	Signage	1x (0.4mx0.4m) free standing road sign
	Amenity	Post and rail fencing and lawn, not screened from road
	Sensitivity of surrounds	Residential to the east and north, retail to the west and road to the south.
Comments		
SP 002		


Criteria	Description	
Address	5666 West Coast Road Springfield Café and Store	
Photo and ID	SP 003	
Activity Type	Retail	
Specific Type	Food and Beverage	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Moderate
	Signage	1x (3.5x1m) pillar sign 1x(0.5x0.5m) pillar sign 1x (0.4x2.5m) road flag 3 x signs on building totalling 6m ²
	Amenity	Some formal planting to the south including picnic tables, carparking to the south and east.
	Sensitivity of surrounds	Rural land to the north, retail to the west, accommodation to the east and the road to the south.
Comments		
SP 003		


Criteria	Description	
Address	5667 West Coast Road Aspiring Hills Gallery	
Photo and ID	SP 004	
Activity Type	Retail	
Specific Type	Art Gallery	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(2.5x0.4m) sign attached to building
	Amenity	Gravel car parking area to the north.
	Sensitivity of surrounds	Residential to the east and west, rural land to the south and road to the north.
Comments		
SP 004		


Criteria	Description	
Address	5672 West Coast Road Yellow Shack Cafe	
Photo and ID	SP 005	
Activity Type	Retail	
Specific Type	Food and Beverage	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Moderate
	Signage	1x(3x1m) pillar road sign 1x(1.5mx0.8m) sign attached to building
	Amenity	Courtyard area to the south of the building with formal planting and outdoor seating, not screened from road.
	Sensitivity of surrounds	Residential to the east, rural land to the north, community reserve to the west and the road to the south.
Comments		
SP 005		


Criteria	Description	
Address	5675 West Coast Road Springfield Hotel	
Photo and ID	SP 006	
Activity Type	Retail	
Specific Type	Food / Beverage and Accommodation	
Scale	Medium	
Activity Characteristics	Noise	Loud
	Hours of Operation	24 Hours
	Staff	1-4
	Public Generation	Moderate
	Signage	1 x 3mx1.5m) road pillar sign 4 x signs on building totalling 9m ² signage on fence totals 3m ²
	Amenity	Gravel carpark north of the Hotel, some formal planting around building.
	Sensitivity of surrounds	Vacant lot to the west, a former hostel to the east, rural land to the south and the road to the north.
Comments	The building to the east appears to be the former Smylies Accommodation site.	
SP 006		


Criteria	Description	
Address	5680 West Coast Road Challenge Springfield	
Photo and ID	SP 007	
Activity Type	Retail	
Specific Type	Petrol /Mechanic / Food and Beverage	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	High
	Signage	1x(4.5mx1.5m) Road pillar sign 4 x signs attached to building totalling 10m ² Various other road and site signs 3m ²
	Amenity	Large concrete forecourt to the west and yard to the south west, a small amount of grasses on properties boundaries
	Sensitivity of surrounds	Road to the south, Domain to the north and west, reserve to the east.
Comments		
SP 007		


Criteria	Description	
Address	5695 West Coast Road Café / Bar	
Photo and ID	SP 008	
Activity Type	Retail	
Specific Type	Food and Beverage	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day / Night
	Staff	1-4
	Public Generation	Moderate
	Signage	1x(0.8mx0.4m) Road sign 1x(7mx2m) 'Café' painted on roof
	Amenity	Large gravel parking area to the north and some formal planning and lawn around building, tussock planted bund on northern boundary.
	Sensitivity of surrounds	Residential to the east and rural land to the west and south. Road to the north.
Comments		
SP 008		


Criteria	Description	
Address	3 Tawera Lane Bahara Bed and Breakfast / Motel	
Photo and ID	SP 009	
Activity Type	Accommodation	
Specific Type	Accommodation	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 Hours
	Staff	1-4
	Public Generation	Low
	Signage	1x(1mx1m) Road sign
	Amenity	Partially screened by tall picket fence and some planting around gravel carparking area south of the accommodation building. Large site shed
	Sensitivity of surrounds	Rural to the north, east and west , road to the south
Comments		
SP 009		


Criteria	Description	
Address	Springfield Railway Station, King Street Station 73 Café	
Photo and ID	SP 010	
Activity Type	Retail	
Specific Type	Food and Beverage	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(1mx1m) road sign 4x signs on building (1mx0.5m)
	Amenity	Paved car parking to the east and west.
	Sensitivity of surrounds	Residential to the south and east, railway and rural land to the west.
Comments	Located in the Springfield Railway Station	
SP 010		


Criteria	Description	
Address	35-37 Tramway Road Springfield Motel and Lodge	
Photo and ID	SP 011	
Activity Type	Accommodation	
Specific Type	Accommodation	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	24 Hours
	Staff	1-4
	Public Generation	Low
	Signage	1x (1x1m) road sign 1x (0.5x0.5m) road sign
	Amenity	Paved carpark to the south, and formal planting between carpark and southern road boundary
	Sensitivity of surrounds	Residential to the east, rural land to the north and roads to the south and west
Comments		
SP 011		

Criteria	Description	
Address	21 West Coast Road Springfield Community Centre	
Photo and ID	SP 012	
Activity Type	Community	
Specific Type	Community Hall	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Evening
	Staff	Volunteers
	Public Generation	Moderate
	Signage	1x(2.5x0.1) sign on building
	Amenity	Carpark to the north west, lawn and established trees, a war memorial directly north of the building
	Sensitivity of surrounds	Residential to the east, public toilets to the west, rural land to the south and the road to the north.
Comments		
SP 012		

Criteria	Description	
Address	2 Tawera Lane Springfield School	
Photo and ID	SP 013	
Activity Type	Education	
Specific Type	Primary School	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	High
	Signage	1(2x0.5m) road sign
	Amenity	Surrounded by establish hedges, well-screened apart from car parking area to the west, large field to the north
	Sensitivity of surrounds	Railway to the north, Rural to the east and west, park to the south.
Comments		
SP 013		

Criteria	Description	
Address	2 King Street Lot 1 DP421122 Springfield Volunteer Fire Brigade	
Photo and ID	SP 014	
Activity Type	Community	
Specific Type	Fire Department Utility Building	
Scale	Medium	
Activity Characteristics	Noise	Intermittent
	Hours of Operation	Evening
	Staff	Volunteers
	Public Generation	Low
	Signage	1x(1.5x1m) Road sign
	Amenity	Concrete forecourt and some gravel areas with formal planting to the south, wooden panel fencing around courtyard.
	Sensitivity of surrounds	Residential to the north, rural to the east and roads to the west and south.
Comments		
SP 014		

Criteria	Description	
Address	5611 West Coast Road Kowai Pass Cemetery	
Photo and ID	SP 015	
Activity Type	Community	
Specific Type	Cemetery	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(0.5x0.5m) road sign
	Amenity	Established hedges surrounding the site, screened from road
	Sensitivity of surrounds	Residential to the east, road to the north, rural/res to the south and church to the west
Comments		
SP 015		

Criteria	Description	
Address	St Peter's Church, West Coast Road Church	
Photo and ID	SP 016	
Activity Type	Community	
Specific Type	Church	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Evening
	Staff	Volunteers
	Public Generation	Low
	Signage	2x (0.4x0.4m) road signs
	Amenity	Nestled among established vegetation, not fully screened from road. Chain fencing on roadside
	Sensitivity of surrounds	
Comments		
SP 016		


Attachment B8(i) – Springston


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
156 Leeston Road The Springston Hotel	Retail	Food and Bev / Accomodation		✓			✓			✓		✓			Low	1x(1mx1m) pillar sign 1x(1mx1m) road sign 1x(2mx1m) signs on building 1x(3mx1.5m) sign on fecne	Gravel carparking to the east and south, mature trees surrounding pub	Rural residential to the south, truck yard to the north, rural the east, road to the west.		SN 001
140 Leeston Road Carrodus Bros Trucks Ltd	Industrial	Transport/Truck Mechanics			✓		✓		✓					✓	Low	2x(1.5x0.5) road signs	Screened by mature hedges surrounding the enitre site.	Pub to the south, Selwyn Auto to the north, road to the east and rural to the west.		SN 002
132 Leeston Road Selwyn Auto	Industrial	Mechanic		✓			✓		✓			✓			Low	2x(2mx0.8m) road signs 3x(0.5x1m) signs on building 2x(0.5x2m) road flags	Gravel yard to the north of buildings, hedges to the north, south and west, trees to the east – partially screening the operation from the road.	Residential to the north, Truck yard to the south road to the east and rural to the west.		SN 003


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
11 Leeston Road Springston Community Hall	Community	Hall / Dance studio		✓		✓				✓		✓			Low	2x(1mx0.5m) road signs	Sealed carparking to north and east of the building. Lawn and formal planting to the west. Hedges to the east and south.	Church to the north, road to the west, residential to the south and east.		SN 004
16-20 Leeston Road Springston School	Education	Primary School			✓		✓		✓				✓		High	1(2mx0.7m) road sign	Surrounded by large trees and hedges and fences to the on each boundary, playing field to the west, large carparking area to the south and pick up zone to the east.	Residential to the north and west, road to the east and rural land to the south.		SN 006
9 Leeston Road St Mary's Church	Community	Church		✓		✓				✓		Volunteer			Low	1x(0.5x0.5m) Road sign	Mature trees surrounding the large grassed site, graveyard to the north. Stone fence on the west boundary.	Residential to the north and east, hall to the south and road to the west.		SN 005
5 Leeston Road	Retail	Food / Bev, Convenience	✓			✓			✓			✓			Moderate	1x(0.5x0.5m) pillar sign	Shop is built up to footpath, some trees to the rear of the	Vacant land to the north and south, road to the west and		SN 010


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
Springston Dairy																4x(2mx1m) signs on building 2x(0.5x0.5m) road signs	site and a small grass area to the north west, with a picket fence, hedge on the northern boundary.	residential to the east.		
456 Ellesmere Junction Road Springston Domain	Community	Sportsground / Clubrooms			✓		✓			✓		Volunteer			Moderate	1x(1mx1m) road sign	Surrounded by hedges. Tennis courts and playground to the east, fields to the west.	Rural to the north and west. Road to the south and residential to the east.		SN 007
7 Waterhole Road Physiotherapist Home Occupation	Commercial Service	Private Practice Physio Medical	✓			✓			✓			✓			Low	1x(0.5x0.5m) Road sign	Fully screened from road by hedge.	Residential to the north, south and west. Road to the east.	Run from a private residence.	SN 008
374 Ellesmere Junction Road “shop”	Retail	Craft shop	✓			✓			✓			✓			Low	1x(0.5x0.5m) road sign.	Some large trees/ hedges on boundaries, otherwise a gravel parking area to the south.	Vacant lot to the east, rural to the north. Road to the south and Residential to the west.	Looks like this was formerly a mechanic workshop.	SN 009


Attachment B8(ii) – Springston


Criteria	Description	
Address	156 Leeston Road The Springston Hotel	
Photo and ID	SN 001	
Activity Type	Retail	
Specific Type	Food and Beverage / Accommodation	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	24 hours
	Staff	1-4
	Public Generation	Low
	Signage	1x(1mx1m) pillar sign 1x(1mx1m) road sign 1x(2mx1m) signs on building 1x(3mx1.5m) sign on fence
	Amenity	Gravel carparking to the east and south, mature trees surrounding pub.
	Sensitivity of surrounds	Rural residential to the south, truck yard to the north, rural the east, road to the west.
Comments		
SN 001		


Criteria	Description	
Address	140 Leeston Road Carrodus Bros Trucks Ltd	
Photo and ID	SN 002	
Activity Type	Industrial	
Specific Type	Transport/Truck Mechanics	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	10+
	Public Generation	Low
	Signage	2x(1.5x0.5) road signs
	Amenity	Screened by mature hedges surrounding the entire site.
	Sensitivity of surrounds	Pub to the south, Selwyn Auto to the north, road to the east and rural to the west.
Comments		
SN 002		


Criteria	Description	
Address	132 Leeston Road Selwyn Auto	
Photo and ID	SN 003	
Activity Type	Retail	
Specific Type	Mechanic	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	2x(2mx0.8m) road signs 3x(0.5x1m) signs on building 2x(0.5x2m) road flags
	Amenity	Gravel yard to the north of buildings, hedges to the north, south and west, trees to the east – partially screening the operation from the road.
	Sensitivity of surrounds	Residential to the north, Truck yard to the south, road to the east and rural to the west.
Comments		
SN 003		


Criteria	Description	
Address	11 Leeston Road Springston Community Hall	
Photo and ID	SN 004	
Activity Type	Community	
Specific Type	Hall / Dance Studio	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Evening
	Staff	1-4
	Public Generation	Low
	Signage	2x(1mx0.5m) road signs
	Amenity	Sealed carparking to north and east of the building. Lawn and formal planting to the west. Hedges to the east and south.
	Sensitivity of surrounds	Church to the north, road to the west, residential to the south and east.
Comments		
SN 004		


Criteria	Description	
Address	9 Leeston Road St Mary's Church	
Photo and ID	SN 005	
Activity Type	Community	
Specific Type	Church	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Evening
	Staff	Volunteer
	Public Generation	Low
	Signage	1x(0.5x0.5m) Road sign
	Amenity	Mature trees surrounding the large grassed site, graveyard to the north. Stone fence on the west boundary.
	Sensitivity of surrounds	Residential to the north and east, hall to the south and road to the west.
Comments		
SN 005		

Criteria	Description	
Address	16 - 20 Leeston Road Springston School	
Photo and ID	SN 006	
Activity Type	Education	
Specific Type	Primary School	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	High
	Signage	1(2mx0.7m) road sign
	Amenity	Large trees, hedges and fences surrounding each boundary, playing field to the west, large carparking area to the south and pick up zone to the east.
	Sensitivity of surrounds	Residential to the north and west, road to the east and rural land to the south.
Comments		
SN 006		

Criteria	Description	
Address	456 Ellesmere Junction Road Springston Domain	
Photo and ID	SN 007	
Activity Type	Community	
Specific Type	Sportsground / Club Rooms	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Evening
	Staff	Volunteer
	Public Generation	Moderate
	Signage	1x(1mx1m) road sign
	Amenity	Surrounded by hedges. Tennis courts and playground to the east, fields to the west.
	Sensitivity of surrounds	Rural to the north and west. Road to the south and residential to the east.
Comments		
SN 007		

Criteria	Description	
Address	7 Waterholes Road Physiotherapist. Home Occupation	
Photo and ID	SN 008	
Activity Type	Commercial Service	
Specific Type	Private Physio Practice - Medical	
Scale	Small, Home Occupation	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(0.5x0.5m) Road sign
	Amenity	Fully screened from road by hedge.
	Sensitivity of surrounds	Residential to the north, south and west. Road to the east.
Comments	Run from a private residence.	
SN 008		

Criteria	Description	
Address	374 Ellesmere Junction Road “Shop”	
Photo and ID	SN 009	
Activity Type	Retail	
Specific Type	Craft Shop	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(0.5x0.5m) road sign
	Amenity	Some large trees / hedges on boundaries, otherwise a gravel parking area to the south.
	Sensitivity of surrounds	Vacant lot to the east, rural to the north. Road to the south and Residential to the west.
Comments	Looks like this was formerly a mechanic workshop.	
SN 009		

Criteria	Description	
Address	5 Leeston Road Springston Dairy	
Photo and ID	SN 010	
Activity Type	Retail	
Specific Type	Food and Beverage, Convenience	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Moderate
	Signage	1x(0.5x0.5m) pillar sign 4x(2mx1m) signs on building 2x(0.5x0.5m) road signs
	Amenity	Shop is built up to footpath, some trees to the rear of the site and a small grass area to the north west, with a picket fence, hedge on the northern boundary.
	Sensitivity of surrounds	Vacant land to the north and south, road to the west and residential to the east.
Comments		
SN 010		

Attachment B9(i) – Tai Tapu


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise	Hours of Operation													
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
846 Old Tai Tapu Road Tai Tapu Library	Community	Library	✓			✓			✓			✓			Low	2x(0.5x0.5m) road signs 1x(0.5x0.5m) sign on building	Stone fence to the south, large mature trees spread over the grassed site.	Church to the east, road to the north and south, residential to the west.		T 001
844 Old Tai Tapu Road St Paul's Tai Tapu	Community	Church	✓			✓			✓			✓			Low	1x(0.5x0.5m) road sign	Stone fence to the south, large mature trees spread over the grassed site.	Library to the west, rural to the east, roads to the north and south.		T 002
688 Christchurch Akaroa Road Obelisk	Retail	Furniture / decor	✓			✓			✓			✓			Low	1x(0.5x1m) sign on building	Post and rail fence on the eastern boundary, carpark to the south. Wooden panel fences to the west and north.	Retail to the south, residential to the north and west, road to the east.		T 003
687 Christchurch Akaroa Road The Store	Retail	Food / Bev / gifts		✓		✓			✓				✓		High	1x(2mx1m) pillar sign 1x(1.5x1.5m) on building	Car parking to the west, grass outdoor area to the north surrounded by trees and hedges.	Roads to the north and west, retail to the south and residential to the east.		T 007


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High					
688 Christchurch Akaroa Road Belleza	Retail	Clothing	✓			✓			✓			✓			Low	2x(1mx1m) signs on building 1x(0.5x2m) road flag	Post and rail fence to the east, wooden panel fence to the south and west, car park to the north.	Retail to the north and south, residential to the west and road to the east.		T 004
691 Christchurch Akaroa Road Tai Tapu Mowers and Chainsaws	Retail	Trade Supplier, Building Supplies and maintenance	✓			✓			✓			✓			Low	1x(3mx1m) pillar sign 1x(3mx0.5m) Sign on building 1x(0.5x0.5m) road signs	Car parking area to the west, post and rail fence on western boundary. Yard/workshop to the east, screened with a fence. Some Shrubs dotted around site.	Residential to the south and east. Retail to the north and road to the west.		T 006
690 Christchurch Akaroa Road Antiques and Curios	Retail	2 nd hand clothing and antiques	✓			✓			✓			✓			Low	2x(1.5x1m) signs on building 1x(0.3x2m) road flags 3x(0.5x0.5m) road signs.	Built right up to street. Parking not provided.	Retail to the north and west, residential/retail to the south and road to the east.	Looks like there is a residence behind the shop.	T 005
696 Christchurch Akaroa Road Watch and Clock Repairs Home Occupation	Retail	Watchmaker	✓			✓			✓			✓			Low	1x(1.5x0.5m) sign on fence 1x(0.5x0.5m) road sign 1x(0.5x0.5m) on building	Small office on residential site, surrounded by large trees and white picket fence.	Residential/retail to the north, residential to the west, office to the south and road to the east.		T 016
28 School Road	Retail	Petrol / Food and Bev / Mechanic		✓			✓			✓		✓			High	1x(3mx1.5m) pillar sign	Forecourt to the east. Yard to the north west, screened from the road	Roads to the south and east. Residential to the west and		T 009


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise			Hours of Operation			Staff			Public Generation	Signage (Describe)				
						Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ Mod / High		
Challenge Tai Tapu																3x(2x0.6m) sings on building	by wooden panel fence.	office to the north.		
698 Christchurch Akaroa Road Banks Peninsula Conservation Trust	Community	Office	✓			✓			✓			✓			Low	1x(0.5x1.5m) road sign	Parking to the south, formal native planting to the east	Road to the east, challenge to the south, residential/ retail to the north and residential to the west.		T 008
1 School Road Tai Tapu Primary School	Education	Primary School			✓		✓		✓				✓		High	1x(2mx1.5m) road sign 1x(1.5x1m) road sign	Large field to the east of school buildings, site surrounded by large trees and transparent metal railing fence.	Roads to the north, east and west, residential to the south.		T 010
733 Christchurch Akaroa Road Tai Tapu Motors	Retail	Mechanic		✓			✓		✓			✓			Low	1x(2mx1m) sign on building 1x(7mx1m) sign on building 1x(0.5x0.5m) road sign	Gravel yard surrounds the building, not screened from road. Wooden panel fence on northern boundary screening from residential.	Roads to the south, east and west, residential to the north.		T 011
8 School Road Monkey's and Munchkins	Education	Childcare		✓			✓		✓				✓		Moderate	1x(0.5x0.5m) road sign 1x(1.5x1.2m) sign on building	Car parking to the south, play area to the east, fencing surrounding building and play area –	Residential to the east, north and west, road/ school to the south.		T 012


Address	Activity Type (Retail, Commercial, Industrial)	Specific Type	Scale			Activity characteristics											Amenity (Describe landscaping, fencing, screening of utility areas)	Sensitivity of Surrounding Areas	Comments	Photo and ID
						Noise	Hours of Operation													
			Small	Med	Large	Quiet	Mod	Loud	Day	Even	Night	1-4	5-10	10+	Low/ High	Mod /				
Preschool and nursery																	1x(1mx1m) signs on fence	metal transparent/ wooden panel to the north and east.		
815 Old Tai Tapu Road Tai Tapu Play Centre	Education	Childcare	✓				✓		✓			✓			Moderate	1x(0.5x0.5m) sign on building 1x(0.3x0.3m) sign on fence	Carparking to the north west and play are to the north. Metal railing fence surrounding build/play area.	Road to the north west, residential to the south, rural to the east.		T 013
780 Old Tai Tapu Road The Tap	Retail	Food/ Bev / Function Centre		✓			✓			✓			✓		High	1x(1mx1m) sign on building	Carparking to the east and south, outdoor area to the north. Large trees surrounding the site and formal planting along roadside.	Residential to the west, rural to the north, road to the south and east.		T 014
722 Old Tai Tapu Road Rhodes Reserve / Golf Club	Community / Recreation	Golf Club			✓		✓			✓		Volunteer			Moderate	-	Fields to the east and golf club to the west. Large mature trees surrounding the site as well as native riparian planting along roadside.	Surrounded by roads to the north, east and south. Retail to the south west.		T 015


Attachment B9(ii) – Tai Tapu


Criteria	Description	
Address	846 Old Tai Tapu Road Tai Tapu Library	
Photo and ID	T 001	
Activity Type	Community	
Specific Type	Library	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	2x(0.5x0.5m) road signs 1x(0.5x0.5m) sign on building
	Amenity	Stone fence to the south, large mature trees spread over the grassed site.
	Sensitivity of surrounds	Church to the east, road to the north and south, residential to the west.
Comments		
T 001		


Criteria	Description	
Address	844 Old Tai Tapu Road St Paul's Tai Tapu	
Photo and ID	T 002	
Activity Type	Community	
Specific Type	Church	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(0.5x0.5m) road sign
	Amenity	Stone fence to the south, large mature trees spread over the grassed site.
	Sensitivity of surrounds	Library to the west, rural to the east, roads to the north and south.
Comments		
T 002		


Criteria	Description	
Address	688 Christchurch Akaroa Road	
	Obelisk	
Photo and ID	T 003	
Activity Type	Retail	
Specific Type	Furniture / Decor	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(0.5x1m) sign on building
	Amenity	Post and rail fence on the eastern boundary, carpark to the south. Wooden panel fences to the west and north.
	Sensitivity of surrounds	Retail to the south, residential to the north and west, road to the east.
Comments		
T 003		


Criteria	Description	
Address	688 Christchurch Akaroa Road	
	Belleza	
Photo and ID	T 004	
Activity Type	Retail	
Specific Type	Clothing	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	2x(1mx1m) signs on building 1x(0.5x2m) road flag
	Amenity	Post and rail fence to the east, wooden panel fence to the south and west, car park to the north.
	Sensitivity of surrounds	Retail to the north and south, residential to the west and road to the east.
Comments		
T 004		


Criteria	Description	
Address	690 Christchurch Akaroa Road Antiques and Curios	
Photo and ID	T 005	
Activity Type	Retail	
Specific Type	2 nd hand clothing and antiques	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	2x(1.5x1m) signs on building 1x(0.3x2m) road flags 3x(0.5x0.5m) road signs.
	Amenity	Built right up to street. Parking not provided.
	Sensitivity of surrounds	Retail to the north and west, residential/retail to the south and road to the east.
Comments	Looks like there is a residence behind the shop.	
T 005		


Criteria	Description	
Address	691 Christchurch Akaroa Road Road Tai Tapu Mowers and Chainsaws	
Photo and ID	T 006	
Activity Type	Retail	
Specific Type	Trade Supplier, Building Supplies and maintenance	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(3mx1m) pillar sign 1x(3mx0.5m) Sign on building 1x(0.5x0.5m) road signs
	Amenity	Car parking area to the west, post and rail fence on western boundary. Yard / workshop to the east, screened with a fence. Some shrubs dotted around site.
	Sensitivity of surrounds	Residential to the south and east. Retail to the north and road to the west.
Comments		
T 006		


Criteria	Description	
Address	687 Christchurch Akaroa Road The Store	
Photo and ID	T 007	
Activity Type	Retail	
Specific Type	Food and Beverage / Gifts	
Scale	Medium	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	5-10
	Public Generation	High
	Signage	1x(2mx1m) pillar sign 1x(1.5x1.5m) on building
	Amenity	Car parking to the west, grass outdoor area to the north surrounded by trees and hedges.
	Sensitivity of surrounds	Roads to the north and west, retail to the south and residential to the east.
Comments		
T 007		


Criteria	Description	
Address	698 Christchurch Akaroa Road Banks Peninsula Conservation Trust	
Photo and ID	T 008	
Activity Type	Community	
Specific Type	Office	
Scale	Small	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(0.5x1.5m) road sign
	Amenity	Parking to the south, formal native planting to the east
	Sensitivity of surrounds	Road to the east, challenge to the south, residential / retail to the north and residential to the west.
Comments		
T 008		


Criteria	Description	
Address	28 School Road Challenge Tai Tapu	
Photo and ID	T 009	
Activity Type	Retail	
Specific Type	Petrol / Food and Beverage / Mechanic	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	High
	Signage	1x(1.5x0.5m) sign on fence 1x(0.5x0.5m) road sign 1x(0.5x0.5m) on building
	Amenity	Forecourt to the east. Yard to the north west, screened from the road by wooden panel fence.
	Sensitivity of surrounds	Roads to the south and east. Residential to the west and office to the north.
Comments		
T 009		


Criteria	Description	
Address	1 School Road Tai Tapu Primary School	
Photo and ID	T 010	
Activity Type	Education	
Specific Type	Primary School	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	High
	Signage	1x(2mx1.5m) road sign 1x(1.5x1m) road sign
	Amenity	Large field to the east of school buildings, site surrounded by large trees and transparent metal railing fence.
	Sensitivity of surrounds	Roads to the north, east and west, residential to the south.
Comments		
T 010		


Criteria	Description	
Address	733 Christchurch Akaroa Road Tai Tapu Motors	
Photo and ID	T 011	
Activity Type	Retail	
Specific Type	Mechanic	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(2mx1m) sign on building 1x(7mx1m) sign on building 1x(0.5x0.5m) road sign
	Amenity	Gravel yard surrounds the building, not screened from road. Wooden panel fence on northern boundary screening from residential.
	Sensitivity of surrounds	Roads to the south, east and west, residential to the north.
Comments		
T 011		

Criteria	Description	
Address	8 School Road Monkey's and Munchkins Preschool and nursery	
Photo and ID	T 012	
Activity Type	Education	
Specific Type	Childcare	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	5-10
	Public Generation	Moderate
	Signage	1x(0.5x0.5m) road sign 1x(1.5x1.2m) sign on building 1x(1mx1m) signs on fence
	Amenity	Car parking to the south, play area to the east, fencing surrounding building and play area – metal transparent/ wooden panel to the north and east.
Sensitivity of surrounds	Residential to the east, north and west, road / school to the south.	
Comments		
T 012		

Criteria	Description	
Address	815 Old Tai Tapu Road Tai Tapu Play Centre	
Photo and ID	T 013	
Activity Type	Education	
Specific Type	Childcare	
Scale	Small	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Moderate
	Signage	1x(0.5x0.5m) sign on building 1x(0.3x0.3m) sign on fence
	Amenity	Carparking to the north west and play area to the north. Metal railing fence surrounding build/play area.
	Sensitivity of surrounds	Road to the north west, residential to the south, rural to the east.
Comments		
T 013		

Criteria	Description	
Address	780 Old Tai Tapu Road The Tap	
Photo and ID	T 014	
Activity Type	Retail	
Specific Type	Food and Beverage / Function Centre	
Scale	Medium	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Evening
	Staff	5-10
	Public Generation	High
	Signage	1x(1mx1m) sign on building
	Amenity	Carparking to the east and south, outdoor area to the north. Large trees surrounding the site and formal planting along roadside.
	Sensitivity of surrounds	Residential to the west, rural to the north, road to the south and east.
Comments		
T 014		

Criteria	Description	
Address	722 Old Tai Tapu Road Rhodes Reserve / Golf Club	
Photo and ID	T 015	
Activity Type	Community / Recreation	
Specific Type	Golf Club	
Scale	Large	
Activity Characteristics	Noise	Moderate
	Hours of Operation	Evening
	Staff	Volunteer
	Public Generation	Moderate
	Signage	
	Amenity	Fields to the east and golf club to the west. Large mature trees surrounding the site as well as native riparian planting along roadside.
	Sensitivity of surrounds	Surrounded by roads to the north, east and south. Retail to the south west.
Comments		
T 015		

Criteria	Description	
Address	696 Christchurch Akaroa Road Watch and Clock Repairs – Home Occupation	
Photo and ID	T 016	
Activity Type	Retail	
Specific Type	Watchmaker	
Scale	Small, Home Occupation	
Activity Characteristics	Noise	Quiet
	Hours of Operation	Day
	Staff	1-4
	Public Generation	Low
	Signage	1x(1.5x0.5m) sign on fence 1x(0.5x0.5m) road sign 1x(0.5x0.5m) on building
	Amenity	Small office on residential site, surrounded by large trees and white picket fence.
	Sensitivity of surrounds	Residential / retail to the north, residential to the west, office to the south and road to the east.
Comments		
T 016		

Attachment C – Records demonstrating ‘Lawfully Established’

Address	Activity Type	Specific Type	Consent Number	Activity Permitted by consent
131-132 Arthurs Pass (State Highway 73) Arthurs Chalet	Retail / Accomodation	Pub / Restaurant / Accommodation		
85-86 Arthurs Pass Arthurs Pass Store	Retail	Café / Bottle Store / General Store / Service Station		
108 Arthurs Pass Wobbly Kea	Retail	Café / Restaurant		
1446/8 Leeston Road Doyleston Country Store/Dairy/ Jacks Service Centre	Retail	Mechanic / Dairy / Post shop / Petrol	0952152	2009- Extension of workshop for non-residential activity in L1 zone for Jacks Service Centre Limited.
74 Homebush Road Glentunnel Allied	Retail	Petrol / Food and Beverage		
1 Philip Street Glentunnel Library and Gateposts	Retail	Historic Post Shop and library		
2579-2581 Bealey Road G.A.S Hororata	Retail/ Food and Bev	Petrol Station		
1265 Courtenay Road Kirwee Tavern	Retail / Accommodation	Food/beverage and accommodation		
111 Tramway Road Kirwee Frizzell Agricultural Electronics	Retail	Electronics		
40 Wrights Road Sheffield Hotel	Retail	Food/beverage		
81 West Coast Road Allied Petroleum Sheffield	Retail	Petrol	165472	2017 – To redevelop the existing service station
53 Waddington Road Malvern Computers	Retail	Electronics	095389	Consent to establish garage in a noncomplying position

Waddington				
5666 West Coast Road Springfield Café & Store	Retail	Food/beverage		
5672 West Coast Road Yellow Shack Café	Retail	Food/beverage		
5675 West Coast Road Springfield Hotel	Retail	Food/beverage and accomodation	301101	1994 – To relocate ablution buildings and establish accommodation in the old hall on hotel site
5680 West Coast Road Challenge Springfield	Retail	Petrol/Mechanic/ Food and Beverage	125392	2012 – To undertake extensions to existing service station resulting in a non-complying setback.
5695 West Coast Road Café / Bar	Retail	Food/beverage	095068 095329 095202	2009 - To operate a café in the existing alpine jet building Consent for signage on roof Variation of operating hours
Springfield Railway Station, King Street Station 73 Café	Retail	Food/beverage		
156 Leeston Road The Springston Hotel	Retail	Food and Bev / Accomodation		
5 Leeston Road Springston Dairy	Retail	Food / Bev		
688 Tai Tapu Road Obelisk	Retail	Furniture / decor		
687 Tai Tapu Road The Store	Retail	Food / Bev / gifts	165348	2016 - Existing use rights for Tai Tapu Store
688 Tai Tapu Road Belleza	Retail	Clothing		
28 School Road Challenge Tai Tapu	Retail	Petrol / Food and Bev / Mechanic		
780 Old Tai Tapu Road The Tap	Retail	Food/ Bev / Function Centre	085398 135690 145093	2008 – Retrospective application for canopy addition around front of hotel 2014 – Demolition in part – alteration to heritage building Erect a function room on Tai Tapu Hotel site