

Emergency Services

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Quality Assurance

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1. Introduction and Scope

The Emergency Services Project Scope seeks to better understand the requirements of emergency services establishing and operating in Selwyn District. Emergency services include:

- Fire and Emergency NZ (FENZ)¹;
- The Order of St John (St John); and
- The New Zealand Police (NZ Police)

The project deliverables require:

- Engagement with emergency services to identify the types of existing and any potential future emergency service facilities, including the location, nature and scale of their activities, and ownership and operational needs;
- Identification of the range and scale of potential environmental effects created by emergency services, and analysis of the effectiveness of the Operative Selwyn District Plan (Plan) provisions in managing these effects;
- Reviewing the Ashburton and Waimakariri District Plans emergency services provisions;
- Reviewing the Mahaanui Iwi Management Plan to identify any relevant policy guidance; and
- Providing policy and rule options to manage emergency services in the District.

A Communications and Engagement Plan was prepared and engagement has been undertaken with representatives from all of the emergency services. FENZ, St John and NZ Police have all provided valuable feedback which has been incorporated in this report. Feedback was also sought from the Selwyn District Council Consents, and Monitoring and Compliance Officers about any issues with emergency services establishing and operating in the district, and their feedback is also reflected in this report.

The Selwyn District Council building at Rolleston is the Civil Defence Headquarters and various community halls are also used for Civil Defence Purposes. As these facilities will be addressed as part of the Council Property and Assets Project (DW016), these facilities have not been included in this assessment.

The Ministry of Civil Defence and Emergency Management (MCDEM) were also contacted to establish whether the Ministry has an interest in relation to this topic. MCDEM confirmed they do not want to be involved at this stage of the District Plan Review.

It is also of note that this project is interdependent with a number of other Projects/Topics including:

- Community and Recreation Facilities (DW003) and Council Property and Assets (DW016) - emergency services are a sub-set of community facilities which are being investigated as part of these projects;
- Noise (DW005), Lighting and Glare (DW007) and Signage (DW008) - further input will be required with respect to these topics and how they relate to emergency services in the next stage of the review;
- Transport - initial comment from Council's Transport Engineers (Abley Transportation Consultants Ltd) has been incorporated in this report, however further advice will be required with respect to the detail of several of the transport provisions relevant to emergency services during the next phase of the review;
- Subdivision (DW022) - relevant to the water for firefighting supply provisions; and

¹ The Fire and Emergency New Zealand Act 2017 integrated the New Zealand Fire Services Commission and rural fire authorities to form Fire and Emergency NZ (FENZ). FENZ now replaces the New Zealand Fire Service Commission, effective as of 1 July 2017.

- Utilities (EI001) - relevant to emergency services communications facilities, sirens and associated structures.

Given the significant cross-over with these other projects, a joined-up approach will need to continue into the next stage of the District Plan Review.

2. Overview of Emergency Services in Selwyn District

2.1 FENZ

FENZ have a total of 16 existing facilities in Selwyn District. This includes a Head Office facility in Izone, Rolleston and 15 Volunteer Fire Stations.

Two new facilities are anticipated by FENZ, including a replacement fire station at Rolleston on the same site, and a possible new Urban Search and Rescue (USAR) base combined with a new South Island firefighter training facility at the Izone business hub. The timing of these new developments is uncertain at this point in time.

The majority of the fire station sites are located in the Living 1 zone, however there are four located in Business 1 or 2 zones and two in the Rural zone.

New fire stations are designed to a national set of design guidelines² to ensure a consistent look and appropriate functionality. Within the design guidelines there is still the flexibility for stations to be designed to fit their locality, however key operational requirements which must be taken into account in their design include: sufficient height and length of fire appliance parking bays; an appliance cleaning area containment system; adequate setback from the road frontage to minimise traffic disruptions and to provide maximum visibility; office/ablutions/working and living areas for rostered staff; on-site vehicle and cycle parking.

Most stations nationwide are generally located on prominent sites on main roads or arterial routes to enable quick and efficient access and they are also typically located relatively close to the road frontage with wide vehicle crossings and sealed front yards. Each of the existing fire station sites have either a single or double bay station for fire engine storage and adjoining office/storage spaces with on-site parking.

Currently all fire station sites have sirens except for some of the rural fire stations (previously Rural Fire Authority), however it is anticipated that all fire stations will have sirens in the near future located on poles up to 12m high. Sirens are also fitted to the fire appliances as traffic warning devices.

Most sites have a freestanding sign at the front of the site and/or signs affixed to the station building.

Operating hours and staffing is generally on an 'as required' and shift basis and staff numbers at the stations in Selwyn District range from 10-32 depending on the size of the station. In relation to training, there is not a set day or time for when training activities may occur on a site, however training generally occurs once a week.

Firefighting water supply is an important operational requirement to ensure that when there is a fire, the fire service has sufficient water resources and vehicular access to the water supply.

A table outlining the FENZ facilities in Selwyn District is attached as **Appendix A**.

2.2 St John

St John have four existing facilities in Selwyn District³. The Rolleston station is the St John Headquarters and is the largest St John facility in the District. The site is zoned Living 1 and Business 1. The facility consists of an altered dwelling (300m²) and new four-bay garage (200m²). The land is Council owned and leased by St John. The buildings are used for staff offices and facilities, first aid training and ambulance storage. The station building is also available for community use for meetings

² NZFS National Property - Fire station design guidelines Part 1 – Overview, February 2015

³ Not confirmed by St John – based on initial discussion and research.

and functions and includes two meeting/training spaces - one for approximately 40 people with a kitchen and the other for approximately 20 people.

The hours of operation are 24/7 for all ambulance service operations, however with respect to the Rolleston site, the resource consent conditions restrict community use of the building to 8am -11pm 7 days. There is a mix of full-time paid employees and volunteer staff and staff numbers at the Rolleston station range from 4-8 depending on need. 10 parking spaces are currently provided at the Rolleston site and it is proposed to increase this to 19 (timing of this proposed change is not currently known). A consent condition restricts signage to no greater than 3m². St John advised there are plans to reconfigure the layout of the Rolleston Station building, however no further substantial changes are planned for the foreseeable future.

St John advised the Leeston facility is of a similar scale to Rolleston. The site contains a single level office building and an attached double garage. The site is zoned Business 1.

In Darfield, a new purpose-built Ambulance Station was developed approximately a year ago at 4 Bray Street within a site zoned Business 1. The building was developed subject to Building Consent only.

The Waddington site is known as the Guy Dunlop Training Centre, which is a training facility used for youth and clinical training purposes and is available for hire by the community. This site differs from the other St John sites in the District in that no ambulance service operates from the site. The site contains a number of training and accommodation buildings and a heritage building (H41 - Old Waddington School building) and is located in the Living 1 zone. The current accommodation capacity is for up to 106 people. St John intend to upgrade the complex in the future to better meet the needs of St John and the community. This may involve the acquisition of a neighbouring site to accommodate additional camp facilities and to increase the accommodation capacity to 120 people. It is also proposed that the future development will enable the site to function as a disaster response compound.

St John advised there are likely to be new sites and facilities but no details are known at this point in time. Growth is influenced by a number of factors - primarily funding⁴ and overall expected future population growth. St John noted the need for flexibility and leniency in the provisions to enable future growth of their operations and facilities.

The St John website includes an article dated 14 May 2017 which states that St John will receive \$100M plus of government funding to provide for double crewing of all ambulances over the next four years, and an increase in baseline funding to meet the growing demand for ambulance services (<http://www.stjohn.org.nz/News--Info/News-Articles/st-john-welcomes-government-funding-boost/>). This funding will result in increased staff numbers, especially in rural areas to ensure double crews as in urban areas. Based on this information, which was also discussed at a high-level at the initial meeting with St John, it is anticipated the funding will result in new and potentially expanded St John facilities within Selwyn District.

In Greater Christchurch St John follow a 'hub and post model' whereby the hub is the logistical and personnel base from which staff are deployed out to 'posts' or stations across the district. The facilities include converted residential dwellings, commercial buildings and purpose-built facilities and the key is ensuring building design and locational flexibility so St John paramedics and ambulances can readily locate where communities need them. St John undertakes analysis to ensure sites are optimally located with regard to community need and changing demographics. The new 'hub and post model' is consistent with the approach used in the United Kingdom and Australia.

A table outlining the St John facilities in Selwyn District is attached as **Appendix B**.

⁴ St John Ambulance Services are not fully funded by the government. Contracts with the Ministry of Health, ACC and District Health Boards (DHBs) fund just under 70% of the direct operating costs. The shortfall is made up from payment of part charges, community donations, fundraising and revenue from our commercial activities. St John is a charity, and relies on financial and voluntary support to help fund services (Source: St John website).

2.3 NZ Police

NZ Police have five police stations in Selwyn District including Arthurs Pass, Darfield, Leeston, Lincoln, and Rolleston. The Lincoln and Rolleston stations do not include a residence.

All of the NZ Police sites are owned by the Crown and designated by the Minister of Police. Four of the five sites have an underlying zoning of Living 1 and the other is zoned Business 1. NZ Police have advised that the Minister of Police will seek to 'roll over' the existing designations into the Proposed Plan and no new designations are proposed at this stage.

NZ Police operations also include radiocommunication facilities. These utilities have not been addressed as part of this project as they will be considered as part of the Utilities Project (EI001). Initial comment from NZ Police is that they will not seek to designate any radiocommunication sites as generally any resource consent approvals required are straightforward. Therefore, at this stage NZ Police are comfortable relying on the Utilities provisions in the plan, subject to involvement in any proposed changes to the provisions as the Plan Review progresses. The Utilities Topic Lead has been advised of NZ Police's interest in the Utilities Chapter.

A table outlining the NZ Police facilities in Selwyn District is attached as **Appendix C**.

3. The Potential Range of Effects

The range of effects generated by emergency services include both positive and potentially adverse effects as outlined below.

3.1 Range of Effects

The positive effects of emergency service facilities are considered to include the following:

- The health, safety and wellbeing of people and communities;
- Minimising the adverse effects of fire, and other emergencies (for instance adverse weather events and hazardous substances incidents) on the environment.

The potential adverse effects of emergency services facilities are considered to include adverse effects on the following:

- Residential coherence and character;
- Rural character;
- Residential amenity;
- Visual amenity - building scale and appearance;
- Privacy/Outlook;
- Shading;
- Noise - sirens/warning devices and general noise;
- Lighting & Glare;
- Signage;
- Utilities;
- Hazardous substances;
- Waste;
- Transportation - traffic generation and vehicle and cycle parking primarily.

Water supply for firefighting (and firefighting training) along with access for fire appliances/emergency service vehicles are not adverse effects of fire stations as such. However, they are matters that may be governed by rules in the Plan in order to enable the health, safety and wellbeing of people and

communities through avoiding or mitigating the adverse effects of fire and other hazards. It is acknowledged that these matters also relate to the subdivision, building and access standards.

Other construction and district-wide potential matters include: earthworks; heritage; contaminated land, building water supply and sewage disposal; waterbodies, and tangata whenua. It is not expected that emergency service facilities would have an adverse effect on any of these matters, with the exception of the potential to have an adverse effect on heritage or tangata whenua values in situations where a new facility (or any new building) is constructed on a site where such values have been specifically identified as being of significance.

4. Analysis of the Effectiveness of the Operative Selwyn District Plan Provisions

The relevant Plan provisions include:

- Designations;
- Definitions;
- Objectives and Policies;
- Zone and district-wide plan provisions.

4.1 Effectiveness of Designations

NZ Police is the only emergency service with designations and the current Minister of Police designations (MP1-MP5)⁵ form part of the Designations Chapter.

NZ Police have advised that the Minister of Police will seek to 'roll-over' these existing designations into the Proposed Plan, possibly with minor modifications. For instance, Rolleston and Lincoln Police Stations are no longer used as a residence, and the heritage item (H5)⁶ subject to a condition in relation to the Darfield designation has been relocated from the site (Refer to **Appendix C** for a copy of the condition).

The existing designations are considered to be effectively managing NZ Police operations. The designation process required the effects of the police stations to be considered as part of the Notice of Requirement process, and once established, the stations are able to operate in accordance with the designation, which may include disruption to residential amenity. As NZ Police are seeking to 'roll-over' the existing designations and the Minister of Police would likely seek to designate any future Police station, alternative management options with respect to NZ Police sites are not discussed further as part of this report as they will be managed as part of the Designations Project.

It is also of note that neither FENZ or St John are currently requiring authorities under the Resource Management Act (RMA). St John is not eligible under the RMA to apply for requiring authority status as it does not meet the requiring authority criteria in section 166 of the RMA. FENZ's ability to obtain requiring authority status is less clear as they are a Crown entity, however FENZ have advised they have not pursued requiring authority status to date and are not expected to in the foreseeable future. Therefore, designations have been ruled out as a management option for both St John and FENZ.

4.2 Effectiveness of Definitions

4.2.1 Emergency services

The Township and Rural Volumes of the Plan contain the same definition of 'Emergency Services':

Emergency Services: means facilities and activities utilised for the protection and safety of people and property in times of an emergency and shall include New Zealand Fire Service, New Zealand Police and St Johns Ambulance.

⁵ [<http://eplan.selwyn.govt.nz/#!/Rules/0/1046/1/0>]

⁶ Darfield Lock-up Building

It is of note that the Ministry for the Environment (MfE) are proposing a standard definition of 'emergency services' be included in the National Planning Standards. Selwyn District Council has not provided any specific feedback to MfE regarding this particular definition to date (and the proposed wording is not known at this point in time), but the definition will need to be considered in the context of the existing and proposed provisions if and when released by MfE for comment.

FENZ has provided feedback to MfE supporting the inclusion of a definition of 'emergency services' and suggests the use of the definition in the Civil Defence Emergency Management Act 2002 (CDEMA)⁷ as follows:

"emergency services means the New Zealand Police, Fire and Emergency New Zealand, and providers of health and disability services".

St John have provided feedback agreeing that the definition should be retained, but with amendment and in particular consider that the definition proposed by FENZ is too narrow.

The issues noted with the Plan definition of 'emergency services', and taking into account the FENZ and St John feedback, includes:

- The definition covers both facilities and activities. Christchurch City Council for example has a definition for facilities⁸, but not activities. It is also of note that the definition proposed by FENZ references entities and not facilities or activities.
- The correct name for St John is the Order of St John. Comment from St John was that reference to 'St John Ambulance' could be limiting as operations extend beyond ambulances, i.e. training etc.
- The proposed FENZ definition excludes specific reference to the Order of St John and uses the more general phrasing 'and providers of health and disability services'. St John have advised they support a broader definition than the one proposed by FENZ similar to the Christchurch District Plan definition (contained in footnote 7), which has been reviewed by all emergency services to ensure relevant authorities can act during disasters and other events. It is also not clear who providers of health and disability services are and how far this extends.
- Activities are not 'utilised' and therefore reference to activities in the definition does not make sense.
- The definition does not make it clear what facilities associated with emergency services are provided for. It is expected that fire stations, ambulance stations and police stations are provided for, however this is not made explicit and it is not clear whether the definition extends to head office facilities and associated emergency services training facilities and the likes of emergency coordination facilities. FENZ considers their head office facilities and firefighter training to be integral to an emergency service and therefore within the scope of any definition of 'emergency service facility' (or activity). Conversely St John consider it appropriate to provide a separate definition for training facilities such as St John facilities that do not provide ambulance post facilities, however they seek that this not limit the ability to introduce ambulance post facilities in the future.
- Reference is made to protection and safety of people and property versus the broader consideration of safety and welfare. FENZ considers that a broader approach is appropriate, particularly given the range of functions now codified by sections 11 and 12 of the Fire and Emergency New Zealand Act 2017 (FENZ Act).

Overall, it is considered that a definition of 'emergency services' should be retained with amendment, or a new definition of 'emergency services facilities (activities)' developed to link to specific and

⁷ Note the new FENZ Act 2017 does not define 'emergency services' as the focus of the Act is fire related emergencies.

⁸ Emergency service facilities - means the facilities of authorities that are responsible for the safety and welfare of people and property in the community. It includes fire stations, ambulance stations, police stations and [emergency](#) coordination facilities.

targeted rules concerning emergency services. Any such definition will need to address the issues outlined above and take into account the parallel process of the National Planning Standards potential 'emergency services' definition. There is also significant cross-over with the Community and Recreation Facilities Project (DW003) which needs to be taken into account given this related Project is specifically seeking to address overlapping community related definitions.

4.2.2 **Emergency**

There is no current definition of 'Emergency' in the Plan, however some plans do define 'Emergency' i.e. Christchurch District Plan.

The absence of a definition of 'Emergency' is considered acceptable as the definition is already covered by both the FENZ Act and the CDEMA and to have such a definition in the Proposed Plan would replicate legislation. Furthermore, the common meaning of emergency is considered to be well understood. FENZ agree there is no need for such a definition in the Plan and St John also commented at an initial meeting that such a definition was not necessary.

4.2.3 **Community facilities**

Emergency services facilities are also considered community facilities.

The Plan contains a different definition of 'Community facility/facilities' in each volume.

Township Volume: **Community facilities:** *means places available to the public for the purpose of community activities and includes but is not limited to public playgrounds, recreational halls, community centres, libraries, conference centres, community halls, information centres and public swimming pools.....*

Rural Volume: **Community facility:** *includes any land, building or structure which is/are used for the primary purpose of health, education, safety or cultural, physical or spiritual well-being, where those facilities are funded or managed as a non-profit organisation by a central or local government agency or a community organisation, and are available for use by any person in the community. Community facilities include (but are not limited to): schools, hospitals, churches, cemeteries, halls, libraries, community centres, police or fire stations, reserves and recreational facilities.*

The Township Volume makes no specific reference to emergency services and the Rural Volume version makes specific mention of "police or fire stations" only (although it is noted the list is not exhaustive).

FENZ noted that emergency services being a part of the community facility definition is not unusual and FENZ is not opposed to this approach, however the overlapping definitions can be problematic where there are provisions (including rules and standards) for both activities and determining whether both definitions apply or the specific is applied and is explicitly excluded from the broader overarching definition. The overlapping of definitions is a specific issue the Community and Recreation Facility Project (DW003) is seeking to address. There will need to be an ongoing link with that Project to ensure the emergency services facilities (and activities) are appropriately provided for within the context of any broader community facilities definition.

4.2.4 **Other related definitions**

Other current definitions such as 'Educational facility'⁹ and 'Place of Assembly'¹⁰ are also relevant to emergency services developments given the trend toward multi-use facilities. For example, the recently established St John Rolleston Headquarters is also used for training and community use and these definitions (and associated provisions) were taken into account in the application and

⁹ *Educational Facility: includes any land, building or structure which is/are used for the provision of regular instruction or training of students by suitably qualified instructors and any ancillary activities, and includes any pre-school.*

¹⁰ *Place of Assembly: means any land and building used for gathering of people. It does not include residential accommodation or places of work.*

processing of the resource consent. Where training is occurring or where emergency services facilities are also being used for community use, the overlapping of the definitions results in a lack of clarity as to which provisions apply. An example of this is the car parking requirements.

FENZ agrees there is a lack of clarity and would prefer that it is clear that fire stations with training facilities are not considered 'education facilities' or 'places of assembly'. For some St John facilities, the multi-use nature of them also necessitates greater clarity in the definitions.

As previously noted, the overlapping nature of the community related definitions and the resulting lack of clarity is being addressed as part of the Community and Recreation Project (DW003) and there will need to be an ongoing link with that Project to ensure emergency services facilities (and activities) are appropriately provided for.

4.3 Effectiveness of Objectives and Policies

The key objectives and policies relevant to emergency services are under these topic headings outlined below and identified in **Appendix D**.

4.3.1 Community facilities

The objectives relevant to community facilities recognise their importance (including emergency services) and essentialness to community health and safety. This recognition is considered appropriate, however there is inconsistency between the Township and Rural Volumes, with less importance being expressed in the Rural Volume. There is a need for a consistent district-wide approach to acknowledge the essential nature of emergency services and their community benefits.

A general observation is that the community facilities policies relate more to community facilities such as halls, libraries etc and facilitating community access to these facilities, which is not the focus of emergency services. Public access to the likes of fire stations is not actively encouraged and such emergency services benefit the community in another way. Therefore, it is considered there is merit in considering whether emergency services are better reflected in stand-alone objectives and policies or at a policy level only to provide clear and specific direction to such facilities versus community facilities in general (this is also linked to the need for clearer definitions). Both St John and FENZ agree with such an approach.

The Township objectives seek to ensure that community facilities do not adversely affect residential amenity values. This is supported in principle as consideration of amenity effects in relation to community developments including emergency services is required to maintain reasonable amenity. However, as noted above, emergency services could be distinct from other community and 'non-residential activities'. Exempting emergency services entirely from such consideration is not considered appropriate as such facilities still need to be relatively attractive and not unduly compromise residential character and amenity, but some emergency services specific policies would better recognise their locational and operational requirements and their importance to the community's health, safety and wellbeing.

The current policies which encourage co-location of community facilities (B2.3.6) and the facilitation of multiple uses (B2.3.7) are supported in principle in relation to emergency services to achieve efficiencies and support the distinct trend toward co-location and multi-use facilities, however such policies once again need to apply district-wide. FENZ also support both policy approaches in principle.

There are particular policies about community services being exempt from site coverage requirements in rural areas (Policy B2.3.2), however there is a current disconnect with the rules as site coverage maximums apply. There is a need for policies which clearly connect with the rules. FENZ support less restrictive site coverage requirements to provide greater design flexibility. St John consider such controls are appropriate in principle but should not unduly restrict emergency services from developing new or existing sites.

A further policy seeks to avoid locating community facilities on the opposite side of strategic roads or railway lines (B2.3.4). Such a policy could unduly constrain emergency services. FENZ agrees and

considers the policy does not reflect the locational requirements of FENZ whom often locate on strategic routes to enable efficient access.

4.3.2 *Quality of the Environment*

Both Volumes of the Plan seek to provide for a variety of activities while maintaining the character and amenity of zones and avoiding reverse sensitivity effects. However, only the Township Volume seeks to provide for the general health and safety of people and their communities. It is considered this should be a district-wide consideration.

4.3.3 *Health and Safety - Fire*

Fires are recognised as a particular health and safety risk which particularly affects rural areas and that water for firefighting requirements and emergency services help reduce the risk of and damage from fires. However, there is no specific policy to this effect (currently an issue only) and the related firefighting water supply provisions are not consistently applied. FENZ supports a clearer and more consistent approach to managing health and safety in relation to fires across the district. It is of note that the management of 'Wild Fire Risk' is subject to a separate Project. The linkages between the two projects will need to be taken into consideration as the District Plan Review progresses.

4.3.4 *Health and Safety - Noise*

The policies (and associated rules) in the Rural Volume relating to noise specifically recognise that emergency services may not comply with noise limits but are essential services and therefore are exempt from noise compliance to ensure they can function and serve communities (Policy B3.4.13 and B3.4.14). The exemption however is not clear in the Township policy as it is mentioned in the explanation only, although the exemption is clear in the Township rules.

The Council Consents and Monitoring and Compliance Officers commented that noise at fire stations is not a significant issue aside from occasional complaints which are readily resolved once the exemptions are explained, and therefore they support the continuation of the exemptions.

It is also of note that noise exemptions relevant to emergency services are contained in other district plans, including Christchurch City, and therefore exempting emergency services from the noise provisions is a relatively common approach.

St John note there is a perception that ambulance posts and other emergency services facilities emit unacceptable levels of noise, however overall noise is considered low and can typically be mitigated, i.e. acoustic fencing. Noise associated with emergency services facilities generally includes: people using any outdoor areas, noise break-out from the building mechanical services, and noise associated with traffic both in an emergency situation and general noise. In particular, St John consider noise exemptions for emergency services vehicles is appropriate and consistent with the Land Transport Act.

Overall, it is considered that a consistent district-wide policy continuing to exempt noise in relation to emergency services would be appropriate. However, it is recommended that Acoustic advice is also sought regarding the appropriateness of the exemptions to substantiate this current view.

4.3.5 *Non-residential activities – Traffic and Scale and Nature of Activities*

Policy B3.4.18 seeks to ensure non-residential activities in Living zones generate vehicle and pedestrian movements on a scale compatible with the surrounding residential environment. This policy is implemented by Rule 10.8.1 (Activities and Scale of activities) which sets traffic generation limits per day, however emergency services vehicles are exempt from the traffic generation part of the rule. In addition, Policy B3.4.16 seeks to ensure the operating hours for non-residential activities in Living zones do not disturb surrounding residential activities, particularly at night. This policy is implemented by Rule 10.9.1 (Activities and Hours of Operation) which permits non-residential activity if employed staff are not resident on site and visits to the site only occurs between 7am and 10pm. Spiritual and educational activities are exempt from this rule, but not emergency services. There is no

comparable policies in the Rural Volume, however Rule 9.13 (Activities and Vehicle Movement) and sets limits on vehicle movements.

The policy approach is considered broadly acceptable in principle to manage 'other' non-residential activities, however the current drafting of Rules 10.9.1 and 9.13 also capture emergency services and do not reflect their specific operating requirements. St John and FENZ agree and FENZ notes they cannot "ensure" their operations do not disturb residential activities during emergencies. It is considered that wider exemptions for emergency services need to be explored and reflected in the policies (and rules), or specific emergency services policy formulated to better provide for their operations, whilst still managing the effects of emergency services on residential environments.

4.3.6 Growth of Townships - Living 1 & 2 Site Coverage

The explanation to Policy B4.1.7 states that a greater level of site coverage has been allowed for in the Living 1 and 2 Zones for emergency services, recognising their community importance and that they are limited in number. This approach is supported in principle for the reasons provided in the policy and to provide emergency services with greater design flexibility and is supported by FENZ and St John. It is considered that such examples of greater development flexibility need to be clearly reflected in the policies.

4.3.7 Living 3 Zone - Firefighting water supply

Policy B3.4.4(a) seeks that new rural-residential development is able to effectively connect to reticulated water services, including the provision of water supply to the standards set out in the New Zealand Standard Code of Practice, either within the reticulated system or as supplementary on-site storage.

It is considered that broader policy direction is required in relation to both subdivision and new development across the district. The FENZ Act also requires the development of a new Code of Practice which will need to be reflected in the Proposed Plan provisions (assuming it remains a district plan matter in addition to the SDC Engineering Code of Practice). A potential approach would be to include a specific district-wide policy to address adequate provision for firefighting water supply and access by emergency services to both the fire risk (i.e. adequate vehicular access) and the water supply, which FENZ supports. St John also support recognition of provisions which ensure that roadways and accessways are designed to accommodate emergency vehicles and movement, particularly in new developments which are often subject to detailed covenants.




4.4 Zone Rules

Both FENZ and St John rely on zone and district-wide plan rules to manage the establishment and operation of their facilities.

A summary of the relevant zone and district-wide Plan provisions is attached as **Appendix D**.

Below is a table summarising the potential range of adverse environmental effects generated by emergency services, the relevant Plan rules, and an assessment of the effectiveness of the rules in managing these effects.

Table 1: Summary of Effectiveness of Rules in Addressing Potential Adverse Effects

	Generally effective. Provisions are in place to manage effects (but may be subject to refinement as a result of the District Plan Review)
	Some concern with effectiveness or the management of effects
	Significant concern that provisions are not effective or there is a current significant management gap or issue

Effect	Relevant Provision	Effectiveness of Provisions
Residential coherence and character	Buildings and Landscaping (L 4.2)	<p>In the Living Zones, principal buildings are permitted if the area between the road boundary and the principal building is landscaped with shrubs and planted in lawn, and/or paved or sealed, and/or dressed with bark chips or similar material.</p> <p>This is considered reasonable to ensure non-residential activities in Living Zones have a maintained front yard in keeping with residential properties. This rule is not considered overly restrictive with respect to emergency services as they are likely to have paved/sealed areas between buildings and the road boundary for efficient site access (also refer to 'Setbacks' below).</p> <p>FENZ agree and would seek provisions that allowed for a hardstand area between a fire station building and road that is sufficiently wide and clear of obstructions to enable safe and swift exit from a fire station in the event of an emergency. The provisions appear to provide that flexibility. St John agree and note that ambulance access needs to be unobstructed and landscaping must not obstruct the line of sight for vehicles exiting the site.</p>
	Buildings and site coverage (L 4.7)	<p>Higher levels of site coverage have been provided for emergency services in Living Zones recognising their importance to the community. The explanation given is that their general one-off locations throughout the District's Townships ensures any impact of increased density on the overall character of an area is minimal. It is also of note that the site coverage increase for emergency services is relatively minimal compared to residential development.</p> <p>FENZ supports greater flexibility in site coverage for emergency service facilities so that these facilities may be efficiently designed to meet their operational needs. St John consider a site coverage of 35% in Residential Zones would be acceptable.</p> <p>Overall, such a rule is considered reasonable in principle balanced with other measures to address residential coherence and character and residential amenity.</p>
Rural Character	Buildings and Landscape (Ru 3.4.1.1)	<p>In the High Country or Malvern Hills areas the exterior finish of any dwelling or principal building is permitted to have a maximum reflectance value of 37%, except for buildings which are clad in unpainted corrugated iron. There is only one emergency services facility potentially located in the High Country zone¹¹, therefore this rule is of limited relevance to emergency services. Furthermore, emergency services don't typically locate in such zones.</p>

¹¹ Lake Coleridge FENZ facility (location and zoning not confirmed).

Effect	Relevant Provision	Effectiveness of Provisions
		FENZ advised they are typically able to design the exterior of fire station buildings to meet exterior finish standards (for instance in areas that have identified landscape values) and supports rules that provide certainty in this regard so the exterior finish can be incorporated into station design if necessary. St John agree this standard could be achieved through design and material selection if required.
Residential Amenity as a result of non-residential activities	Activities and Scale of activities (L 10.8.1.)	<p>Non-residential activities are permitted in Living Zones if: no more than two full-time staff live off site; the GFA does not exceed 300m²; and vehicle movements do not exceed 40 per day plus 4 heavy vehicle movements per day (State Highways, Arterial Roads and Collector Roads) and 20 per day plus 2 heavy vehicle movements per day (Local Roads).</p> <p>In accordance with Note 1 to the rule, only Police stations are exempt from the staff requirement (but these sites are designated in any case). Furthermore, it is understood the intention of Note 2 is that emergency services are exempt from the vehicle movement maximums (even though this is not clear as the referencing to the rule clause is incorrect).¹²</p> <p>This rule is considered problematic to FENZ and St John in terms of the staff requirement as their staff live off site. Also, the GFA restriction overlaps with and counteracts the more lenient site coverage policy direction and rule.</p> <p>FENZ agree this rule is problematic for fire stations and does not cater for FENZ's operational requirements (particularly in terms of shifts at career fire stations). FENZ also considers that an exemption from the vehicle movement standard is necessary to provide for an effective emergency response. FENZ considers that a standard that restricts fire appliance movements does not provide for the safety and wellbeing of people and communities. St John agree that the rule is restrictive and consider an exemption for emergency services is required.</p> <p>Overall, it is considered this rule constrains emergency services operations and there is merit in amending it to better provide for emergency services, or exempting emergency services completely. Council's Consultant Transport Engineers agree the rule constrains emergency services operations and consider an exemption to be reasonable.</p>
	Hours of Operation (L 10.9)	<p>Non-residential activity in Living Zones is permitted if staff are not resident on site and visits by customers, patrons etc. only occurs between 7.00am-10.00pm. Only spiritual and educational activities are exempt.</p> <p>There is an overlap and contradiction with the Scale of Activities Rule (10.8.1) in terms of staff on site. Rule 10.8.1 requires no more than two staff live off site whereas Rule 10.9 requires staff not to be resident on site. It is understood that no staff reside on site (apart from NZ Police which have designations in any case) so Rule 10.9 would not appear problematic in itself (apart from the contradictory overlap with Rule 10.8.1).</p>

¹² Note 2: Sub-clause (c) of Rule 10.8.1.1 shall not apply to emergency service vehicles. There is no sub-clause (c) but presumably the reference is to the third clause (10.8.1.3) which manages vehicle movements.

Effect	Relevant Provision	Effectiveness of Provisions
		<p>The hours of operation could potentially be overly restrictive, especially when facilities are used for community use as well.</p> <p>St John consider that an exemption for emergency services is required under this rule and hours of operation should only be applicable to community activity.</p>
	Outdoor signs (L 7.1.1; B 19.1.1; Ru 6.1.1.1)	<p>Freestanding outdoor signs are limited to 1m² in size in Living Zones (3m² in Business and Rural Zones). In some cases, freestanding signs associated with emergency services are larger than 1m². For example, the St Johns HQ in Rolleston required discretionary activity consent for signs up to 3m² (RC155358) and the Hororata fire station required consent for a sign exceeding 1m² (095021).</p> <p>FENZ advised they do not typically seek specific exemptions from provisions relating to the size of signs. St John advised their signage is typically smaller compared with FENZ, however it may be appropriate to consider an exemption for emergency services. St John note that the Waimakariri District Plan includes an exemption for any sign required in order to discharge a statutory function.</p> <p>Overall, it is considered the appropriateness of the signs size limit could be considered further (and other community facilities), or an exemption be considered for emergency services signage.</p>
	Outdoor storage (L 10.10.1.3)	<p>Standard controls apply around outdoor storage which are considered acceptable in principle to ensure the outdoor storage of goods and materials does not detract from residential amenity (i.e. screening). FENZ and St John agree that appropriate screening of outdoor storage should be provided in a residential context.</p>
Visual Amenity - building scale and appearance	Buildings and site coverage (L 4.7; B 16.5; Ru 3.11.1.1) Activities and Scale of Activities (Ru 9.4.1.1)	<p>With respect to the Living Zone site coverage requirements (4.7), refer to line 2 of this table.</p> <p>The site coverage requirements in the Business Zones appear reasonable. However, the Rural Zone provisions are less clear. Rural Policy B2.3.2 exempts community facilities from site coverage requirements which is supported, however there are site coverage requirements applicable in the Rural provisions from which community facilities/emergency services are not exempt (Rule 3.11.1.1). Rule 9.4.1.1 (Activities and Scale of Activities) also limits site coverage for non-rural and residential activities to 100m². This inconsistency between the policy and rules needs to be addressed.</p> <p>FENZ and St John agree there is inconsistency that needs to be resolved and considers that an exemption is appropriate to allow for the locational and operational requirements of emergency services.</p> <p>Consider that greater consistency is required and that an exemption would appear appropriate in Rural zones.</p>

Effect	Relevant Provision	Effectiveness of Provisions
	Buildings and Building Height (L 4.8; B 16.6; Ru 3.12.1)	<p>The zones have maximum building height limits which are a standard means of ensuring buildings maintain the visual character and amenity of each zone and do not impede outlooks, especially in residential areas. The building height limits have not been a reason for resource consent and are not expected to be of issue.</p> <p>However, some fire station sites also have outdoor sirens mounted on either a pole or the station building. For example, the Southbridge Fire Station has an 8-10m siren pole, and therefore there is a need to ensure the rules and/or definitions address such structures to provide greater clarity. For example, emergency services sirens could possibly be defined as a 'utility structure' and exempt from the definition of 'building' and the building height rules. FENZ agrees and typically seeks height exemptions for siren poles and hose drying towers on fire station sites. St John also agree and consider there should be exemptions for communication poles associated with emergency services.</p>
	Utilities (L 6; B 18; Ru 5)	<p>NZ Police have radiocommunications facilities which are not designated and therefore they rely on the Utilities provisions. NZ Police have not identified any significant issues with the current Utilities provisions and intend to be involved in the review of the Utilities Chapter.</p> <p>Currently FENZ rely on the networks that are owned and operated by other providers. St John operate their own radiocommunications network and also rely on the surrounding network utilities to function effectively.</p>
Privacy/ Outlook	Setbacks (L 4.9.2, B 16.7.2, Ru 3.13.1.1)	<p>In Living Zones, garages (which would include fire or ambulance stations) require front yard setbacks in the order of 5.5m. Setbacks from internal and road boundaries are used to manage residential amenity effects (such as privacy and outlook). The setbacks are also intended to provide a second informal parking space for occupants and visitors and to enable parking in front of garages without protruding over footpaths and road reserve, both of which are considered more relevant to residential activity.</p> <p>FENZ will typically construct a fire station to include a hardstand area between the fire station and road that is sufficiently deep to accommodate a fire appliance. FENZ does not consider the fire appliance bays (that form part of a fire station) are a "garage", rather these are an intrinsic part of a fire station. There may be some merit in making this distinction clear in the provisions.</p> <p>It is of note that consents have been granted for front yard breaches. For example, the Kirwee fire station required a discretionary activity resource consent for a breach of the front yard setback (a 4.5m versus 5.5m setback proposed), which was the only reason for consent. Resource consent was granted on the basis there was no effect on the character of the street or safety and visibility (RC115276).</p> <p>Overall, it is considered there is merit in reconsidering the front yard setbacks with respect to emergency services and possibly providing greater leniency or even an exemption. St John agree.</p>

Effect	Relevant Provision	Effectiveness of Provisions
Shading	Recession planes (L 4.9.1; B 16.7.1; Ru 3.13.1.3)	Recession planes apply across the zones and are a standard and widely accepted means of ensuring buildings are appropriately located in relation to neighbouring properties to avoid shading. FENZ typically designs a fire station to achieve recession planes, as do St John. The provision is considered appropriate.
Hazardous substances	Hazardous substances (L 8; B 20; Ru 7)	FENZ advised that hazardous substances held at fire stations (and transported on fire appliances) include compressed air (for breathing apparatus), firefighting foam and medical oxygen. These are stored in relatively small quantities and are managed in accordance with the requirements of Hazardous Substances and New Organisms Act 1996. This is subject to the Hazardous Substances Project and not expected to be of issue. St John agree.
Waste	Waste (L 9; B 21; Ru 8)	Subject to the Waste Project and not expected to be of issue to emergency services. FENZ and St John agree.
Noise - Sirens/warning devices	Activities and Noise (L 10.6; B 22.4; Ru 9.16)	<p>The noise provisions do not apply to the use of sirens or warning devices associated with emergency service facilities. This exempts sirens/warning devices on the vehicles themselves and is also understood to include any sirens/warning devices on the site. The exemption applies as it is recognised that such services may not comply with noise limits but are an essential community service and the nature of the noise is intermittent.</p> <p>A further reason the exemption is considered appropriate with respect to sirens/warning devices on vehicles is the Land and Transport (Road User) Rule 2004 under the Land Transport Act 1998 which regulates sirens fitted to vehicles (permitting this noise), and therefore a district plan rule would duplicate this other legislation and is not considered necessary.</p> <p>The SDC Officers consulted consider a noise exemption is justifiable and support its retention. FENZ and St John also agree and support the noise exemption. It is also noted that this is a standard approach across district plans.</p> <p>Overall, for all of the reasons above, retaining a noise exemption is considered reasonable, however it is recommended that Acoustic advice be sought to substantiate the continued approach.</p>
Noise - General	Activities and Noise (L 10.6; B 22.4; Ru 9.16)	Not expected to be an issue as not a reason for consent when reviewing recent emergency services consents. St John consider the exemptions from the noise standards should also extend to general noise. Acoustic advice will be required as to whether general noise from emergency services facilities (aside from siren noise) should also be exempt.

Effect	Relevant Provision	Effectiveness of Provisions
Lighting and glare	Activities and Light Spill (L 10.7; B 22.5; Ru 3.14.1)	Not expected to be an issue as not a reason for consent when reviewing recent emergency services consents. St John agree and note that St John facilities are designed to integrate with the existing environment when located in residential areas. Lighting and Glare advice from Council's Consultants is not considered necessary with respect to emergency services.
Transport:		
Traffic Generation	<p>Activities and Scale of Activities (L 10.8.1)</p> <p>Activities and Vehicle Movement (Ru 9.13.1)</p>	<p>Activities and scale of activities (10.8.1) manages traffic generation in relation to non-residential activities in the Living Zones. Emergency services facilities are exempt from the vehicle movement maximums.</p> <p>There appears to be no management of traffic generation in the Business Zones in relation to emergency services.</p> <p>The Rural provisions set vehicle movement maximums per day per site depending on the road classification between 15 and 60 ecm/d per site (averaged over a one-week period) (9.13.1).</p> <p>As noted previously, FENZ supports exemptions in favour of emergency services (and specifically fire appliances). FENZ is able to provide data in relation to number of call-outs and associated vehicle movements for existing fire stations if required. St John can also provide data to demonstrate the level of traffic activity if required and also consider exemptions to be reasonable.</p> <p>The Council's Transport Consultants consider a district-wide exemption for emergency services would be reasonable.</p>
Vehicle & Cycle Parking	Vehicle & Cycle Parking (L 5.4.1; B 17.4.1; Ru 4.7.1)	<p>Prior to Plan Change 12 (Integrated Transport Management), parking for emergency services was specifically provided for as follows:</p> <p><i>Emergency services facilities - 1 space for every 4 personnel operating from the facility, and 1 space for every emergency service vehicle based at the facility such as a fire appliance or ambulance.</i></p> <p>Plan Change 12 rationalised the number of activities in the car parking requirements table and emergency services are no longer specifically provided for. As a result, the vehicle parking provisions are unclear and potentially overly restrictive as it is uncertain as to which closest activity would apply. Furthermore, for mixed-used facilities, the highest rate applies which could result in excessive parking requirements beyond demand. For example, Places of Assembly/Recreational Activities - 10 spaces per 100m² public area or 1 space per 10 seats, whichever is greater, and Offices - 2.5 spaces per 100m² GFA.</p> <p>Greater clarity is required around the parking demand and appropriate requirements with respect to emergency services and associated training facilities and any community use of buildings. For example, the Christchurch District Plan has parking requirements for fire and ambulance stations based on the number of emergency service vehicle parking bays.</p>

Effect	Relevant Provision	Effectiveness of Provisions
		<p>The cycle parking provisions are also unclear with respect to emergency services. There is demand for on-site cycle parking and therefore the requirements need to be made clearer.</p> <p>FENZ agrees the lack of clarity could result in the provision of more car-parking than is appropriate at fire stations. FENZ supports the inclusion of clear and specific parking standards for fire stations that better reflect the use of the site and the operational needs of FENZ.</p> <p>St John would support a specific rule setting out minimum requirements for parking at ambulance posts and consider this is an important consideration for Council's Transport Consultants. The requirements of St John vary with the activities occurring on site. For example, a hub may not require visitor parking unless training occurs on site. St John consider the Christchurch District Plan provides a useful and generally workable example.</p> <p>The Council's Transport Consultants agree that greater clarity is required around the parking demand and appropriate requirements with respect to emergency services, any associated training facilities and any community use of buildings, which may result in reintroducing a parking rate for emergency services and the introduction of a cycle parking rate.</p> <p>Overall, vehicle and cycle parking need to be considered further with respect to emergency services.</p>
Loading	Loading space (L 5.5.1.3; B 17.5.1.3)	<p>Emergency services facilities are exempt from loading requirements in the Living and Business Zones and there are no applicable provisions in the Rural zones. St John consider an exemption appropriate.</p> <p>As loading is not a key requirement of such facilities and there is generally ample room within the stations/buildings or the site for loading purposes, not requiring a marked and fixed loading space appears logical and reasonable and could be retained. The Council's Transport Consultants agree that loading is not a key requirement of such facilities and there is generally ample room within emergency services sites for loading purposes without the need to require a marked and fixed loading space, and that continued exemptions are appropriate.</p>
Safe and efficient site access; Pedestrian safety	<p>Vehicle accessways (L 5.2.1; B 17.2.1; Ru 4.5.1)</p> <p>Vehicle crossings (L 5.3.1; B</p>	<p>The provisions across the zones require that sites with access to more than one road frontage shall have access to the road with the lowest road classification. There are several examples of emergency services sites with more than one road frontage with vehicle access from each road. This requirement could therefore be of issue with respect to new developments, especially as it is understood that access from more than one frontage is sought by emergency services to enable responsiveness and to assist with avoiding reverse manoeuvring on or off site.</p> <p>The vehicle crossing widths are also considered problematic in some instances. For example, the Southbridge fire station includes a 28m wide vehicle crossing which exceeds the 7m maximum permitted. Resource consent was granted for this</p>

Effect	Relevant Provision	Effectiveness of Provisions
	<p>17.3.1; Ru 4.5.1)</p> <p>Setbacks (B 16.7.2; Ru 3.13.1.1)</p>	<p>infringement as wide crossings are required for safe and efficient site access and such a width is not unexpected in association with such facilities (RC 125318A).</p> <p>The setbacks from site boundaries in the Business and Rural zones may also be problematic depending on the site and road classification. Extensive setbacks are required in the Rural zones in relation to arterial and strategic roads (10-20m), which would typically be where emergency services would be looking to locate.</p> <p>FENZ agrees that these provisions are problematic for fire stations where safe and efficient egress and manoeuvring are typically achieved through two accesses of sufficient width to provide appropriate visibility.</p> <p>St John note that for most ambulance posts, separate visitor/staff access is not required due to the low number of staff on site at any one time, and that hubs and training centres may warrant separate pedestrian access depending on the car/cycle parking layout.</p> <p>The Council's Transport Consultants agree that the:</p> <ul style="list-style-type: none"> - standard provisions across the zones that require access to more than one road frontage shall have access to the lowest classified road may be problematic for emergency services sites with more than one road frontage, and that this matter needs further consideration to ensure emergency services developments enable responsiveness and avoid reverse manoeuvring on or off site. - 7m maximum vehicle crossing width could be problematic in some instances and result in fire stations in particular requiring resource consent. Some kind of exemption should be considered given the width is a practical requirement and does not impact the intent of the vehicle crossing rule to reduce the impact on pedestrians given the infrequent volume of movements. - setbacks from site boundaries in the Business and Rural Zones may be problematic depending on the site and road classification and need further consideration to provide for functional site design. <p>These provisions need to be considered further with respect to emergency services in liaison with the Council's Transport Consultants.</p>
Safety - rail crossings	Traffic sightlines (L 5.4.1; B 17.4.1 and Ru 4.7.1)	<p>Lines of sight are specified with respect to building positioning and railway lines and are considered a standard means of managing building siting to ensure safety in relation to railway crossings. This is not considered to be an issue for emergency services and FENZ and St John agree.</p>

Effect	Relevant Provision	Effectiveness of Provisions
Safety -State Highways and Arterial Roads	State Highways and Arterial Roads (L 5.5.1.4; Ru 4.5.1.6)	<p>In Living Zones, reverse manoeuvring on or off a State Highway or Arterial road is not permitted, which is considered a standard and acceptable provision. FENZ and St John agree, provided there is the ability to design access and on-site manoeuvring to achieve this.</p> <p>The Rural provisions (4.5.1.6) require that no access is available from another lower classification road, the traffic generated is less than 100 ecm/d with respect to State Highways and the accessway/crossing complies with standards. No access to another lower classification road could be a potential issue as explained above in relation to vehicle accessways/crossings. The Council's Transport Consultants agree as per their comments in relation to the vehicle crossing location rules discussed above. Therefore, this provision needs to be considered further with respect to emergency services in liaison with the Council's Transport Consultants.</p>

Overall, no significant management issues or gaps were identified with the existing provisions. It is more a case of fine-tuning the existing provisions to ensure they more closely reflect emergency services operations distinct from community facilities and other 'non-residential' activities generally.

4.5 Effectiveness of District-wide Rules

As noted previously, it is not considered that the district-wide provisions such as earthworks, heritage, contaminated land, waterbodies, and tangata whenua will create any particular issues for emergency services as they are standard considerations where relevant in association with any development.

4.6 Effectiveness of Water Supply for Firefighting Purposes Provisions

FENZ require the provision of water for firefighting purposes and access to the supply in relation to subdivisions and new developments in both urban and rural contexts.

The existing provisions address water supply for firefighting purposes in relation to subdivisions in the Living 3 Zone only, i.e. rural-residential. It should be explored to determine if such a consideration should extend to subdivisions across all zones.

A further consideration is firefighting water supply and access to it with respect to developments on sites that do not require subdivision. Currently provision for water supply in relation to new development only applies in select areas; i.e. Terrace Downs. It should be considered whether the requirement for water supply and access to the supply is extended wider with respect to new developments.

The supply of water for fire-fighting purposes is also guided by the New Zealand Fire Fighting Water Supplies Code of Practice (SNZ PAS 4509:2008). The Code of Practice was developed to provide direction on what constitutes a sufficient supply of water for fire-fighting purposes in association with new development and is reflected in both the Plan and the Selwyn District Council Engineering Code of Practice.

The FENZ Act has introduced a requirement for FENZ to develop, consult on, recommend the approval of, and publish a new code of practice for firefighting water supplies, which will replace the existing Code of Practice. The timing of this is currently unknown. FENZ seek the inclusion of standards in district plans requiring compliance with the existing (and future new) Fire Fighting Water Supplies Code of Practice.

However, there is the question as to whether the District Plan should continue to contain such provisions in addition to the Selwyn District Council Engineering Code of Practice, or if the Engineering Code of Practice could be relied on solely or in part. It may be clearer that firefighting water supply provisions for both subdivision and/or land use development be contained in the District Plan and the Engineering Code of Practice, so long as there is consistency between the two documents. However, it is recommended that the approach be explored further as part of the next stage of the District Plan Review.

4.7 Other Comment Regarding Effectiveness of Provisions in Relation to Specific Sites

There are two emergency services facilities, one existing and one potential, which are different in nature to typical emergency services facilities and operations, and therefore the effectiveness of the provisions in relation to these facilities is discussed separately below.

4.7.1 St John Waddington Training Facility

The St John Guy Dunlop Training Centre located at 55-59 Waddington Road, Waddington is unique as it is the only St John site in the District from which an ambulance service does not operate. This site is a training and accommodation facility only.

The site is zoned Living 1. Under the Reserves Act the site was gazetted as *Training Camp for Ambulance & Nursing Cadets* NZGZ 1956. At the time, the Commissioner of Crown Land approved

the four-acre school site as a reserve to be controlled and maintained by the St John Ambulance Brigade. St John have advised they own the land under the Reserve Status.

The site is large and contains a range of buildings for training and accommodation purposes of mixed style and age. There is residential development in close proximity to the site. A number of resource consents have been granted in the past (2007 and prior) to relocate buildings onto the site for training and accommodation purposes and for a subdivision, however there are no recent resource consents on record.

As noted in Section 2.2 of this report, St John intend to upgrade the complex in the future to better meet the needs of St John and the community. This may involve the acquisition of a neighbouring site (adjoining sites are also zoned Living 1) to accommodate additional camp facilities and to increase the accommodation capacity to 120 people. It is also proposed that the future development will enable the site to function as a disaster response compound.

As the facility is unique in that emergency services do not operate from the site, it needs to be considered whether it is considered as an 'emergency service' or 'emergency service facility'. It is considered that as this is a stand-alone training and accommodation facility which is not directly linked to an emergency service operation and is not providing a direct emergency service, it would be more appropriate to be considered as a training/accommodation facility subject to the underlying zone provisions.

4.7.2 Potential Urban Search & Rescue Facility in IZone

The potential FENZ USAR and firefighter training facility is proposed to be located at the Izone business hub and would likely require resource consent. The likelihood of the potential new facility proceeding and its exact location has not been confirmed by FENZ, and therefore if and when more details are available, further consideration could be given to the proposal.

At this stage, it is considered that such a facility could fit within an 'emergency services' or 'emergency services facility' definition as it would be providing emergency services and the training is associated with the on-site emergency service. It is also of note that the Christchurch District Plan definition of 'emergency facilities' includes "emergency coordination facilities", recognising that such facilities also play an important role in emergency response and providing for people's health, safety and wellbeing.

4.8 Comparison with Other District Plans

The Ashburton District Plan defines 'emergency services' as follows: *means the services and facilities of authorities which are responsible for the safety and welfare of people and property in the community and includes fire stations, ambulance stations, and police emergency call out and communication activities.* The Plan permits emergency services (which fall within the definition of 'community activity') in the Business A, B and C (i.e. Commercial) Zones only, subject to development standards such as maximum building height and setbacks from site boundaries. In the Residential, Rural and other Business Zones emergency services are a discretionary activity, and a non-complying activity in the Industrial Zones. Noise emissions from emergency services during emergency services call-outs are exempt from compliance with the noise standards. The Transport provisions in general apply to emergency services and there appear to be no activity specific transport standards.

In the Waimakariri District Plan 'emergency service' is defined as: *means a service or authority responsible for safety and welfare of people and property in the community, and includes any fire station, ambulance station or police station, and vehicle facility associated with such a service.* Emergency services are not specifically provided for, however the Plan permits any land use or activity if it complies with all of the conditions and provisions for permitted activities in all chapters. Examples of relevant development standards include structure coverage, setbacks from road and internal boundaries, structure height, and screening and landscaping. Any noise source which is part of a warning device used by emergency services is exempt from the noise provisions. The Transport provisions in general apply to emergency services and there appear to be no activity specific transport standards.

By way of further comparison, the Christchurch District Plan permits emergency services facilities¹³ across all zones subject to compliance with a range of development standards. For example, development standards in the Residential zones include maximum building height, site coverage, recession planes, and setbacks from internal and road boundaries. Emergency services are also exempt from the noise provisions, including sirens used during an emergency, and activities at emergency service facilities associated with emergency response and emergency response training.

Overall, the provisions are considered to be relatively consistent. All of the Plans define emergency services and share a common thread of providing for the safety and welfare of people and specifically providing for fire, ambulance and police services and facilities. A range of activity statuses apply between the Plans, with the Ashburton Plan being the most restrictive. Like Selwyn District, all of the plans include exemptions from the noise provisions associated with warning devices/sirens and apply transport provisions to emergency services.

5. Mahaanui Iwi Management Plan

The Mahaanui Iwi Management Plan 2013 does not contain any provisions specifically relevant to emergency services aside from the overarching district-wide matters applicable to development such as earthworks, which will be addressed by other District Plan Review Projects.

The Mahaanui Iwi Management Plan has a strong focus on wai (water) and water management in association with land uses.

FENZ has a vital requirement for water supply for fire-fighting purposes to ensure water is readily available to manage fire hazards. The FENZ Act 2017 provides the legislative mandate for FENZ to access existing water supplies and any source of water for the purposes of performing its duties and functions in an emergency.

The supply of water for fire-fighting purposes in association with subdivision and land use development is also guided by the New Zealand Fire Fighting Water Supplies Code of Practice (SNZ PAS 4509:2008). This standard is reflected in both the District Plan and the Selwyn District Council Engineering Code of Practice.

A new replacement Code of Practice will be developed by FENZ under the FENZ Act. As part of the development of the Code, FENZ is required to consult with local advisory committees, local authorities and any other appropriate authorities or organisations before submitting the Code to the Minister for approval. It is expected there will be an opportunity for mana whenua, facilitated by Mahaanui Kurataiao Ltd, to provide input into the development of the Code of Practice if of interest. How the Code is implemented in the Proposed Plan will also be considered in further stages of the District Plan Review, with further opportunity for feedback if of interest.

Mahaanui Kurataiao Ltd reviewed this report and did not have any feedback.

6. Management Options

Although not specifically requested in the Project Scope deliverables, a brief assessment of three obvious potential management options are outlined below.

6.1 Designations

As previously noted, with respect to NZ Police, it is considered that designating is the most appropriate management approach given NZ Police are operating effectively under this regime and intend to retain it. Designating is not an option for FENZ and St John and therefore this option has been discounted with respect to their facilities and operations.

6.2 Specific Purpose Zone

Applying a Specific Purpose Zone in relation to FENZ or St John facilities would ensure provisions are contained in the same area of the plan and the approach could assist with usability of the plan. It

¹³ The relevant Christchurch District Plan definition is contained in Footnote 7.

could also be seen as proactively recognising and managing such facilities and a means of achieving greater consistency.

However, such an approach would be inefficient compared to the existing regime (with amendment) as a significant threshold of information is required to develop an activities-based zone for a significant number of activities that vary in scale, location and function, with the risks and costs likely to fall to the Council. This risk is also exacerbated by the absence of clear strategic planning to identify where it might be appropriate for future facilities to be located (especially as it is known St John is in a state of flux at the present time regarding future strategic growth).

Overall, this option is considered inefficient when compared to the existing approach of applying zone and district-wide provisions (with amendment).

6.3 Zone and District-Wide Provisions

It is considered that the existing management regime of relying on zone and district-wide provisions with respect to FENZ and St John facilities is the most appropriate, given the current general effectiveness of this regime, and given that it could be readily enhanced with minor amendments to the existing provisions and the development of new provisions. It is also of note that such an approach is routinely taken to providing for emergency services facilities in other district plans.

7. Recommendations

7.1 Retain Designations - NZ Police

1. Retain the existing NZ Police designations. The Minister of Police intends to 'roll-over' these existing designations into the Proposed Plan, which will be addressed as part of the Designations Project. It is noted that designating is a management option only available to NZ Police at this time.

7.2 Retain the Plan Approach with Amendment - FENZ and St John

2. Currently FENZ and St John rely on zoning and relevant zone and district-wide Plan provisions with respect to their facilities and activities. The analysis has shown that while there are some areas of concern with the effectiveness and relevance of the provisions to emergency services, they are working relatively effectively in managing emergency services activities and could be readily improved. It is recommended that this existing approach be retained, but amendments are made to the provisions so they are more enabling and targeted in relation to emergency services.

7.3 Definitions

3. Retain a definition of 'emergency services' (with amendment) or develop a new 'emergency facilities (activities)' definition and ensure:
 - 3.1 The drafting of new definition(s) is cognisant of any 'emergency services' definition proposed by MfE as part of the National Planning Standards;
 - 3.2 The relationship to other community related definitions such as 'community facility' is considered as the Community and Recreation Project (DW003) is progressed and the drafting avoids overlap between definitions (and subsequent provisions); and
 - 3.3 The drafting is clear about the extent of the definition in terms of what emergency services facilities/activities are included and whether it extends to the likes of training and emergency services coordination facilities.
4. Continue to not define 'Emergency'.

7.4 Objectives & Policies

In general, it is recommended that:

5. **More consistent district-wide policy direction be provided** - Consistent district-wide direction (where appropriate) is required with respect to emergency services to address current imbalances and inconsistencies between the Rural and Township Volumes.
6. **Stand-alone policies (and possibly objectives) are considered** - Emergency services would be better reflected in stand-alone policies at least to provide clearer and more specific direction to such facilities versus community facilities and other non-residential activities in general. However, emergency services could feasibly also continue to be considered a 'community facility' at the objective level especially if supported by more specific targeted emergency services specific policies (also dependent on the findings of the Community and Recreation Facilities Project (DW003)).

The types of matters relating to emergency services recommended to inform or be reflected in objectives include:

7. **The health, safety and wellbeing of people and communities** - Explicit recognition of emergency services and their necessity and benefits to the health, safety and wellbeing of people and communities across the district.
8. **Minimise the adverse effects of fire and other emergencies** - Recognition of the importance of managing fires and emergencies and to enable emergency services to access property and water for firefighting and other emergencies (noting the relationship to the firefighting water supply policy recommendation 15).

The types of matters relating to emergency services recommended to inform or be reflected in policies include:

9. **Enabling emergency services** - Provide clearer direction to enable emergency services in all zones in recognition that emergency services often need to locate in the communities they serve for operational efficiency and/or as part of a wider strategic network.
10. **Co-location and multiple uses** - Retain policies which support and encourage the co-location of community and emergency services facilities and the facilitation of multiple uses which reflects the increasing move towards multi-use facilities by the emergency services and other community service providers across the district.
11. **Distinction between emergency services and community facilities and 'other' non-residential activities** - Emergency services are considered unique from most other community and non-residential activities as they have an operational or in some cases strategic need to locate in residential areas compared to other community facilities. Such a policy could be balanced by requiring continued consideration regarding the effects on residential character and amenity.
12. **Greater built development flexibility** - Continue to include policies which provide for greater development flexibility and leniency with respect to emergency services facilities and provide a clear and direct link to the particularly relevant rules and exemptions, i.e. site coverage.
13. **Noise** - Develop a consistent district-wide policy exempting emergency services warning devices/sirens from noise compliance so emergency services can continue to effectively function and serve communities and consider wider noise exemptions.
14. **Transportation** - Develop policies which provide clear direction with respect to emergency services transportation requirements such as exemptions from traffic generation/movement provisions.

15. **Fire-fighting water supply** - Include consistent policy direction to address the adequate provision for firefighting water supply and access to both the fire risk and the water by emergency services vehicles.

7.5 Rules

The Project Scope requests an outline of possible options for rules in Living, Business and Rural zones to provide for emergency services facilities. Potential rule options are outlined below in a general sense rather than zone by zone as the rules cross zones in some instances:

16. **Hardstand areas at front of the site** - Retain flexibility in the rules for hardstand areas to be permitted between the road boundary and principal building.
17. **Site coverage** - Retain rules which allow a higher level of site coverage in the Living and Business Zones and consider an exemption in the Rural Zone (as per the current policy direction).
18. **Scale of activities** - Reconsider rules across zones which restrict vehicle movements, staff and hours of operation in relation to emergency services and either amend to better provide for emergency services or consider exempting emergency services completely from such rules (relates to recommendation 27 a.).
19. **Building Height** - Continue to subject buildings to height limits but provide greater clarity in the rules and/or definitions pertaining to sirens (roof and pole mounted), flag poles, hose drying towers and communications facilities on emergency services sites and consider exemptions (in conjunction with the review of the Utilities provisions).
20. **Recession planes** - Retain rules requiring compliance with recession planes across the zones.
21. **Setbacks** - Continue to require internal yard setbacks. However, with respect to road setbacks, provide greater clarity in the rules regarding emergency services facilities versus residential building setbacks in Living Zones in particular and reconsider the extent of the setbacks required in line with operational requirements.
22. **Noise** - Continue to exempt emergency services facilities from the noise rules across the zones, including warning devices/sirens at stations and warning devices/sirens attached to emergency services vehicles. Also consider whether an exemption should extend to other on-site noise generated by emergency services activities, i.e. general on-site noise, subject to advice from Council's Acoustic Consultants.
23. **Signage** - Seek feedback from the Council's Signage Consultant as to whether the signage provisions are considered appropriate across the zones with respect to emergency services, especially the 1m² maximum applicable to free-standing signs in the Living Zones, or whether it may be appropriate to provide exemptions for emergency services signage.
24. **Lighting and Glare** - Continue to apply lighting and glare rules.
25. **Outdoor storage** - Continue to apply outdoor storage provisions in Living Zones to screen outdoor storage.
26. **Water supply for firefighting purposes** -
 - a. Consider whether standards should continue to be contained within the District Plan and/or the Selwyn District Council Engineering Code of Practice, and ensure the documents are consistent where necessary;
 - b. Consider whether the water supply for firefighting provisions applicable to subdivision and new developments should be applied more widely across the zones;

- c. Ensure relevant provisions reference the new version of the New Zealand Fire Fighting Water Supplies Code of Practice when available.

27. Transportation:

- a. **Traffic generation** - Continue to exempt emergency services from any restriction on traffic movements in the Living and Business Zones and extend this exemption to the Rural Zones.

- b. **Loading** - Continue to apply the existing loading exemption across the zones with respect to emergency services.

It is recommended that the Council's Transport Consultants consider the following matters further:

- c. **Parking** - Consider including vehicle and cycle parking requirements for emergency services (currently not specifically listed in the Plan) and also consider provision for multi-use facilities and how this is best reflected in the car and cycle parking requirements.
- d. **Access to lowest classification road** - Consider whether access to the road with the lowest road classification is an appropriate requirement where there is more than one road frontage with respect to emergency services.
- e. **Vehicle crossing widths** - Consider whether the vehicle crossing widths are appropriate to emergency services.
- f. **Setbacks in relation to arterial and strategic roads** - Consider whether the extent of the building setbacks in relation to arterial and strategic roads are necessary with respect to emergency services.

Appendix A: FENZ Facilities

Existing Facilities

Location of existing facilities	Ownership	Nature of the activity	Scale of the facility/activity	Operational needs	Zoning	District Plan Approvals
Rolleston Station 4 Chaucer Street, Rolleston Lot 14 DP307 1011m ²	New Zealand Fire Service Commission	Volunteer Fire Station	Two bay shed with side annex. Roof mounted siren and utility pole	32 Volunteer staff	Living 1	
Lincoln Station 1 James Street (Cnr Liffey Place), Lincoln Lot1 DP 46739 1589m ²	New Zealand Fire Service Commission	Volunteer Fire Station	Large triangular corner site with frontage to James St and Liffey Pl. One large building and two sheds.	32 Volunteer staff	Living 1	
Darfield Station 21 North Terrace, Darfield Lot 10 DP 70575 1390m ²	New Zealand Fire Service Commission	Volunteer Fire Station St John and NZ Police also located on North Terrace	One large building and two bay shed.	16 Volunteer staff	Living 1	
Kirwee Station 11 Tramway Road, Kirwee Lot 7 DP 77929 1778 m ²	New Zealand Fire Service Commission	Volunteer Fire Station	Station building and separate double garage	18 Volunteer staff	Living 1	RC 115276 granted 8/11/11 to erect a garage within front yard setback (RD). A condition of consent requires sectional roller doors. Granted non-notified - effects no more than minor and written approval obtained from adjoining property owner. Reasons for consent: - Does not comply with the minimum setback from the road boundary of 5m – 4.5m setback
Dunsandel Station 10 Browns Road, Dunsandel 562m ²	Land leased off SDC	Volunteer Fire Station	Two bay shed with annex at rear. Sealed area at front.	16 Volunteer staff	Living 1	

Location of existing facilities	Ownership	Nature of the activity	Scale of the facility/activity	Operational needs	Zoning	District Plan Approvals
		Includes Dunsandel Recreation Reserve, Hall and Plunket				
Hororata Station 2540 Bealey Road, Hororata	Land leased off SDC	Volunteer Fire Station	Two bay shed with side annex. Sealed area at front and car park to side of annex with 9 car parks. 9m high pole with siren 1800 x 600 freestanding sign at front of site.	12 Volunteer staff	Living 1	RC 095021 granted 3/4/09 to construct and operate a new station. Granted non-notified. Conditions of consent: - Width of access no more than 12m - Landscaping in accordance with landscaping plan - Sign 1.08m ² and 1.6m high
Coalgate Station 67 Bridge Street (7 Everett St) Coalgate Lot 2 DP 46619 2039m ²	New Zealand Fire Service Commission	Volunteer Fire Station	Single bay shed with side annex. Large sealed area adjacent to shed and siren mounted on high pole.	15 Volunteer staff	Living 1	
Sheffield Station 8-10 Railway Terrace East, Sheffield Lots 4-5 DP 128 1302m ²	New Zealand Fire Service Commission	Volunteer Fire Station	Single bay shed.	16 Volunteer staff	Living 1	
Weedons Ross Road, West Melton (No address recorded - next to 735 Weedons Ross Road) Lot 3 DP 481844	Selwyn District Council	Rural Volunteer Fire Station	New station to be constructed.	Approx. 15 Volunteer staff	Living 1 West Melton Observatory Zone	

Location of existing facilities	Ownership	Nature of the activity	Scale of the facility/activity	Operational needs	Zoning	District Plan Approvals
73 West Coast Rd, Arthur's Pass Village	Department of Conservation shared lease with Selwyn District Council	Rural Volunteer Fire Station	St Johns & SDC vehicle also located here	Approx. 10 Volunteer staff	Living 1	
Darfield, 5 Mathias Street	Selwyn District Council	Rural Volunteer Fire Station		Approx. 20 Volunteer staff	Business 1 Business 2	
Canterbury Area Office, Unit 9, 2 Izone Drive Rolleston	Leased from J A Laurie	Office facility only	Relatively new terraced office development.	5 staff - Area commander and admin staff; Fire Risk Manager; 3 Volunteer Support Officers	Business 2	
Southbridge Station 2 Hastings Street (Cnr High & Hastings St), Southbridge Lot 1, DP 45052 1199 m ²	New Zealand Fire Service Commission	Volunteer Fire Station	Recent new build. Two bay station (one fire truck and one fire tanker (rural fires)) with storage and side annex containing training/social room, kitchen, bar, office, watch room, locker room and bathroom facilities. 32% building cover. Hours – as required basis.	17 Volunteer staff	Business 1	RC125318 granted 6/8/13 to build and operate a new station. Granted non-notified - effects no more than minor and less than minor effects on any party and therefore no written approvals required. Reasons for consent: <ul style="list-style-type: none"> - Breach of car park landscaping requirements (RD) – landscaping required between the principal building and the road boundary – planting bed of 1.5m x 1.5m required and 1 x 1 proposed. Landscaping plan condition on consent - to be provided prior to issue of Code of Compliance to determine the number and location of trees complies with 17.7.1.2 with a reduced planting bed size of 1m x 1m. - Vehicle crossing width (D) – 7m permitted and the crossing is 28m

Location of existing facilities	Ownership	Nature of the activity	Scale of the facility/activity	Operational needs	Zoning	District Plan Approvals
						<p>wide to ensure two appliances can exit.</p> <ul style="list-style-type: none"> - NES for assessing and managing contaminants in soil to protect human health – HAIL activity has occurred on site and proposed land disturbance (RD) – Site Remediation Plan, and condition requiring validation report to be submitted to ECan and SDC. <p>Other comments:</p> <ul style="list-style-type: none"> - Sirens exempt from noise provisions and other noise generated anticipated to comply.
Leeston Station 33 Station Street, Leeston Lot 2 DP 64751 693 m ²	New Zealand Fire Service Commission	Volunteer Fire Station	Two bay station building with small side annex at front of site and sealed parking area at rear	19 Volunteer staff	Business 1	
Springfield Station 1 Tawera Lane (Cnr King Street and Tramway Road), Springfield Lot 4 DP 307691 2180m ²	New Zealand Fire Service Commission	Volunteer Fire Station	Relatively new two bay station with relatively large single storey annex.	11 Volunteer staff	Rural Outer Plains	RC305154 – granted 1/11/01 (pre-dates operative Plan so have not reviewed)
Corner Kowhai Drive and Hummocks Road, Lake Coleridge	Trustpower	Rural Volunteer Fire Station	?	Approx. 8 Volunteer staff	Rural High Country (Site and zoning not confirmed)	
Future:						

Location of existing facilities	Ownership	Nature of the activity	Scale of the facility/activity	Operational needs	Zoning	District Plan Approvals
Location of future facilities	Ownership	Nature of the activity	Scale of the facility/activity	Operational needs	Zoning or Designation and any other restrictions	District Plan Approvals
4 Chaucer Street, Rolleston (adjacent to St John)	New Zealand Fire Service Commission	New Station proposed			Living 1	None as yet.
IZone [Address not known] http://www.stuff.co.nz/the-press/news/mid-canterbury-selwyn/10558803/Boost-to-ambulances-for-rising-population		Urban search and rescue base; South Island firefighter training facility	2ha			None as yet.

Appendix B: St John Facilities

Existing Facilities:						
Location	Ownership	Nature of the activity	Scale of the facility/activity	Operational needs	Zoning	District Plan Approvals
<p>14 Kidman Street, Rolleston</p> <p>Lot 5 DP 461560 (1.9311 ha) (Application site = 2309m²)</p>	<p>Building - owned by St John.</p> <p>Land - owned by Selwyn District Council and leased to St John</p>	<p>St John HQ, including: staff offices and facilities; ambulance storage; first aid training facilities.</p> <p>The building is also available for community use - meetings and functions.</p>	<p>Alteration of existing dwelling (300m²) and new 4 bay garage (200m²)</p> <p>Capacity: Medium Sized Hall - training space for approx. 40 people with kitchen</p> <p>A second meeting/training space for approx. 20 people.</p>	<p>Hours - 24/7; community use 8-11pm 7 days.</p> <p>Staff - variable, 4 to 8 depending on need.</p> <p>Parking & Loading - 10 parking spaces currently and propose to increase to 19; loading space provided.</p> <p>Signs - no greater than 3m².</p>	<p>Living 1 and Business 1 Zones; Key Activity Centre (Precinct 7 – Appendix 29A)</p>	<p>Resource consent granted 1/9/15 – discretionary activity (RC155385)</p> <p>Reasons for consent:</p> <ul style="list-style-type: none"> - Rule 7.1.1.6 - Signs over 1m² face area in Living Zone (discretionary) - Rule 5.3 Appx 13 Vehicle Crossing distance from intersection (restricted discretionary) - Rule 5.5.1.2 - Parking not compliant with reverse manoeuvring and queuing spaces (discretionary) - Rule 10.8 - Scale of activities - More than two staff and total building area greater than 500m² (discretionary) - 10.9 - Hours - operation outside of 7am-10pm (discretionary)
64 High Street, Leeston	Order of St John	<p>Ellesmere Ambulance Station</p> <p>Single storey building with double bay garage attached.</p>	Similar scale to Rolleston.		Business 1	No resource consents found
4 Bray Street, Darfield	Order of St John	Darfield Ambulance Station	Purpose-built facility constructed in 2016.		Business 1	No resource consents found. Building Consent (142190).
55-59 Waddington Road, Waddington	DoC	Guy Dunlop Training Centre - training and	Large site containing numerous buildings for training and accommodation purposes.		Living 1	Consent lodged in 2014 to demolish heritage building on site (Waddington

		accommodation only. No ambulance service from this site	A heritage building is located within the site (H41).		Heritage Item (H41)	<p>School Building), but withdrawn (135138).</p> <p>Consent for two-lot subdivision in 2011 (105031).</p> <p>Consent granted in 2007 to relocate two residential building onto site for accommodation and training purposes (075139) and prior to that two further consents granted to relocated buildings onto the site (R303688 and 303008).</p>
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Appendix C: NZ Police Facilities

Location	Ownership	Nature of the activity	Scale of the facility/activity	Operational needs	Zoning or Designation and any other restrictions
State Highway 73, Arthurs Pass	NZ Police	Police Station and Residence		1 staff No issues with parking etc. for any of the sites.	Living 1 Designation MP1
14-16 North Terrace, Darfield	NZ Police	Police Station and Residence	Only 1 house now – sold other house	3 staff	Living 1 Designation MP2 Condition relating to - 1. Heritage building on site. Refer to copy of the condition below the table. Heritage Building – H5 Police Lock-Up Darfield (Appx E03 – Map 69)
Cnr Station and Cunningham Streets, Leeston	NZ Police	Police Station and Residence		3 staff	Living 1 Designation MP3
30 Gerald Street, Lincoln	NZ Police	Police Station	House sold	3 staff	Living 1 Designation MP4
69-75 Tennyson	NZ Police	Police Station and Residence (note comment in next	NZ Police advised there is no residence at	8 staff (increase by 8 -10 in Oct 2018) – shifts with 4 max on site at any one time	Business 1 Designation MP5

Location	Ownership	Nature of the activity	Scale of the facility/activity	Operational needs	Zoning or Designation and any other restrictions
Street, Rolleston		column about residence)	Rolleston - The designation 'roll over' process will enable this detail to be modified so that it is accurate.		

MP2 – Darfield Police Station Designation Condition

Any works to the Darfield Lock-Up building are limited to maintenance. For the purposes of this condition maintenance means:

- a) Replacement of any materials which do not form part of the original heritage features of the building, structure or site;*
- b) The replacement of any materials which form part of the original heritage values of the building, structure or site, provided that these materials are of the same or similar appearance and character as the original materials;*
- c) Any repainting of existing painted surfaces;*
- d) Any cleaning or washing of external heritage features provided that this does not involve the use of abrasive materials or techniques, such as sandblasting.*

Temporary Office After Earthquakes - RC 115057 – March 2011. To use existing dwellings as emergency office accommodation for the Special Identification Unit of the New Zealand Police; Corner of Byron Street and Dick Roberts Place, Rolleston. Site zoned Living 1. Consent granted for 2 years – expired March 2013. Car parking and staff numbers were reasons for consent. Very straightforward consent processed in 3 working days.

Appendix D: Operative Selwyn District Plan Provisions

Objectives and Policies	Township	Rural
B2 Physical Resources - Community facilities	Community facilities include emergency services. Important physical resources which assist communities to provide for their health and safety.	
B2.3 Community Facilities (and Reserves) - Issues	<p>Providing community facilities which keep pace with changes in community size and needs.</p> <p>Effects of community facilities on the environment.</p> <p>What Are Community Facilities? Community facilities include land, buildings, equipment and services available to local communities for a range of activities, with or without charge. They include: meeting halls, places of worship, education, recreation areas and reserves, medical facilities, and emergency services.</p> <p>Community Facilities in the Selwyn District Community facilities which are available in most townships in Selwyn District include:</p> <p>Emergency Services On the other hand, residents in townships need to recognise that existing community facilities in living areas are part of the environment in which they live and in the case of emergency services, represent important physical resources which assist communities to provide for their health and safety.</p> <p>Issue 1 Providing Community Facilities</p> <p>Issue 2 Effects of Community Facilities</p>	<p>B2.3 Community Facilities and Recreational Areas</p> <p>Ongoing use and maintenance of existing community facilities.</p> <p>Community facilities include land, buildings, equipment and services available to local communities for a range of activities, with or without a charge. They include: meeting halls, places of worship, schools, recreation areas and reserves, emergency services, and cemeteries.</p>
Community Facilities (and Reserves) - Objectives	<p>Objective B2.3.1 Residents have access to adequate community facilities.</p> <p>Objective B2.3.2 Community facilities do not adversely affect residential amenity values or other parts of the environment.</p>	<p>Objective B2.3.1 Efficient use and maintenance of community facilities is encouraged.</p> <p>Objective B2.3.1 is to encourage the use of existing community facilities in the rural area. The District Plan does this by recognising community facilities as part of the rural area; and ensuring policies and rules do not unnecessarily hamper the multiple use of community facilities.</p>
Community Facilities	Policy B2.3.1	Policy B2.3.1

Objectives and Policies	Township	Rural
(and Reserves) - Policies	Encourage co-ordination between the provision of community facilities, and new residential and business development.	Recognise community facilities as part of the rural environment and encourage new uses for existing community facilities.
	Policy B2.3.2 Encourage community facilities to be located in areas where they are easily accessible to residents, including in Living zones, provided any adverse effects on the environment can be avoided, remedied or mitigated.	Policy B2.3.2 Exempt community facilities from site coverage requirements in the rural area. The reason is to reduce the cost of buying and maintaining sites for community facilities. There are a limited number of community facilities in the rural area, so the exemption is unlikely to cause a cumulative adverse effect on rural character.
	Policy B2.3.3 Encourage community facilities to be designed and formed: To be easily accessible for people with impaired mobility and children; With regard to personal safety; and To be cost effective (where local government funding is involved); and To utilise buildings with heritage values where possible and appropriate.	Policy B2.3.3 Encourage new community facilities to: (a) Be located in or adjoining townships; and (b) Be designed and sited for easy access and personal safety of patrons.
	Policy B2.3.4 Avoid locating community facilities on the opposite side of Strategic Roads or railway lines, from the main residential area(s) in a township, unless a safe access route is provided between areas, for motorists, pedestrians and cyclists.	
	Policy B2.3.5 Recognise existing community facilities as part of the environment when assessing effects of any proposed changes to the facility.	
	Policy B2.3.6 Encourage co-locating community facilities where appropriate.	
	Policy B2.3.7 Facilitate multiple use of individual community facilities, where appropriate.	
Quality of the Environment - Objectives	Objective B3.4.2 A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone. Objective B3.4.3 “Reverse sensitivity” effects between activities are avoided.	Objective B3.4.2 A variety of activities are provided for in the rural area, while maintaining rural character and avoiding reverse sensitivity effects. Objective B3.4.2 recognises the Rural zone as an area where a variety of activities take place: All sorts of primary production Outdoor recreation A variety of business activities Residential activities; and community facilities

Objectives and Policies	Township	Rural
Quality of the Environment - Policies	<p>Policy B3.4.2 To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.</p>	<p>Policy B3.4.1 Recognise the Rural zone as an area where a variety of activities occur and maintain environmental standards that allows for primary production and other business activities to operate.</p>
	<p>Policy B3.4.3 To provide Living zones which: are pleasant places to live in and provide for the health and safety of people and their communities;</p>	<p>Policy B3.4.3 Avoid, remedy or mitigate significant adverse effects of activities on the amenity values of the rural area.</p>
Health and Safety - Fire	<p>Township B3 Health Safety and Values Fire Large-scale fires in the District usually result from a combination of weather conditions (hot and dry) and human activities. These fires tend to affect rural areas. Provisions in the District Plan (<u>water for firefighting</u>); requirements in the New Zealand Building Code; and <u>emergency services</u>, help reduce the risk of and damage from fires in townships.</p>	
Health and Safety - Noise	<p>Policy B3.4.10 Ensure noise in all zones does not adversely affect the health or well-being of people.</p> <p>Policy B3.4.11 Maintain background sound levels which are appropriate to the quality of the environment and amenity values of each zone.</p> <p>Explanation and Reasons Any activity that cannot comply with the noise limits may still be able to occur in the zone, if the noise will not adversely affect people's health or well-being and is appropriate to the character of the zone or is required for the delivery of emergency services.</p>	<p>Policy B3.4.14 Some activities, including those associated with the delivery of emergency services, have been exempted from the noise standards.</p> <p>Policy B3.4.13 Recognise temporary noise associated with short-term, seasonal activities as part of the rural environment, but ensure continuous or regular noise is at a level which does not disturb people indoors on adjoining properties.</p> <p>Some activities, including those associated with the delivery of emergency services, have been exempted from the noise standards.</p>
Scale and Nature of Activities	<p>Policy B3.4.16 Ensure the operating hours for non-residential activities in Living zones do not disturb surrounding residential activities, particularly at night.</p>	
Traffic	<p>Policy B3.4.18 Ensure non-residential activities in Living zones generate vehicle and pedestrian movements on a scale compatible with the quality of the environment in Living zones and the local receiving environment.</p>	
Non-residential activities - amenity values	<p>Policy B3.4.27 Ensure buildings and structures in Living zones which are used for non-residential activities, are of a size and bulk and in a setting compatible with the quality of the environment and amenity values of a residential area.</p>	

Objectives and Policies	Township	Rural
B4 Growth of Townships Living 1 & 2 - Site coverage	Policy B4.1.7 Explanation and Reasons A greater level of site coverage has been allowed for in the Living 1 and 2 Zones for emergency services recognising their importance to the community and provides scope for development or redevelopment of such sites. Their limited number will ensure that the character of surrounding areas is maintained.	
Subdivision – access to emergency services	Subdivision of land anticipated results Provide ready access to public transport, health care and <u>emergency services</u> , schools, community facilities, employment and services through linkages and integration with adjoining townships;	
Living 3 Zone - Fire-fighting water supply	Policy B3.4.4 (a) To provide for rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, these are to be in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 and developed in a manner that: ... Ensure that rural residential development is able to effectively connect to reticulated wastewater and water services <u>(including the provision of a fire fighting water supply to the standards set out in SNZ PAS 4509:2008; either as provided within the reticulated system, or as supplementary on-site storage)</u> ;	

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
Activity Status	C1 LZ Activities Rule 1.1.1.1 - Any activity is permitted where rules 2-11 are met.	C13 BZ Activities Rule 13.1.2 - Emergency services facilities are permitted in the Business 1 zone where Rules 14-23 are met. Expressly permitted in Business 2B. Emergency services permitted in KAC Precincts 2,3,4 and discretionary in Precincts 1 (Core Retail) and 8 (Community Anchor/Town Square).	C9 Activities Rule 9.1.1 - Any activity is permitted where rules 1-8 or 10 are met.
Earthworks	C2 LZ Earthworks 2. Earthworks rules considered permissive i.e. a volume of not more than 2,000m ³ per project.	C14 BZ Earthworks 14.1 - Earthworks rules considered permissive i.e. a volume of not more than 5,000m ³ per project.	C1 Earthworks 1.1 to 1.7 - Earthworks rules considered permissive
Heritage	C3 LZ Heritage Heritage Structures and Sites and Protected Trees	C15 BZ Heritage 15.1 Protected Trees 15.2 Heritage Buildings, Structures or Sites	
Buildings	C4 LZ Buildings	C16 BZ Buildings	C3 Buildings

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	See below.	See below.	<p>3.4 Buildings and Rural Character</p> <p>3.4.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if the following condition is met:</p> <p>3.4.1.1 In the areas shown on the Planning Maps as the High Country or the Malvern Hills (outside the areas shown as Areas of Outstanding Landscape), the exterior finish of any dwelling or other principal building has a maximum reflectance value of 37%, except for buildings which are clad in unpainted corrugated iron;</p>
Buildings and landscaping	<p>4.2 Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any principal building ¹⁴shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and planted in lawn, and/or paved or sealed, and/or dressed with bark chips or similar material.</p>	<p>16.1 Except as provided in Rules 16.1.2 to 16.1.6 any principal building shall be a permitted activity if the area between the road boundary and the principal building is:</p> <p>16.1.1.1 Paved or sealed; or</p> <p>16.1.1.2 Planted in lawn; or</p> <p>16.1.1.3 Landscaped with shrubs, bark chips or similar materials; or</p> <p>16.1.1.4 For the purpose of screening in the Business 2 and 3 zones, landscaping methods listed in Rule,16.1.1.1 to Rule,16.1.1.3 are employed</p> <p>16.1.2 – applies to Bus 2A</p>	Nil
Buildings and Contaminated land	<p>4.3 Refers to Rule 10.1 - Activities and contaminated land, whereby emergency services are not included in the list of non-permitted activities.</p>	<p>16.2 Refers to Rule 22.1 - Activities and contaminated land, whereby emergency services are not included in the list of non-permitted activities.</p>	<p>3.5.1 Buildings and Contaminated Land – Permitted.</p>
Buildings and water supply	<p>4.4 All Living Zones, principal buildings are permitted if connected to a reticulated water supply.</p>	<p>16.3 All Business Zones, principal buildings are permitted if connected to a reticulated water</p>	Nil

¹⁴ **Principal Building:** includes any building or buildings which is/are used as part of the primary activity or activities on the site. Principal buildings include dwellings but do not include accessory buildings.

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
		supply. Business 3 Zone does not require such a supply.	
Buildings and Sewage Treatment Disposal	4.5 In the Living zones at Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, and West Melton, the erection of any dwelling or principal building shall be a permitted activity provided that it is connected to a reticulated sewage treatment and disposal system. In all other Living zones in the district dwellings shall be permitted activities provided that they are serviced by on-site effluent treatment and disposal systems.	16.4 In the Business zones at Castle Hill, Doyleston, Leeston, Lincoln, Prebbleton, Rolleston and Southbridge, the erection of any dwelling or principal building shall be a permitted activity provided that it is connected to a reticulated sewage treatment and disposal system, unless, in the case of a principal building other than a dwelling within the Business 3 Zone, the intended use of that building does not generate sewage. In all other Business zones in the District, dwellings shall be permitted activities provided that they are serviced by on-site effluent treatment and disposal systems.	Nil
Buildings and site coverage	4.7 Permitted: Living 1, Living WM - 50% (normally 40%) Living 2 - 40% Higher levels of site coverage have been provided for emergency services recognising their importance to the community. Their general one-off locations throughout the district's townships ensures any impact of increased density on the overall character of an area is minimal.	16.5 In the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place, the following shall be permitted activities: 16.5.2.1 The erection of any building, or redevelopment, involving more than 2,500 square metres of gross leasable floor area where the site coverage does not exceed 35%. 16.5.2.2 The erection of any building or redevelopment involving less than 2,500 square metres of gross leasable floor area where the site coverage does not exceed 50%.	3.11.1.1 The maximum area of any allotment covered by buildings shall be: (a) 35% or 500m ² whichever is the lesser, for allotments less than 1ha in area. (b) 5% for all other allotments. Community facilities/emergency services not included in the list of exemptions.
Building and building height	4.8 8m. Rule 4.8 sets maximum height requirements for buildings and structures, to ensure they are in keeping with the visual character of the Living zones.	16.6 Buildings and Height and Reflectivity Business 1 - 10m for building, 25m for structure Business 2 - 15m for building, 25m for structure	3.12.1 8m for any building designed or used for human occupation; or 12m for any other building, except grain silos, where height shall not exceed 25m.
Buildings and Building position	4.9 4.9.1 Recession planes Set out in Appendix 11. 4.9.2 Setbacks	16.7 16.7.1 Recession planes Set out in Appendix 11. 16.7.2 Setbacks from boundaries	3.13.1.1 Setback between 3-5m from a property boundary and 10-20m from an arterial/strategic road, 10m from another road depending on building type and site size.

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	Garages facing roads (i.e. fire stations) are required to be 5.5m back from the road and 2m from an internal boundary.	Business 1 = No specific setback (apart from West Melton Business 1) Business 2 = 2m road; 5-10m side (depending on site) Business 2B = 5m road; 3m side (adjoining a rural boundary)	Sensitive activities also need to be setback 300m from intensive farming activities. 3.13.1.3 Recession plane angles in Appendix 16.
Building setbacks from waterbodies	4.15 10-20m required depending on waterbody.	4.15.1 10-20m required depending on waterbody.	3.13.1.4 10-100m depending on waterbody.
Buildings and sites of significance to Tangata Whenua (Wahi Taonga Management Areas)	4.16 Manages the effects of erecting buildings in Wāhi Taonga Management Areas at Rakaia Huts. Activities which may disturb this area and sites require a resource consent.	4.16 Manages buildings on sites of significance to tangata whenua.	3.6 Manages buildings on sites of significance to tangata whenua.
Buildings and Urban Design	4.18 The Council has developed a Commercial Design Guide addressing the design of new developments. However, resource consents are only assessed against the matters of control listed in these rules. In Key Activity Centre Precinct 5, as identified in Appendices 29A or 29B , the following activities shall be a controlled activity.....	16.12 The Council has developed a Commercial Design Guide addressing the design of new developments and applicants are encouraged to consider the matters discussed within this as a useful reference. However, resource consent applications will be assessed only against the matters of control listed in these rules. In Key Activity Centre Precincts 1 to 4, 7 and 8 as identified in Appendix 29A or 29B , the following activities shall be a controlled activity.....	
Roads and Transport (and Appendix)			
Vehicle accessways	5.2.1 The forming of any vehicle accessway shall be a permitted activity if the following conditions are met: 5.2.1.1 The site has legal access to a formed, legal road; and 5.2.1.2 Any site with more than one road frontage to a road that is formed and maintained by Council,	17.2.1 The forming of any vehicle accessway shall be a permitted activity if the following conditions are met: 17.2.1.1 The site within which the vehicle accessway is formed has legal access to a formed, legal road; and 17.2.1.2	4.5.1 The forming, installation, upgrading, maintenance or replacement of any vehicle accessway or vehicle crossing shall be a permitted activity if the following conditions are met: 4.5.1.1 Any part of any vehicle accessway does not have a gradient greater than: (a) 1:6 vertical; or

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	<p>shall have access to the formed and maintained (and legal) road with the lowest classification, except that where a site has frontage to a collector and a local road frontage may be obtained to either road.</p> <p>Note: For example, where a state highway and arterial road intersect the access shall be to the arterial road or in the case of an arterial road and collector road access shall be to the collector road.</p> <p>5.2.1.3 The vehicle accessway is formed on land which has an average slope of less than 20°; and</p> <p>5.2.1.4 The vehicle accessway does not have a gradient greater than: (a) 1:6 vertical; or (b) 1:20 horizontal; and</p> <p>5.2.1.5 The vehicle accessway is not located closer than: (a) 20m to any waterbody listed in Appendix 12; or (b) 20m to a site listed in Appendices 3 or 4; and</p> <p>5.2.1.6 The vehicle accessway is formed to the relevant standards in Appendix E13.2.1 and in addition for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, private vehicular accessways serving less than three sites shall have a maximum formed width of 3.5m at the road boundary and within 10m of the road boundary; and</p> <p>5.2.1.7 Shared access to more than six dwellings or sites shall be by formed and vested legal road and not by a private accessway.</p> <p>5.2.1.8 Any vehicular accessway does not provide access onto Creyke Road from land within the Appendix 41 Darfield Outline Development Plan</p>	<p>The site within which the vehicle accessway is formed does not have access directly on to: Railway Road, Rolleston from that part of the Business 2A Zones as is depicted on the Outline Development Plan at Appendix 22; or ii) Hoskyns Road, Rolleston from that part of the Business 2A Zones identified as Precinct 4 as is depicted on the Outline Development Plan at Appendix 22.</p> <p>17.2.1.3 The vehicle accessway is formed on land which has an average slope of less than 20°; and</p> <p>17.2.1.4 The vehicle accessway does not have a gradient greater than: (a) 1:6 vertical; or (b) 1:20 horizontal; and</p> <p>17.2.1.5 The vehicle accessway is formed to the relevant standards in Appendix 13.2.1; and</p> <p>17.2.1.6 Shared access to more than six sites shall be by formed and vested legal road and not by a private accessway.</p> <p>17.2.1.7 Any site with more than one road frontage to a road that is formed and maintained by Council shall have access to the formed and maintained (and legal) road with the lowest classification. Note: For example, where a site has frontage to both an arterial road and a local road access shall be to the local road. Refer also to Rules 17.3.6 and Rule 17.3.7.5 where applicable.</p>	<p>(b) 1:20 horizontal. Note: Rule 4.5.1.1 does not apply to private roads, vehicle accessways or tracks which are intended to be used solely by persons owning or occupying the property and are not located in the road reserve. The rules do apply to vehicle accessways or private roads which are shared between properties, or which are used to provide public access (with landholder's consent).</p> <p>4.5.1.2 Any vehicle accessway is formed to the relevant design and formation standards set out in Appendix E10.2.</p> <p>4.5.1.3 Any vehicle accessway complies with the relevant separation and sight distance standards set out in Appendix E10.2.</p> <p>4.5.1.4 Any vehicle crossing which has a gate positioned across the vehicle crossing, has the gate either opening inwards towards the property and away from the road; or setback a minimum distance of 10 metres from the road boundary;</p> <p>4.5.1.5 Any vehicle crossing providing vehicle access to a sealed road is sealed: (a) The full length of the vehicle crossing (from the edge of the sealed carriageway to the road boundary of the property), or; (b) For the first 10 metres from the sealed carriageway.</p> <p>4.5.1.6 Any access to a State Highway or Arterial Road complies with the following: (a) No legal access is available from another lower classification road; (b)</p>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	area unless indicated as an access on the Appendix 41 Outline Development Plan.		For State Highways only, the traffic generated through the access to the State Highway is less than 100 ecm/d;
Vehicle crossings	<p>5.3.1 (and Appendix E) The forming of any vehicle crossing shall be a permitted activity if the following conditions are met:</p> <p>5.3.1.1 The vehicle crossing is formed and sited to comply with the relevant requirements in Appendix E13.2.2, E13.2.4, E13.2.5; and</p> <p>5.3.1.2 The vehicle crossing is to be sealed if the adjoining road is sealed; the crossing shall be sealed for the full length between the site boundary and the sealed carriageway; and</p> <p>5.3.1.3 The vehicle crossing complies with the relevant standards in Appendix E13.2.3</p> <p>5.3.1.4 The site does not have access directly on to a State Highway or arterial road listed in Appendix 7; unless:</p> <p>(a) The speed limit on that part of the road to which access is gained is 70 km/hr or less; or</p> <p>(b) The site is used solely to house a utility structure; and</p> <p>(c) The site generates less than 100 equivalent car movements per day; and</p>	<p>17.3.1 The forming of any vehicle crossing shall be a permitted activity if the following conditions are met:</p> <p>17.3.1.1 The vehicle crossing is to be formed and sited to comply with the relevant requirements in Appendix 13.2.2, Appendix 13.2.4, Appendix 13.2.5; and</p> <p>17.3.1.2 The vehicle crossing is to be sealed if the adjoining road is sealed; the crossing shall be sealed for the full length between the site boundary and sealed carriageway; and</p> <p>17.3.1.3 The vehicle crossing is to comply with the relevant standards in Appendix 13.2.3.</p> <p>17.3.1.4 Notwithstanding Rule 17.3.1.1 and Appendix 13, any vehicle crossing onto Hoskyns Road, Rolleston, is to be designed and sited to comply with the details depicted on the Business 2 Outline Development Plan (Hoskyns Road) at Appendix 32.</p> <p>17.3.1.5 The site does not have access directly on to a State Highway or arterial road listed in Appendix 7; unless:</p> <p>(a) The speed limit on that part of the road to which access is gained is 70km'hr or less, except for the creation and use of a road or a vehicle access or crossing identified on the Outline Development Plan at Appendix 43;</p> <p>(b) The site is used solely to house a utility structure; and</p> <p>(c) The site generates less than 100 equivalent car movements per day.</p>	<p>(c) The vehicle accessway or vehicle crossing complies with the performance criteria given in Appendix E10.2.2, 10.2.3 and E10.2.4;</p> <p>(d) Provision is made for manoeuvring on site, so that reverse manoeuvring onto the State Highway or Arterial Road is not required.</p> <p>4.5.1.7 Shared access to more than six sites shall be by formed and vested legal road and not by a private accessway.</p>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
		<p>17.3.1.6</p> <p>The site does not have access directly on to Hoskyns Road, Rolleston from that part of the Business 2A Zones identified as Precinct 4 as is depicted on the Outline Development Plan at Appendix 22.</p>	
Traffic sightlines	<p>5.4.1</p> <p>The following shall be permitted activities:</p> <p>5.4.1.1</p> <p>Any building if the building is positioned so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3.</p> <p>5.4.1.2</p> <p>Any tree if the tree is planted so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3.</p>	<p>17.4.1</p> <p>The following shall be permitted activities:</p> <p>17.4.1.1</p> <p>Any building if the building is positioned so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3.</p> <p>17.4.1.2</p> <p>Any tree if the tree is planted so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3.</p>	<p>4.7.1</p> <p>The following shall be permitted activities:</p> <p>4.7.1.1</p> <p>Any building if the building is positioned so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 10 Diagram E10.E</p> <p>4.7.1.2</p> <p>Any tree if the tree is planted so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 10 Diagram E10.E</p>
Car parking and cycle parking	<p>5.5.1.1</p> <p>The number of car parks provided complies with the relevant requirements for the activity as listed in Appendix E13.1.1, E13.1.2, E13.1.3 and E13.1.12; and</p> <p>5.5.1.2</p> <p>All car parking spaces and vehicle manoeuvring areas are designed to meet the criteria set out in Appendix E13.1.5.2, E13.1.6, E13.1.7, E13.1.8, E13.1.9, E13.1.10 and Appendix E13.1.11; and</p> <p>5.5.1.7</p> <p>Cycle parking spaces are provided in accordance with the standards in Appendix E13.1.4.</p>	<p>17.5.1 Vehicle parking and cycle parking</p> <p>Any activity which provides for car parking, cycle parking, vehicle loading and parking access in accordance with the following conditions shall be a permitted activity:</p> <p>17.5.1.1</p> <p>The number of car parks provided complies with the relevant requirements for the activity as listed in Appendix E13.1.1, Appendix E13.1.2 and Appendix E13.1.3; and</p> <p>17.5.1.2</p> <p>All car parking spaces and vehicle manoeuvring areas are designed to meet the criteria set out in Appendix E13.1.5.2, Appendix E13.1.6 (if applicable), Appendix E13.1.7, Appendix E13.1.8, Appendix E13.1.9, Appendix E13.1.10, Appendix E13.1.11 and Appendix E13.1.12 for all activities; and</p> <p>17.5.1.3</p> <p>Each site that is used for an activity which is not a residential activity and which generates more than 4 heavy vehicle movements per day has one on-site loading space which complies with the</p>	<p>4.6 Vehicle parking and cycle parking</p> <p>No minimum number specified. Controlled activity if more than 40 (4.6.4).</p> <p>4.6.1.4</p> <p>All carparking and loading areas shall comply with all standards set out in Appendix E10.1.</p> <p>4.6.2</p> <p>Any activity on a site which has a vehicle manoeuvring area of sufficient size to enable any vehicle to turn on the site and not have to reverse onto the road shall be a permitted activity if:</p> <p>4.6.2.1</p> <p>The site is used for any activity other than residential activities; or</p> <p>4.6.2.2</p> <p>The site has access to a State Highway or an arterial road listed in Appendix 9.</p> <p>4.5.1.8</p> <p>Any site with more than one road frontage to a road that is formed and maintained by Council,</p>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
		<p>requirements set out in Appendix E13.1.5. The loading space does not count as a car parking space for the purpose of Rule 17.5.1.1; and</p> <p>Note: Rule does not apply to emergency services facilities.</p> <p>17.5.1.4 Each site that is used for an activity other than a residential activity has one car park space for mobility impaired persons for up to 10 car parking spaces provided, and one additional car park space for a mobility impaired person for every additional 50 car parking spaces provided or part there-of; and</p> <p>17.5.1.5 Car parking spaces for mobility impaired persons are:</p> <p>(a) Sited as close to the entrance to the building or to the site of the activity as practical; and</p> <p>(b) Sited on a level surface; and</p> <p>(c) Clearly marked for exclusive use by mobility impaired persons; and</p> <p>17.5.1.6 Cycle parking spaces are provided in accordance with the standards in Appendix 13.1.4.</p>	shall have access to the formed and maintained (and legal) road with the lowest classification.
Loading space	<p>5.5.1.3 Each site that is used for an activity which is not a residential activity and which generates more than 4 heavy vehicle movements per day has one on-site loading space which complies with the requirements set out in Appendix E13.1.5. The loading space does not count as a car parking space for the purpose of complying with Rule 5.5.1.1; and</p> <p>Note: Rule 5.5.1.3 does not apply to emergency services facilities.</p>	<p>17.5.1.3 Each site that is used for an activity which is not a residential activity and which generates more than 4 heavy vehicle movements per day has one on-site loading space which complies with the requirements set out in Appendix E13.1.5. The loading space does not count as a car parking space for the purpose of complying with Rule 17.5.1.1; and</p> <p>Note: Rule 17.5.1.3 does not apply to emergency services facilities.</p>	Nil

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
State Highways and Arterial Roads	5.5.1.4 Each site which is accessed from a road listed as a State Highway or Arterial road in Appendix 7 is designed so that a motor vehicle does not have to reverse on, or off, the State Highway or Arterial road		4.5.1.6 Any access to a State Highway or Arterial Road complies with the following: (a) No legal access is available from another lower classification road; (b) For State Highways only, the traffic generated through the access to the State Highway is less than 100 ecm/d; (c) The vehicle accessway or vehicle crossing complies with the performance criteria given in Appendix E10.2.2 , 10.2.3 and E10.2.4 ; (d) Provision is made for manoeuvring on site, so that reverse manoeuvring onto the State Highway or Arterial Road is not required.
Disabled car parking	5.5.1.5 Each site that is used for an activity other than a residential activity has one car park space for mobility impaired persons for up to 10 car parking spaces provided, and one additional car park space for a mobility impaired person for every additional 50 car parking spaces provided or part thereof. 5.5.1.6 Car parking spaces for mobility impaired persons are: (a) Sited as close to the entrance to the building or to the site of the activity as practical; and (b) Sited on a level surface; and (c) Clearly marked for exclusive use by mobility impaired persons; and	Refer to 17.5.1	4.6.3 Any activity which involves the provision of goods or services to the general public shall be a permitted activity if the following conditions are met: 4.6.3.1 One disabled carpark is provided with the first 10 carparking spaces; and one additional disabled carpark space for every additional 50 carparking spaces provided. 4.6.3.2 The disabled carparks are: (a) Located as close to the entrance to the building or the site of the activity as practical; (b) Sited on a level surface; and (c) Clearly marked as being for mobility-impaired persons.
Utilities	6 - Refer to provisions if required	18 - Refer to provisions if required	5- Refer to provisions if required
Outdoor Signs			
	7.1.1 Where any sign is not covered by Rules 7.2 , Rule 7.3 and Rule 7.4 it shall be a permitted activity if the following conditions are met: 7.1.1.1 The sign relates to products or services sold on the site or includes information about the site on which it is located.	19.1.1 Any sign shall be a permitted activity if the following conditions are met: 19.1.1.1 The sign is erected on the site to which it relates, exclusive of a freestanding sign located on a footpath or grass berm outside the site but adjoining the site; and	6.1.1.1 The sign, unless it is a temporary sign, is located entirely within the site to which it relates, and is not located on, or overhangs onto, any road reserve; Note: Temporary sign is defined in Part D of the Plan. It includes any sign on a site for up to 6 months to advertise upcoming events or to sponsor a business or organisation which is associated with

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	<p>7.1.1.2 The total number of signs on any site does not exceed 2, inclusive of any freestanding sign located on a footpath or grass berm outside the site but adjoining the site. This rule does not apply to signs associated with service stations or shops; and</p> <p>7.1.1.3 The sign does not have flashing or revolving lights, sound effects, balloons or blimps, and</p> <p>7.1.1.4 The sign does not obstruct or impair the view for any motorist or pedestrian of any traffic signal, intersection, vehicle crossing, bend or corner, and</p> <p>7.1.1.5 The sign does not exceed the height of:</p> <p>(a) The building to which it is attached, or</p> <p>(b) 2 metres if the sign is not attached to a building, and</p> <p>7.1.1.6 The sign does not exceed 1m² in size, and</p> <p>7.1.1.7 The sign is not of a colour or design which resembles a traffic sign or signal.</p> <p>7.1.1.8 The sign is not less than 2.5m above the ground, if it is an overhanging attached sign.</p> <p>7.1.1.9 The sign complies with the relevant rules for building size, design or siting if it is attached to a building.</p>	<p>19.1.1.2 The sign does not have any flashing or revolving lights, sound effects, balloons or blimps; and</p> <p>19.1.1.3 If a sign is illuminated, any light spill from the sign on to any road or any other site complies with the requirements in Rule 22.5 – Activities and Light Spill; and</p> <p>19.1.1.4 The sign does not obstruct or impair the view for any motorist or pedestrian of any traffic signal, intersection, vehicle crossing, road bend or corner; and</p> <p>19.1.1.5 The sign does not exceed the height of:</p> <p>(a) The building or structure to which it is attached, or</p> <p>(b) 6 metres, in the Business 1 and 2 zones, and 8 metres in the Business 3 Zones, if the sign is not attached to a building; and</p> <p>19.1.1.6(a) The sign does not exceed 3m² in area where it is not attached to a building; and</p> <p>(b) In the Business 1 zone, the total freestanding signage per site does not exceed 3m² where the site's road frontage is less than 50m, or 6m² otherwise; and</p> <p>19.1.1.7 The sign is not of a colour or design that resembles a traffic sign or signal; and</p> <p>19.1.1.8 Any sign overhanging a public footpath or road berm has a minimum height of 2.5m above the ground or footpath level; and</p> <p>19.1.1.9 The sign does not protrude beyond the edge of a building if it is attached to a building.</p> <p>19.1.1.10</p>	<p>an activity on the site except that a period of 12 months prior to the event is specifically provided for signs advertising church and school anniversaries.</p> <p>6.1.1.2 The sign is positioned so that it does not obstruct or impair the view for any motorist or pedestrian of any traffic signal, intersection, vehicle crossing, bend or corner;</p> <p>6.1.1.3 6.1.1 Erecting any outdoor sign shall be a permitted activity if all of the following conditions are met: The sign does not have any of the following features:</p> <p>(a) Flashing or revolving lights;</p> <p>(b) Sound effects;</p> <p>(c) Balloons or blimps; or</p> <p>(d) Moving parts;</p> <p>6.1.1.4 The sign is designed so that it does not resemble a traffic sign or signal;</p> <p>6.1.1.5 The light spill from any illuminated sign onto any adjoining property or the road reserve is not more than 3-lux spill;</p> <p>6.1.1.6 The height of the sign is not more than:</p> <p>(a) The height of the building to which it is attached; or</p> <p>(b) 6m above the ground if the sign is not attached to a building;</p> <p>6.1.1.7 The size of the sign, including any sign attached to a building, is not more than 3m² and the total area of signage on the site does not exceed 6m².</p>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
			<p>6.1.1.8 Any sign which is attached to a building and exceeds 3m² in area does not protrude beyond the framework of the building;</p> <p>6.1.1.9 The maximum number of signs on any one property, including any temporary signs, is in accordance with Table C6.1.</p>
Hazardous substances	8- Refer to provisions if required	20- Refer to provisions if required	7- Refer to provisions if required
Waste	<p>9- Refer to provisions if required Any activity, which is not a residential activity, which generates not more than 1 cubic metre of solid waste on average per week over a year, other than inert landfill, shall be a permitted activity.</p>	21 - Refer to provisions if required	8- Refer to provisions if required
Activities and vehicle movement	Refer to scale of activities below.		<p>9.13 Activities and Vehicle Movement</p> <p>9.13.1 Any activity which does not exceed the following maximum number of vehicle movements shall be a permitted activity:</p> <p>9.13.1.1 Road Unformed and, or not maintained by Council: For any individual property access off an unformed and un-maintained road: 15 equivalent car movements per day (ecm/d) per site.</p> <p>9.13.1.2 Road Formed, Sealed and maintained by Council: (a) State Highway and Arterial Roads (as identified in Appendix 9): 30 ecm/d per site averaged over any one-week period). b) Local and Collector Roads: 60 ecm/d per site (averaged over any one week period).</p> <p>9.13.1.3 Road Formed, Unsealed and maintained by Council: (a) 60 ecm/d per site (averaged over any one week period).</p>
Activities and Noise	10.6	22.4	<p>9.16 9.16.3 Noise limits in any part of the Plan shall not apply:</p>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	Rule 10.6.1 does not apply to the use of sirens or warning devices associated with emergency service facilities.	Rules 22.4.1 and 22.4.2 do not apply to the use of sirens or warning devices associated with emergency service facilities.	9.16.3.2 In any part of the District where the noise source is a warning device used by emergency services.
Activities and Light Spill/Night Lighting	<p>10.7 10.7.1 The following activities shall be permitted activities</p> <p>10.7.1.1 Any fixed, exterior lighting if it is directed away from adjacent properties and roads.</p> <p>10.7.1.2 Any lighting if it does not have a lux spill (horizontal or vertical) of more than 3 on to any part of any adjoining properties.</p>	<p>22.5 22.5.1.1 Any fixed, exterior lighting if it is directed away from adjacent properties and roads.</p> <p>22.5.1.2 Any other lighting if it does not exceed:</p> <p>(a) 3 lux spill (horizontal or vertical) on to any part of any adjoining property in a Living zone or within the notional boundary of any dwelling within any Rural zone; and</p> <p>(b) 10 lux spill (horizontal or vertical) on to any part of any adjoining property within the same Business zone.</p> <p>(c) 3 lux spill (horizontal or vertical) on to any part of any adjoining property in the Rural zone which has a common boundary with either the Business 2A Zone as depicted on the Outline Development Plan at Appendix 22, or the Business 2B Zone as depicted on the Outline Development Plan for ODP Area 5 at Appendix 37.</p> <p>22.5.1.3 Lighting in the Business 2A Zone which is designed so that:</p> <p>(a) All outdoor lighting is shielded from above outside of the Business 2A Zone.</p> <p>(b) All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.</p> <p>(c) In the Business 2A Zone covered by the Outline Development Plan in Appendix 43, all outdoor lighting is shielded from above and is directed away from adjacent properties outside of the</p>	<p>3.14 Buildings and Night Lighting 3.14.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if any outdoor lighting on any building complies with Rule 9.18.</p> <p>9.18 ACTIVITIES AND GLARE Permitted Activities — Activities and Glare 9.18.1 Except in the area shown on the Planning Maps as the West Melton Observatory Lighting Area, any activity which involves lighting shall be a permitted activity provided that the activity has a maximum light spill not exceeding:</p> <p>9.18.1.1 10-lux spill on to any part of any adjoining property which is located in a Business zone and which does not contain a dwelling; and</p> <p>9.18.1.2 3-lux spill on to any part of any other adjoining property or any road reserve.</p> <p>9.18.2 In the area shown on the Planning Maps as the West Melton Observatory Lighting Area:</p> <p>9.18.2.1 Any outdoor lighting is shielded so that any light spill is directed at an angle below 90° from the vertical; or alternatively, the activity for which outdoor night lighting is required shall not operate between the hours of 10.00 pm and 6.00 am, except to conclude a specific recreation or sporting event or similar activity which was in progress prior to 10.00 pm.</p> <p>9.18.2.2</p>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
		Business 2A Zone. All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.	There is no light spill from any activity on to any adjoining property or the road reserve; or alternatively, the illumination of the activity complies with Rule 9.18.1.2 and the activity for which outdoor night lighting is required shall operate only between the hours of 10.00 pm and 6.00 am except to conclude a specific recreation or sporting event or similar activity which was in progress prior to 10.00 pm.
Activities and scale of activities	<p>10.8.1 Any activity, which is not a residential activity, shall be a permitted activity if the following conditions are met:</p> <p>10.8.1.1 No more than two full time equivalent staff employed on the site live off site, and</p> <p>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</p> <p>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. ^(PC42)</p> <p>Note 1: Rule 10.8.1.1 does not apply to existing schools and Police stations.</p> <p>Subclause (c) of Rule 10.8.1.1 shall not apply to emergency service vehicles.</p> <p>3.</p> <p>The Selwyn District Council Traffic and Parking Bylaw (and subsequent versions) applies to both permanent and temporary activities and may</p>	Nil.	<p>9.4.1 Any activity which is not a rural activity or a residential activity shall be a permitted activity if the following conditions are met:</p> <p>9.4.1.1 The maximum area of any site covered by building(s), loading, storage and waste areas used for any other activity on the site does not exceed 100m² and no more than two full-time equivalent persons are employed in undertaking any other activity on the site</p>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	require the preparation of a Traffic Management plan in certain circumstances. Please refer to the Bylaw for further details. (PC42)		
Hours of Operation	<p>10.9.1 Any activity, which is not a residential activity, shall be a permitted activity if the following conditions are met:</p> <p>10.9.1.1 The employment of staff who are not resident on the site; and</p> <p>10.9.1.2 Visits by customers, patrons, clients or other people to the site, who are not resident on the site shall only occur between the hours of 7:00am and 10:00pm on any day.</p> <p>Note: Rule 10.9.1 does not apply to spiritual and educational activities, or a public car park in Precinct 6 of the Rolleston Key Activity Centre.</p>		
Outdoor storage	<p>10.10.1.3 The outdoor storage of any other goods or materials if the following conditions are met:</p> <p>(a) The outdoor storage space shall be screened from any road boundary of the site by a fence, wall, or vegetation of at least 1.8m in height; and</p> <p>(b) The outdoor storage area shall be screened from any internal boundary of the site which adjoins another site in a Living Zone or a site in a Business 1 Zone, by a fence, wall, or vegetation of at least 1.8 m in height; and</p> <p>(c) Any stockpile of soil, coal, sawdust, powdered fertiliser, or any other unconsolidated materials, is shall be covered or otherwise secured from being blown by the wind.</p>	<p>22.6.1 The outdoor storage of any materials or goods shall be a permitted activity if the following conditions are met:</p> <p>22.6.1.1 Any outdoor storage area in a Business 1 Zone shall be screened from any road boundary of the site by a fence, wall or vegetation of at least 1.8m in height; and</p> <p>22.6.1.2 Any outdoor storage area in a Business 1 Zone shall be screened from any internal boundary of the site which adjoins a site in another Business 1 Zone or a site in a Living zone, by a fence, wall, or vegetation of at least 1.8m in height; and</p> <p>22.6.1.3 Any outdoor storage area in a Business 2 or 3 Zone shall be screened from any road boundary or internal boundary of the site which adjoins a site in a Living or Business 1 Zone, by a fence, wall or vegetation of at least 1.8m in height.</p> <p>22.6.1.4</p>	

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
		<p>The screening referred to in Rules 22.6.1.1 to 22.6.1.3 shall be for the full length that the storage area is visible from the road.</p> <p>22.6.1.5 Unconsolidated materials such as soil, coal, sawdust, powdered fertiliser are to be covered or otherwise secured from being blown by the wind.</p>	
Subdivision – water for fire fighting	Nil.	<p>C24 BZ Subdivision Business zone rules – no subdivision is permitted – restricted discretionary. Subdivision standard and term in relation to restricted discretionary activity. Water 24.1.4.3 The provision of water for fire fighting; and....</p>	<p>E25.15 - Subdivision Standards for Controlled Activities E25 – Porters Ski Area E25.15.1.3 Any new allotment within the Village Base Sub-Zone shall comply with the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509—2008.</p>
The New Zealand Fire Service Fire Fighting Water Supplies Code of Practice NZS PAS 4509:2008.	<p>E38 ODP Rolleston Water will be supplied from the Council's existing reticulation by connecting to the water main on Brookside Road. Water pressures for the site have been calculated as meeting the requirements of NZS 4404:2004 Land Development and Subdivision Engineering and The New Zealand Fire Service Fire Fighting Water Supplies Code of Practice NZS PAS 4509:2008.</p>		<p>Rural – E21 Terrace Downs Permitted Activities — Land Use 21.1.3 Erecting any facility or using any site for the following activities shall be a permitted activity in the Terrace Downs Existing Development Area if the Standards and Terms set out in 21.1.4 are complied with. Fire Fighting 21.1.4.7 A fire fighting reserve of water is maintained at all times, which complies with the Fire Service Code of Practice 1965;</p> <p>Rural – E22 Grassmere Fire Fighting 22.1.3.18 A fire fighting reserve of water is maintained at all times, which complies with the Fire Service Code of Practice 1965;</p>