

Community and Recreation Facilities

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PLANNING

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Application prepared by:



Vicki Barker, Director - Barker Planning

A: 5 Melton Park Lane, RD6, Christchurch 7676

E: vicki@barkerplanning.co.nz

M: +64 21 354 366

www.barkerplanning.co.nz

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1. Introduction and Scope

A particular issue that has been highlighted with the operative Selwyn District Plan (the Plan) is the definitions for community facilities and recreational facilities and other related definitions including 'Community infrastructure', 'Spiritual activity', 'Places of assembly', 'Educational facilities', and 'Preschool' are overlapping in some instances and have caused confusion in interpreting and implementing the Plan rules. These and other community and recreation related definitions will be especially important in the context of an activity based plan.

The following matters are identified as deliverables in the Project Scope:

- Review the definitions in the Plan referred to above, noting areas of overlap and confusion. The definition of 'Health care services' is also included in the review given that some health care providers serve a community function.
- The identification of criteria to assist in defining what are community facilities and what are recreational facilities. This work may ultimately inform definitions and accordingly the criteria should be logical, distinguishable and able to be reflected in future definitions and administered.
- Based on the above criteria, identify the types of activities and facilities in Selwyn District that serve community purposes and those that serve recreational purposes. The Selwyn District Council (SDC) owned assets and property have been identified using the Council Property and Assets Project Scope as the basis.
- Identify the range of non-council owned community and recreation facilities and activities within the District, and complete an analysis of:
 - the location, nature and scale of community and recreational facilities and activities across the district
 - who owns/operates the facilities
 - the planning provisions that are currently applied or available to manage their use e.g. zoning, resource consents, designations
 - the potential range of environmental effects created by community and recreation facilities, including effects relating to transport, noise, lighting and signage (more detail of which will be informed by separate technical Scopes of Work)
 - the effectiveness of the provisions of the Plan in addressing effects.
- Review the Definitions Decision of the Christchurch Replacement District Plan for any analysis of definitions related to community and recreation facilities that may be relevant to the Selwyn District context. This analysis has been incorporated in the Definitions review and throughout the assessment where relevant.
- Review the Mahaanui Iwi Management Plan and identify relevant policy guidance or outcomes anticipated in respect of community and recreation activities and/or facilities.
- Identify the types of matters that should inform or be reflected in policies, as well as possible options for rules across the zones as a basis for further discussion.

To inform the above analysis, SDC officers involved in consenting and monitoring and agencies which own and operate community and recreational facilities have been engaged with. Not all stakeholders identified in the Stakeholder Engagement Plan¹ responded. The responses received have been documented in the report.

The following non-council community or recreation facilities were not addressed given they are covered by separate Project Scopes or are more appropriate to other Topic areas:

- Ski fields (Tourism)

¹ http://dpr/Project/_layouts/15/DocIdRedir.aspx?ID=7QCP36SQ7HNV-1593390151-3150

- Freedom Camping (Tourism) and a separate SDC Working Party has been established to address this topic.
- Recreational aircraft use (Airfields).

2. Issues with Community and Recreation Definitions

Analysis of the community and recreation facility/activity related definitions in the Plan has been undertaken individually and issues with each definition and areas of overlap between them identified.

Relevant definitions in the Christchurch, Waimakariri and Ashburton District Plans were also reviewed for comparison purposes and are contained in **Appendix A**.

2.1 Community facilities/facility

Definition	Township Volume of Plan	Rural Volume of Plan
Community facilities/facility	<p><i>Community facilities:</i></p> <p><i>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.</i></p> <p><i>In Precinct 8 of the Rolleston Key Activity Centre only, the following activities are also permitted within a Community Facility building/s, in addition to those listed above:</i></p> <p><i>Movie theatre/s</i></p> <p><i>Meeting and training facilities and business support services</i></p> <p><i>Food and Beverage</i></p>	<p><i>Community facility:</i></p> <p><i>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.</i></p>

- The definitions contained within the Township and Rural Volumes are inconsistent. As community facilities transcend Township and Rural areas it is not clear why two different definitions have been used².
- The Township version references “places available to the public”, whereas the Rural version references “any land, building or structure”. Referencing land and/or buildings in relation to community facilities is generally the format used across other District Plans (i.e. Christchurch and Ashburton).
- The Township version references “places available to the public for the purpose of community activities.....”. Community activity is not defined in the Plan. Therefore, this version is open to interpretation as to what constitutes a community activity. Certain activities are listed within the definition but the wording is not exhaustive (“includes but is not limited to”) and therefore there is potential for other activities not listed to be included.

For example, recreational facilities/activities such as privately-owned swimming pool complexes and gyms or entertainment facilities could arguably be considered community facilities as the definition of recreational facility/activity is very broad (“for the primary purpose of recreation or entertainment....”). This is a key area of overlap between the two definitions.

² The titles of the two definitions are also inconsistent - “community facilities” and “community facility”.

- The Rural version references “for the primary purpose of health, education, safety or cultural, physical or spiritual well-being” and hence is more specific and useful as to what may constitute a community activity. Furthermore, the Rural version specifically includes ‘Recreational facilities’, but prefaces this with text making it clear that “*community facilities are only those that are funded or managed as a non-profit organisation by a central or local government agency or a community organisation*”. This provides differentiation between the likes of community recreational facilities like parks and reserves and other recreational facilities.
- The reference to community facilities in the Rural Volume being ‘non-profit’ making is problematic in relation to some activities which are profit making but still have a clear community purpose and benefit. For example, some health care services are partly publicly funded, but are privately owned profit-making ventures.
- The types of community facilities referred to in each version differs. For example, schools, hospitals, churches, cemeteries, police and fire stations and reserves are included in the Rural version, but not the Township version even those these facilities are district-wide and serve a community purpose. Also, the terminology used is inconsistent. For example, “public playgrounds” are referred to in the Township version and “recreational facilities” are referred to in the Rural version.
- The Township version includes “conference centres”. This term is not defined by the Plan and they are arguably more a commercial facility.

2.2 Recreational Facility/Activity

Definition	Township Volume of Plan	Rural Volume of Plan
Recreational Facility/ Recreational Activity	<i>Recreational Facility or Recreational Activity:</i>	<i>Recreational Facility:</i>
	<i>includes the use of any land, building or structure for the primary purpose of recreation or entertainment and is available to be used by members of more than one household.</i>	

- The definitions in each volume are the same except for the title. ‘Recreational activity’ is not defined in the Rural Volume and the combined ‘Recreational facility or recreational activity’ definition in the Township Volume does not actually define what constitutes a recreational activity. Neither recreation or entertainment are defined in the Plan so it is not clear what constitutes either activity in Selwyn.

For example, the Christchurch District Plan definition of ‘Recreation activity’ is more specific: *means the use of land, water bodies and/or buildings for the purpose of the active or passive enjoyment of sports, recreation or leisure, whether competitive or non-competitive, casual or organised, and whether a charge is made for admission or not.*

- “is available to be used by members of more than one household” attempts to set a threshold for what constitutes a recreational facility/activity and the assumed intention is to ensure private home recreation facilities/activities such as a swimming pool are not captured by the definition. The Ashburton District Plan definition of ‘Recreational activity’ also uses this threshold³. However, this threshold is not considered clear, justified or readily enforceable. For example, a swimming pool in association with a residential dwelling also used by neighbour’s children would technically meet the definition, but would not warrant management as a recreation facility.

³ *Recreational Activity: means the use of land and buildings for the primary purpose of recreation and entertainment by the members of more than one household unit. This does not include commercial recreational activities where a fee is paid to use facilities i.e. a commercial bowling alley but does include community sports facilities where a membership fee may be paid.*

2.3 Community Infrastructure

Definition	Township Volume of Plan	Rural Volume of Plan
Community Infrastructure	<i>has the same meaning as in section 197 of the Local Government Act 2002.*</i>	
Explanatory note at start of Definitions section:	<i>Where reference is made to an interpretation provided in a particular Act, and is marked with an asterisk (*), the meaning is provided at the end of this section to assist readers.</i>	
Interpretation at end of the Definitions:	<p>Community Infrastructure: in section 197 of the Local Government Act 2002 means:</p> <p>(a) land, or development assets on land, owned or controlled by the territorial authority to provide public amenities; and</p> <p>(b) includes land that the territorial authority will acquire for that purpose.</p>	

- The definition refers to a definition contained in the Local Government Act 2002 (LGA). In accordance with section 197 of the LGA, “community infrastructure means the following assets when owned, operated, or controlled by a territorial authority:
 - (a) community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated:
 - (b) play equipment that is located on a neighbourhood reserve:
 - (c) toilets for use by the public

The interpretation in the Plan of section 197 of the LGA does not match the current definition in the LGA and is less clear as to what activities are included as community infrastructure.
- The definition includes particular council owned or controlled community assets only (community centres/halls, play equipment on a neighbourhood reserve, and public toilets), which overlaps with the broader community facility definition.

2.4 Spiritual Activity

Definition	Township Volume of Plan	Rural Volume of Plan
Spiritual activity	<i>means land and/or buildings used for the public and/or private assembly of people primarily for worship, meditation, spiritual deliberation and ancillary community facilities of a non-commercial nature.</i>	No specific definition but the ‘community facility’ definition in the Rural Volume mentions “spiritual well-being” and specifically includes churches in the list of examples.

- The definition is a facility and activity definition combined as it covers both the buildings and the activities within the buildings but is termed ‘Spiritual activity’.
- There is no spiritual activity definition in the Rural Volume, however the ‘Community facility’ definition does mention “spiritual well-being” and lists churches.
- The definition provides for ancillary community facilities (not activities) and only those of a non-commercial nature. Church facilities are often used for community purposes and activities and the non-commercial element of the definition may be unduly restrictive. For example, the hire of such a facility to a third party could be commercial in nature.

2.5 Place of Assembly

Definition	Township Volume of Plan	Rural Volume of Plan
Place of Assembly	<i>means any land and building used for gathering of people. It does not include residential accommodation or places of work.</i>	

- The Place of Assembly definition is broad and does not specify the types of activities anticipated such as recreation and cultural activities for example.
- There is overlap between the place of assembly definition and other definitions. For example, a church building used for ancillary community activity could be both a spiritual activity and a place of assembly. The Christchurch and Ashburton District Plan versions of the 'place of assembly' definition narrows the use of the land or buildings to certain activities including recreation, cultural etc. but excludes spiritual activities so there is a clearer distinction between the two definitions.

2.6 Educational Facility and Preschool

Definition	Township Volume of Plan	Rural Volume of Plan
Educational Facility	<i>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.</i> No 'Educational Activity' definition.	
Preschool	<i>means land or buildings used for care and/or education of more than 3 children who do not reside on-site and are under the age of 6 years.</i>	Not defined.

- There is no educational activity definition.
- The definition of 'Educational facility' mentions ancillary activities which is supported given schools are used for multiple purposes. However, this could be made more specific to clearly state what ancillary activities are anticipated. Many schools are also used for the likes of recreation activities, out of school care etc.
- Preschool is only defined in the Township volume whereas preschools occur district-wide.
- The preschool definition could be more specific as to what it includes; i.e. creche, kindergarten, playcentre, kohanga reo.

2.7 Health Care Services

Definition	Township Volume of Plan	Rural Volume of Plan
Health Care Services	<i>means land and or buildings used for the provision of services relating to the physical and mental health of people and or animals including: vets, general practices, medical centres, and dentists, in addition for the purposes of calculating car parking requirements, includes a hospital.</i>	Not defined but the Community Facility definition: <i>includes any land, building or structure which is/are used for the primary purpose of <u>health</u>, education....</i>

- There is no definition in the Rural Volume but “health” is referenced in the ‘Community facility’ definition. Health care facilities occur district-wide.
- The physical and mental health of animals and vet practices are included in the definition of ‘health care services’. Animal health is arguably not an appropriate inclusion with human health care facilities due to their different purpose and function.
- There are other health care services within the District that benefit the health and wellbeing of the community which are not mentioned such as Integrated Family Health Centres (IFHC), mental health services, drug and alcohol treatment, alternative medicine practitioners, massage services, etc.
- Hospitals are included in the definition for the purposes of car parking calculations only. Hospitals are a key health care provider and should be more clearly recognised and provided for.

2.8 Summary of Key Issues with the Definitions

- There are different versions of definitions between the Township and Rural Volumes of the Plan and in some instances the definition is only contained in one Volume of the Plan. For example, the ‘community facilities’ definition varies between the two Volumes and ‘Preschool’ is only defined in the Township Volume. As community and recreation facilities transcend Townships and Rural areas it is considered single definitions should be applied across the District to achieve consistency in understanding and implementation and to streamline the Plan as much as possible.
- The ‘Community facilities’ definition does not necessarily reflect the range of community facilities currently operating in the District or refer to them correctly and consistently. The ‘Health care services’ definition is a further example.
- The Plan generally has facility versus activity definitions. In some instances, this is unclear as to what activities are anticipated to occur and presents overlap between the community and recreation definitions in particular. For example:
 - Community activity is not defined and the Township version of the ‘Community facility’ definition is open to interpretation as to what constitutes a community activity and could arguably extend to facilities and activities not anticipated to be included.
 - Recreation activity is not defined and the ‘Recreational facility’ definition is broad and does not include any reference as to what constitutes recreation or entertainment activity. Therefore it is not always clear what a recreational facility/activity is and which set of provisions (community facility or recreational facility/activity) apply to particular developments.
 - The ‘Preschool’ definition could be clearer about what activities are included.
- There is a need to be clear about the approach with respect to activity and/or facility definitions. For example, Christchurch City Council attempted to combine the two definitions into one (generally an ‘activity’) definition given the activity based approach of the Christchurch District Plan. The Independent Hearings Panel accepted the approach of combining the definitions where practical and appropriate because this simplifies the drafting of the Plan.

The Panel also accepted the Council’s approach to retain the separation of a number of ‘activity/facility’ categories where it was overly complex to integrate the drafting approach into the Plan, or it achieves a better resource management outcome because there are distinct issues related to the activity versus the facility. Overall the Panel considered the Council’s approach to be pragmatic. Examples of separate definitions provided by Christchurch City include:

- (a) Community activity/facility
- (b) Recreation activity/facility
- (c) Education activity/facility

- The reference to community facilities in the Rural Volume version of the ‘Community facilities’ definition being ‘non-profit’ making is problematic in relation to some community activities which are profit-making but still have a clear community purpose and benefit.

- The community infrastructure definition references the LGA definition, but also includes an interpretation of the Act which is not entirely consistent with the definition in the LGA or clear as to what the definition actually includes. There is also overlap with the community facility definition.
- The definitions could better enable multifunctional facilities. For example, the 'Spiritual facilities' definition could be unduly constraining with respect to ancillary church activities.
- There is overlap between the 'Places of Assembly' definition and other definitions.
- Some definitions are either too broad or incomplete. For example, the 'Health Care Services' definition includes the physical and mental health of animals and vet practices which is arguably inappropriate and too broad, but also the range of other key health care services in the District are not covered by the definition (or another definition).
- It is noted that the Ministry for the Environment National Planning Standards are currently being drafted. These Standards contain standard definitions including definitions for 'Community facility', 'Recreational activity', and 'Place of assembly' which will need to be taken into account in any drafting should the National Planning Standards proceed.

3. Criteria to assist in defining community facilities and recreational facilities

The Project Scope requires the identification of criteria that would assist in defining what are community facilities and what are recreational facilities. As the criteria may ultimately inform definitions, the criteria need to be logical and distinguishable.

The following criteria have been developed based on both a general understanding of the types of community and recreational facilities in the District, the above review of the Plan definitions, and the review of the Plan provisions relevant to community and recreation facilities and activities.

3.1 Community Facility Criteria

Community Facility Criteria		Comment
Principally used by the community	Is the facility principally used by the community?	Mostly used by the local and wider community as opposed to private use.
Accessible	Is the facility accessible to the local community? (i.e. able to be reached or entered freely without physical or onerous financial impediment)	Community facilities are generally accessible to the community in that they are able to be readily physically accessed and either accessed and/or utilised without charge or for a nominal charge.
Statutory Mandate or Enablement	Is the facility a community facility as defined under the LGA ⁴ or is there another statutory mandate or	The LGA defines certain activities as 'community facilities' such as reserves, network infrastructure and community infrastructure (community centres/halls, play equipment, public toilets).

⁴ Community facilities means reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with [section 199](#).

Community infrastructure means the following assets when owned, operated, or controlled by a territorial authority:

(a) community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated:

(b) play equipment that is located on a neighbourhood reserve:

(c) toilets for use by the public

	responsibility which enables or directs the provision of a community facility?	Such facilities are also recognised in other SDC documents such as the Community Facilities Activities Management Plan, the Long Term Plan and Annual Plans as community assets. A further example are Crown departments and agencies with a statutory mandate or responsibility to provide facilities such as the Ministry of Education (MoE) and Department of Corrections (Corrections).
Expected by the Community	Is the facility expected by the community?	There are certain facilities the community expect to be provided within their communities such as reserves, libraries, community centres, which are often rate-payer funded (links to criterion below).
Owned, Operated or Funded by Central or Local Government or a Community Organisation	Is the facility owned, operated or funded by the Crown, Council or a community organisation?	This criteria assists in distinguishing between public property and assets that are expected and anticipated in Districts and communities and 'private' facilities which may not be expected or anticipated, which may still have community benefits but may need to be managed differently.
Public good/benefit	Does the community facility provide a public good/benefit?	Does the facility contribute to health, education, safety, cultural, physical or spiritual wellbeing of the community?
Common understanding of the use/purpose	Is the facility generally and readily understood to have a community or recreational purpose or both?	Based on common understanding, determine how the facility is generally recognised. Community facilities considered to be generally recognised as land and/or buildings used by the community. Recreational facilities are commonly understood to include land and/or buildings used for a past-time, diversion, leisure, sports/exercise, whether that be active or passive, relaxation and enjoyment.

3.2 Recreation Facility Criteria

Recreation Facility Criteria		Comment
Principally used for recreation purposes	Is the facility principally used for recreation purposes?	Mostly used for recreation purposes and not otherwise recognised as a community facility.
Health and Wellbeing	Does the facility provide benefits to peoples overall health and wellbeing?	Does the facility contribute to the health and wellbeing of the community?
Common understanding of the use/purpose	Is the facility generally and readily understood to have a recreational purpose?	Recreational facilities are commonly understood to include land and/or buildings used for a past-time, diversion, leisure, sports/exercise, whether that be active or passive, relaxation and enjoyment.

4. Types of facilities that serve community or recreational purposes

The Scope requires identification of the types of facilities in Selwyn District that serve community purposes and those that serve recreational purposes.

A range of community and/or recreation facilities identified in the District are listed in the first column and then assessed against the criteria identified in Section 3 above.

4.1 Assessment Against Community Facilities Criteria

Facilities	Principally used by the community	Accessible	Statutory Mandate/ Enabled	Expected	Ownership /Funding	Public good	Commonly understood meaning
Recreation and Township Reserves and Sportsfields	✓	✓	✓	✓	✓	✓	Community and recreation
Community Centres/ Halls	✓	✓	✓	✓	✓	✓	Community and recreation
Public Playgrounds	✓	✓	✓	✓	✓	✓	Community and recreation
Public Toilets	✓	✓	✓	✓	✓	✓	Community
Libraries	✓	✓	✓	✓	✓	✓	Community and recreation
Public swimming pools	✓	✓	✓	✓	✓	✓	Community and recreation
Council service centres	✓	✓	✓	✓	✓	✓	Community
Cultural/ Memorial	✓	✓	✓	✓	✓	✓	Community
Emergency services	✓	✓	✓	✓	✓	✓	Community
Cemeteries	✓	✓	✓	✓	✓	✓	Community
State Schools	✓	✓	✓	✓	✓	✓	Community
Private Schools	✓	✓/x	✓	x	✓/x	✓	Community
Preschools	✓	✓/x	✓	✓	✓/x	✓	Community
Hospitals	✓	✓	✓	✓	✓	✓	Community
General Health Care	✓	✓/x	✓	✓	✓/x	✓	Community
Specialist / Elective Health Care	✓/x	x	x	x	x	✓	Community or Commercial
IFHC	✓	✓/x	✓	✓/x	✓/x	✓	Community
Spiritual facilities	✓	✓	x	✓	✓/x	✓	Community and recreation
Veterinary Services	✓/x	x	x	x	x	✓/x	Neither Community or Recreation (Commercial)

Facilities	Principally used by the community	Accessible	Statutory Mandate/ Enabled	Expected	Ownership /Funding	Public good	Commonly understood meaning
Community corrections facilities	✓	x	✓	x	✓	✓	Community
Community welfare facilities Ex. Salvation Army Foodbank and Generation House	✓	✓	x	✓/x	✓	✓	Community

- From this exercise, it is evident there are a number of facilities that can be clearly identified as community facilities but have a recreational use or purpose as well, such as reserves and sports grounds, public playgrounds and libraries. It will be important in the definitions to specifically include these facilities as community facilities to ensure a clear distinction from recreational facilities and to avoid any overlaps in the rules and implementation issues.
- Some activities while clearly being principally used by the community, accessible and of public good, may be publicly funded in part and privately owned commercial facilities. Preschools are a particular example as they are licensed and partly funded by MoE, but most are privately owned businesses. They serve a community purpose by providing childcare services at a partly subsidised rate and MoE consider them to be a community and education activity as the Education Act enables and licenses preschools which have an education outcome regardless of their location and ownership (private versus MoE). This is an example of the criteria needing to be considered overall and a judgement made on balance. It is also illustrative of certain activities that while likely to fall within the ambit of a 'community facility', will also need to be defined separately to ensure tailored management of such activities in the rules.
- Specialist or elective health care facilities serve a wider community purpose in providing for people's health and wellbeing, however they are not always principally used by the local community and are not readily accessible to the community largely due to there being a more significant cost associated with such services. This is an example of a facility which does have a wider community benefit but on balance could be better managed as a commercial facility distinct from community facilities.
- Veterinary services are considered to more clearly be a commercial business than a community facility.
- Community corrections facilities is an example of facilities that may not be expected by the community and which are not accessible to the wider community as they serve a particular social service for particular individuals. Such facilities will likely need to be separately defined to clearly explain what they constitute, and specific provisions will likely be required to guide their development, i.e. to encourage their location outside of Living Zones for example.

4.2 Assessment against Recreation Facilities Criteria

Facilities	Principally used for recreation purposes	Health & Wellbeing	Common Understanding
Private Swimming Pool Complexes	✓	✓	Recreation (and Commercial)
Fitness Studios/	✓	✓	Recreation (and Commercial)

Facilities	Principally used for recreation purposes	Health & Wellbeing	Common Understanding
Gyms			
Shooting Ranges	✓	✓/x	Recreation (and Commercial)
Golf Courses	✓	✓	Recreation (and Commercial)
Bowling Greens	✓	✓	Recreation
Motor Sports	✓	✓/x	Recreation (and Tourism/Commercial)
Hot Air Balloning	✓	✓/x	Recreation (and Tourism/Commercial)
Equestrian	✓	✓	Recreation (and Commercial)
Cycle/ Walking Tracks	✓	✓	Recreation
Camping	✓	✓	Recreation (and Tourism/Commercial)
Tennis Courts	✓	✓	Recreation

- All of the above facilities are considered to be examples of facilities principally used for recreation which are distinct from the community facilities identified above.
- While they have health and wellbeing benefits for communities and the wider district and region, most are also commercial enterprises which will require specific management. Further work will need to be undertaken in the next phase of the review in considering the related Scopes of Work such as Tourism, Rural and Council Property and Assets to produce definitions which clearly differentiate between community, recreational and tourism/commercial facilities and are not overlapping.

5. Analysis of Non-Council Owned Community and Recreation Facilities

The Scope requires identification of non-council owned community and recreation facilities within Selwyn District⁵. These facilities were identified through general knowledge, internet searches, and stakeholder engagement. A table in **Appendix B** identifies the location, nature and scale of these facilities, the owner/operator, the planning provisions that typically apply and some detail regarding approvals under the plan where Council records were readily available. Each broad category of facility is summarised below and incorporates stakeholder feedback received from the following parties:

- Rolleston Christian Schools Trust
- MoE
- Canterbury District Health Board (CDHB)
- Corrections
- Leeston Life Church Trust
- The Salvation Army
- Ellesmere Speedway.

The effects community and recreation facilities generate and the effectiveness of the Plan provisions is addressed in Section 6.

⁵ The Property & Assets report addresses council owned facilities.

5.1 Community Facilities

5.1.1 Education Facilities

5.1.1.1 State Schools

There are currently 28 state schools across the District, 19 of which are in the Township and a further 9 are located in Rural areas. A new primary school is proposed in Lincoln South for which SDC is currently processing the Notice of Requirement (NoR). The first stage of the school is to cater for approximately 450 year 1-8 pupils and is proposed to open in early 2019. A final roll of 700 is anticipated at the completion of Stage 2.

MoE has responsibility for strategic leadership, policy development and a substantial operational role in both the early childhood and schooling sectors. In particular, MoE has the responsibility for all education property owned by the Crown. This includes managing the existing property portfolio, upgrades, purchasing and constructing new property and disposing of surplus state school sector property.

The MoE state schools are designated under the Plan. MoE advised they intend to 'roll-over' all of the existing designations and have commenced an audit of their existing designations in preparation for this process.

MoE are currently undertaking a piece of work looking at the community use of school buildings and facilities and are willing to share it when available. The Education Act provides for third party leasing so long as designation conditions are met such as noise and parking for example.

5.1.1.2 State Integrated Schools

The Rolleston Christian School is the only State Integrated School (SIS) in Selwyn District and no others are proposed. The School is owned and operated by the Rolleston Christian Schools Trust (the Trust) but is also partly funded by MoE. The school was established by way of resource consent (Stages 1 & 2) and currently has approximately 150 students (capacity of 300). The Stage 3 development is a long-term plan.

The Trust is seeking that the Minister of Education designate the school site. MoE advised they have no issue in principle with designating the school and in fact designations of SIS are being promoted as a result of amendments to the Education Act. The logistics of this proposed designation are currently being worked through between MoE and the Trust. MoE advised that any NoR for the Rolleston Christian School is proposed to be timed to co-ordinate with the District Plan Review of designations and that the school will rely on its resource consent in the meantime. The Trust also owns Middleton Grange and Aidanfield Christian Schools in Christchurch, and Ashburton Christian School. SIS were designated as part of the Christchurch District Plan process and designations of SIS have been occurring throughout the country.

The Trust noted that a logical progression would be to make provision for a preschool at the Rolleston site, however the feasibility of a preschool development is still being investigated given there are a significant number of preschools already established in Rolleston. MoE advised any preschool would be included within the designated purpose.

5.1.1.3 Preschools

There are a significant number of preschools within the District (15+), including a number of new and expanded facilities in line with the residential growth that the District has experienced. For example, a preschool is currently being constructed within the Wilfield subdivision in West Melton⁶ in addition to the two existing preschools in the West Melton township.

Most are privately owned and located within Living zones close to the communities they service. Some are also located in Business and Rural zones. The facilities range from purpose-built facilities to converted residences and buildings.

⁶ RC165198

MoE's role with respect to preschools is that they license preschools or early childhood education (ECE's) facilities as they term them. Under the license, the ECE is responsible for all resource consent approvals if not located on MoE land (some ECE's are on school sites and designated).

Most have required resource consent to establish and operate and in some instances to expand, mainly due to the scale of the activities and signage rules in the Plan.

5.1.2 Health Facilities

The CDHB are the autonomous Crown entity responsible for delivering community health care and therefore were engaged with to understand the existing and proposed health care facilities in the District. The fourkey types of health care facilities in and/or proposed in the District include:

- a. Hospitals
- b. General Health Care Facilities
- c. Specialist/Elective Health Care Facilities
- d. IFHC.

5.1.2.1 Hospitals

In Selwyn there are three existing Hospitals - Darfield, Ellesmere and Lincoln Maternity. Each of these sites are zoned Living 1 and are not designated.

There are several resource consents on record for each Hospital site for the likes of establishing mobile dental units, a community oral health care clinic, to construct and operate a medical centre, to establish a second vehicle crossing and reduce the number of on-site general car parks, and various consents for hazardous substance storage. These resource consents illustrate the increasing diversification of services within each site which is aligned with the broader national health care delivery model of providing more integrated health care services (addressed further in section 5.1.2.4).

The Minister of Health (as the responsible Crown Minister) has the option of designating the hospital sites, which is discussed further in section 6.2.8.2.

5.1.2.2 General Health Care Facilities

There are a range of general health care facilities in the District including the likes of medical practitioners, dentists and dental services, physiotherapists, counsellors, and midwives.

The majority of these are private practices, however in some instances public funding is provided for these services to operate and serve the community. For example, many GP practices are privately owned but partly publicly funded.

These facilities all rely on the site zoning and resource consents. The CDHB noted that establishing health care practices can be problematic under District Plans as the facilities are treated more as a commercial business than a social service, with sometimes onerous consenting requirements.

5.1.2.3 Specialist/Elective/Alternative Health Care Services

There are also a range of specialist, elective or alternative health care services in the District including the likes of alternative medicine providers, alcohol and drug addiction facilities, massage, chiropractors etc.

In some instances such activities may also have a NIMBY⁷ element associated with them with the likes of drug and alcohol treatment services for example.

5.1.2.4 Integrated Family Health Centres

IFHC are health care facilities that primarily serve the local community and provide multiple health care services within one building to function together to meet community needs. For example, a IFHC may include medical specialists, a day surgery, pharmacy, physiotherapist, and counselling services for example. IFHC tend to be larger scale than traditional general health care practices.

⁷ NIMBY - 'Not in my back yard'.

CDHB submitted on the Ellesmere and Malvern Area Plans and the Selwyn 2031 District Development Strategy in relation to IFHC. With respect to the Area Plans, CDHB submitted that health care facilities have changed in recent years and IFHC are one way of delivering more cohesive healthcare as these health care facilities offer multiple services located in the one building, which is especially important with an ageing population. Long term health services in the Selwyn District may be further integrated resulting in IFHC. Particular relief sought included consideration of a consent pathway for IFHC as part of the District Plan Review. In turn, the Area Plans include a specific implementation step of considering the need and appropriateness of providing for a consenting pathway for IFHC's as part of the District Plan Review.

The CDHB advised that SDC is proposing to build an IFHC in Rolleston and lease it back to CDHB and other providers. A greenfield site is currently being sourced for the development and the development is expected to proceed within the next two years. The facility will have a number of services. No further detail could be shared at this stage.

5.1.3 Department of Corrections Facilities

Corrections is responsible under the Corrections Act 2004 for enforcing sentences and orders of the Criminal Court and the New Zealand Parole Board. In meeting this responsibility, Corrections establishes and operates custodial (i.e. prisons) and non-custodial corrections facilities (community corrections facilities).

Currently Corrections have one custodial facility in the District – The Rolleston Prison and Periodic Detention Centre (Designation No. MC1) which is located in the Rural Outer Plains Zone. Corrections intend to 'roll-over' this existing designation.

Corrections advised they have no current plans to establish a non-custodial corrections facility in Selwyn, but have not ruled this out as a possibility given the proximity to Christchurch and the growth of the District. Across New Zealand, the Department operates approximately 170 non-custodial community corrections facilities to support offenders living in communities.

Non-custodial community corrections facilities include service centres and community work facilities, and are considered by Corrections to be essential social infrastructure which play a valuable role in reducing reoffending. Corrections consider community work helps offenders learn vital skills and give back to their community and its services enable people and communities to provide for their social and cultural well-being and for their health and safety, and therefore those activities and services contribute to the sustainable management purpose of the RMA.

The service centres provide for probation, rehabilitation and reintegration services. Offenders report to probation officers as required by the courts or as conditions of parole. Corrections staff also use service centres to undertake assessments and compile reports for the courts, police and probation officers. Service centres may also be used as administrative bases for staff involved in community based activities.

The community work facilities are where offenders are required to undertake unpaid work for non-profit organisations and community projects. Offenders report to a community work facility where under the supervision of a Community Work Supervisor, they either travel to their community work project or stay at the facility and undertake projects (such as building picnic tables and playhouses for preschools). These facilities can therefore include yards and storage facilities to undertake these projects and store heavy equipment, vehicles, fuel etc.

As described above, activities undertaken at service centres are effectively one of an office where the generic activities involved are meetings and workshop type sessions, activities which are common in other office environments. Whereas activities undertaken at community work facilities are similar to activities undertaken in commercial, business or light industrial zones. Service centres and community work facilities can be located in separate locations or co-located on the same site.

5.1.4 Churches (Spiritual Facilities)

There are a significant number of churches across the District (20+). Most are well established and historical in nature, although new churches are also seeking to establish and renovation projects are currently underway or proposed.

Many churches also have areas which are utilised by the wider community for other purposes such as exercise classes, youth groups, meetings, after-school and school holiday programmes etc.

The Church bodies identified in Selwyn include the Presbyterian Church, Anglican Church Property Trustees, Malvern and Ellesmere Cooperating Parish (Methodist), Lincoln Union Parish (Methodist/Presbyterian), Leeston Life Church Trust (Leeston and Darfield), Baptist Church of NZ (Darfield and Lincoln), and the Catholic Diocese of Christchurch.

Spiritual facilities rely on zoning and the plan provisions. Most are located within the Living 1 Zone; however, a number are located in Rural (Inner and Outer Plains), and to a lesser extent in Business 1 or 2 zones. Most do not have resource consent records due to their age, however recent developments or expansions have required resource consent.

5.1.4.1 Leeston Life Church

A representative of the Leeston Life Church advised they are looking to purchase approximately 2 hectares of land in Rolleston to build a new church with capacity for 1,000 people. The Church are interested in land near the IZone due to visibility from the State Highway.

The Church is currently renovating its Leeston facility and indicated it would rebuild in Darfield eventually (Darfield Life Church -17 North Terrace). The Church also operates a Youth Centre at 3 Station St, Leeston.

5.1.4.2 Hope Presbyterian Church - Rolleston and West Melton

Based on a recent new media article, Hope Presbyterian Church are proposing to build a new church in Rolleston and redevelop the current West Melton Church. The congregations in both locations have grown significantly since the earthquakes and the developments are to cater for this growth.

The Rolleston site is an 8000m² block of land next to Rolleston Christian School on Springston Rolleston Road. The church is proposed to have a 300-person capacity and office and youth facilities. Construction is proposed to be completed by 2019⁸.

At West Melton, the development is proposed to include a 165-person capacity auditorium and a foyer and café area for the church⁹. In the meantime, a Building Consent has been granted for a relocatable building on the site with two classrooms for children and youth activities, which is expected to be located on site in March 2018. The church redevelopment is expected to be completed by the end of 2018.

The Church envisages that both facilities will be used by the wider community seven days a week.

5.1.5 The Salvation Army

The Salvation Army is a provider of social services and consists of full-time officers and employees, along with church members who volunteer their skills and expertise, providing social and church-based services. The Salvation Army is a registered charity under the Charities Act 2005.

The Salvation Army advised their approach is relationship focussed and seeks to encourage people caring for people and to make resources available to local people, groups and organisations. The Salvation Army's two facilities in the District include a Family Store and 'Generation House' in Rolleston.

The Family Store operates from a leased building at 807 Jones Road within the Business 2 zone with four paid staff and volunteers. The building is used for the collection and sale of second-hand goods to assist people in the community. There is no resource consent on record for this facility.

The Salvation Army New Zealand Trust purchased a property at 646 Springston Rolleston Road in June 2017 to establish 'Generation House'. The property contains a four-bedroom dwelling, two sheds and extensive gardens. The property is being used for community gatherings, workshops, meetings, community meals, services such as counselling, supervision and meditation, office space for local community groups, and foodbank supply storage.

⁸ At this point in time no resource consent has been lodged.

⁹ RC175367

The Salvation Army advised they expect the facility to grow and are considering additional activities such as tutoring, arts, a youth programme and retreats. One of the sheds is proposed to be used for a multi-purpose performance/practice space.

The site is zoned Living Z. The Salvation Army consider they are currently operating within the parameters of a permitted activity but that resource consent will likely be required for their intended expansion and they are currently working with the consents planners at SDC to establish what consents may be required.

5.1.6 Emergency Services

Emergency Services are specifically addressed in the Emergency Services report¹⁰.

5.2 Recreation Facilities

The assessment of non-council owned recreation facilities focusses on those not already covered by other Project Scopes.¹¹

5.2.1 Private Swimming Pool Complexes

There is one known private swimming pool complex operating in the District – Swim Sense in Maddisons Road which is zoned Rural (Inner Plains). This facility was established in 2008 by way of a Certificate of Compliance on the basis that the development was a ‘home occupation’ as the owner who resides on site would be the only instructor and no staff are employed.

5.2.2 Gyms and Fitness/Dance Studios

There are at least seven privately owned gyms or fitness/dance studios operating in the District. Most are located within the Business 1 and 2 zones and three are located within the Rural Zone (Inner Plains). There are no resource consents on record for those facilities in the Business Zones presumably given they are located within existing commercial premises where such activity is anticipated. Of those in the Rural Zone, there are also no consent records.

5.2.3 Shooting Clubs

There are at least five recreational shooting clubs in the District consisting of small-bore rifle clubs and clay target shooting clubs. They are largely located within the Rural (Outer Plains) Zone, however the Dunsandel and Southbridge Clubs are located in Living and Business zones respectively. There are no recent resource consents on record.

5.2.4 Golf Courses and Clubs

There are several privately-owned Golf Courses and Clubs within the District, which are all zoned Rural. There are also SDC owned courses such as Weedons Country Club. Development of facilities within these sites rely on the zoning and Plan provisions. There are no recent resource consents on record with respect to the privately-owned sites.

5.2.5 Bowling Clubs

Most Bowling Clubs are located within SDC owned buildings, however there are approximately four located within privately owned buildings in the Living 1 Zone at Coalgate, Darfield, Leeston and Southbridge. There are no resource consent records pertaining to these sites.

5.2.6 Motor Sports

There are two motor sports facilities in the District - Canterbury Motorcycle Speedway Club which operates from Moore Park in West Melton, and Ellesmere Motor Racing Club in Leeston. Both Clubs have been operating for quite some time and neither have resource consents on record. Both are zoned Rural. Moore Park is on Environment Canterbury leased land and it appears the Department of Conservation owns the Leeston site.

¹⁰ http://dpr/Project/_layouts/15/DocIdRedir.aspx?ID=7QCP36SQ7HNV-1593390151-5174

¹¹ Recreational gliding and flying (Airfields), Skiing (Porters Ski & Recreation Area, Tourism), and Freedom Camping (Tourism).

The Ellesmere Motor Racing Club advised they have been in operation at the site for approximately 36 years and advised they do not have a resource consent as this has never been required and they have not encountered any planning issues to date. The Club are committed to continuing their motorsport activity and have just last year finished a major development and completely rebuilt the track, and are continuing the upgrades on the off-season with significant investment.

5.2.7 Hot Air Ballooning

Ballooning Canterbury operate a hot air ballooning business from a property in Hororata and also use the Hororata Domain for take-offs. The base for this facility is located within the Rural Zone and there are no resource consent records.

5.2.8 Equestrian Facilities

There are a number of equestrian facilities located throughout the District in Rural zones. These include pony clubs and equestrian facilities such as arenas and associated jumps, sheds etc.

6. The Range of Effects Generated by Community and Recreation Facilities/Activities and the Effectiveness of the Plan Provisions in Addressing Effects

6.1 Range of Key Environmental Effects

The range of environmental effects generated by community and recreation facilities/activities include both positive and potentially adverse effects as outlined below.

The positive effects are considered to include the following:

- (a) The health, safety and wellbeing of people and communities.

The potential adverse effects are considered to include the following:

- (b) Character
- (c) Amenity (d – f are also sub-sets of amenity)
- (d) Noise
- (e) Signage
- (f) Lighting & Glare
- (g) Transportation - traffic generation and vehicle and cycle parking primarily.

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 community and recreational facilities would routinely 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, or if an existing heritage building is directly affected.

6.2 Effectiveness of Plan Provisions with Respect to Community and Recreation Facilities/Activities

The key objectives, policies and rules relevant to community and recreation facilities/activities are summarised in **Appendix C**.

6.2.1 Effectiveness of Objectives and Policies

6.2.1.1 Township Volume

The objectives relevant to community facilities (and reserves) seek that residents have access to adequate community facilities (Objective B2.3.1) and that community facilities do not adversely affect residential amenity values or others parts of the environment (Objective B2.3.2) and there are a

number of corresponding policies which also support these objectives (Policies B2.3.2 and B2.3.3 for example). Consideration of access to community facilities and the effects on amenity values are supported as key objectives and policies.

Policy B2.3.7 encourages multiple use of community facilities where appropriate which is especially supported given many community facilities have multiple uses.

There are some policies which are less practical and potentially restrictive such as avoiding locating community activities on the opposite side of Strategic Roads which could unduly constrain some community activities (Policy B2.3.4).

The Quality of the Environment objectives and associated policies seek to provide for a variety of activities in Townships while maintaining the character and amenity of each zone (Objective B3.4.2 and Policies B3.4.2 and B3.4.3). These provisions provide direction for recreational activities. Further specific policies also seek to manage key environmental effects such as noise (Policy B3.4.10 and B3.4.11), scale and nature of activities (B3.4.16), traffic (B3.4.18), amenity values (B3.4.18) consistent with the corresponding rules.

Overall the Township objectives and policies are considered generally effective and address key matters relevant to community and non-residential (recreation) facilities/activities.

6.2.1.2 Rural Volume

There is inconsistency between the Township and Rural Volumes, with significantly less importance on community facilities being expressed in the Rural Volume. For example, the objectives seek the efficient use and maintenance of community facilities, and that the use of areas for recreation and camping not detract from the amenity values of their surrounds (Objectives B2.3.1 and B2.3.2). It is considered that ensuring communities have access to community facilities and managing their effects should also be key objectives relevant to the Rural zones. With respect to Objective B2.3.2, there are also no corresponding recreation facility/activity policies. A more consistent district-wide approach is needed to acknowledge the essential nature of community facilities and their community benefits, and to provide more policy guidance with respect to recreation facilities.

Policy B2.3.2 seeks to exempt community facilities from site coverage requirements. There is a disconnect between this policy and the rules which sets site coverage maximums. There is a need for policies which clearly connect with the rules.

The Quality of the Environment objectives seek to provide for a range of activities and specifically mention outdoor recreation and community facilities. Other recreational facilities are also more appropriate in the rural zones and therefore additional specific policy direction will be required.

There are not the same policies applying with respect to scale of activities, traffic and amenity values as there are in the Township Volume. This needs to be addressed to ensure environmental effects are also appropriately managed and the policies connect with the rules.

6.2.2 Effectiveness of Rules in Managing Effects

There are a range of rules that apply to managing environmental effects across the zones with respect to both community and recreational activities. These include: landscaping, site coverage, height, building position (recession planes and/or setbacks), transport, signs, noise, lighting, scale of activities (activities and vehicle movement in the Rural zones), and hours of operation. These rules are considered necessary in principle to manage potential adverse effects, however the effectiveness of each are addressed below.

6.2.2.1 Landscaping

Landscaping, lawn or paving/sealing is required in Living and Business zones between the road boundary and the principal building to maintain a tidy street frontage. No such provision applies in Rural zones. From the resource consent records reviewed this provision does not appear to be problematic with respect to community and recreation facilities. However, it is considered worth considering whether there is a need for landscaping particularly in the Living Zones for other amenity reasons such as screening and mitigation of building bulk.

6.2.2.2 Site Coverage/Height/Building Position

The building height and building position controls (i.e. recession planes, setbacks) are standard controls routinely applied by District plans to manage amenity effects. There are no known issues with these controls with respect to community and recreation facilities and they are considered appropriate to retain.

However, it is considered the site coverage controls in the Living and Business Zones could be reconsidered as to their appropriateness in relation to particular community facilities. For example, emergency services located in Living Zones are currently afforded greater flexibility with respect to site coverage given their importance in the community and there could be merit in extending this flexibility to other particular facilities such as hospitals given their critical nature. Furthermore, IFHC facilities which typically have larger building footprints than general medical practices could potentially be provided with greater development flexibility in Business Zones where they would be anticipated to locate (but not in Living Zones). Overall, there would be merit in reconsidering the site coverage requirements with respect to particular community facilities and determining whether greater development flexibility could be afforded, whilst still managing effects.

Policy B2.3.2 exempts community activities in rural zones from site coverage requirements to reduce the costs of buying and maintaining sites for community activities and states that as there are a limited number of community facilities in the rural area, the exemption is unlikely to cause adverse effects on rural character. In spite of this policy direction, Rule 3.11.1.1 still applies a site coverage maximum with an exemption for school buildings only. As school sites are designated this exemption would not be practically applied in any instance.

The site coverage controls could be reconsidered in relation to particular activities in Living and Business Zones. In Rural zones it is considered that a site coverage exemption for community facilities could reasonably be applied as larger rural sites can more readily accommodate such facilities at a higher density (which is the intention in the Plan currently, however this policy direction has not been reflected in the rules).

6.2.2.3 Transport - Car Parking/Cycle Parking

This effectiveness assessment focusses on the car and cycle parking provisions only as the Transport provisions are extensive and technical and car and cycle parking are considered to be the two key transportation effects related to community and recreation facilities. Transport generation is also a consideration which is assessed separately in relation to the scale of activities rule.

Car Parking

In the Township Volume, car parking rates in the Living and Business zones are provided for: places of assembly and/or recreational activities; sports grounds and playing fields; health care services; educational (excluding preschools), and preschools.

The 'Place of assembly/recreation' car parking rules provide for most community and recreation facilities as 'Place of assembly' is defined as "*any land and building used for gathering of people. It does not include residential accommodation or places of work.*". This broad definition therefore captures the likes of spiritual facilities and other community activities which are not specifically listed facilities/activities in the parking provisions which involve the assembly of people. As this category covers a wide-range of activities from churches to sports courts and gyms, it is questionable whether the threshold is appropriately set in relation to each of the activities it encompasses.

The health care services parking rule captures health care centres and hospitals. IFHC are also proposed in the District. Each of these facilities would likely generate different parking demand and therefore there could be merit in a more fine-grained approach to car parking provision for each type of facility. For example, the Christchurch District Plan differentiates between hospitals and other health care facilities in terms of car parking requirements. The Plan car parking rate is also based on "3 spaces per professional staff member employed on site at any one time". This is open to interpretation as to what a "professional staff member" is and basing car parking rates on employee numbers can be problematic given employee numbers are constantly changing and such an approach could be more difficult to enforce.

The rates applying to Educational activities and preschools seem light compared to other District Plans in my experience and could benefit from review in conjunction with MoE.

It was noted in the Emergency Services Report that SDC 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 which closest activity would apply. There are also new anticipated activities in the District such as 'Community corrections facilities' that will need to be addressed in terms of parking management.

A further issue is the multi-purpose nature of community facilities in particular and the need for car parking provisions that recognise these multi-uses and adequately provide for them without unduly limiting the community use of such facilities. For example, churches often have spaces which are used for a variety of different activities by different groups outside of typical church activities, including for education and recreation purposes. The Plan currently requires that where there are two or more different activities on site, the total car parking requirement for the site shall be the sum of the parking requirements for the two activities. There is the potential for excessive parking requirements beyond demand with respect to multi-use facilities.

The Rural Zone does not have particular car parking number requirements except that development of 40 or more spaces is a controlled activity. Requiring no minimum is presumably as rural sites are larger and able to more readily provide for on-site car parking and mitigate or avoid effects. Transport advice is needed as to whether this rule is still appropriate.

The Draft Transport Report¹² recommends review of the car parking activity definitions and rates. It is considered that the car parking requirements applicable to community and recreation facilities/activities should be revisited in the context of the proposed activity based plan to ensure that:

- **The car parking requirements for existing and anticipated community and recreation activities are clearly provided for and the rates are appropriate;**
- **Whether the approach could be more fine-grained in relation to some specific activities rather than the broad category approaches currently used in relation to places of assembly and/or recreation activities and health care services for example;**
- **Whether the wording of the car parking rules could be clearer and more enforceable.**

Cycle Parking

In the Township Volume, for any activity other than residential activities a minimum of two cycle parking spaces are required and then at a rate of one space for every 5 car parking spaces, to a maximum of 10. With respect to places of assembly, recreation or education, the rate is the same but there is no cap or maximum number permitted. There are also requirements for cycle parking to be as close as possible to the main entrance, clearly visible to cyclists entering the site, well-lit and secure, and for the stand to comply with the SDC Engineering Code of Practice.

The Draft Transport Report¹³ recognises cycling as a key issue for the District and seeks to ensure that cycling (and walking) are enabled in the Plan provisions as far as possible in alignment with the various strategies that seek more sustainable transport networks, such as the SDC Draft Walking and Cycling Strategy. The report notes that current best practice is to require cycle parking with design and location rules and that end of trip facilities such as showers and lockers are required in larger metropolitan areas only. The report therefore supports the retention of cycle parking rules in the Plan and recommends cycle parking rates, design and location be subject to review.

The Transport Report has determined that cycle parking provision is best practice and it is expected that the Transport Review will consider the effectiveness of the cycle parking rates (including imposing a cap in relation to some activities and not others) and the location and design requirements in relation to community and recreation (and other) activities.

¹² Selwyn District Plan Review DW009-Transport prepared by Abley Transportation Consultants and Jasmax

¹³ Selwyn District Plan Review DW009-Transport prepared by Abley Transportation Consultants and Jasmax

6.2.3 Signage

The outdoor signage provisions apply across the zones to community and recreation activities and there are no exemptions.

There are several examples of community facilities in particular requiring resource consent in Living Zones mostly due to sign height and area given the limits are 2m (if freestanding) and 1m² respectively, which are relatively restrictive. For example, resource consents were found on Council records for signs in association with preschools, churches, and emergency services. The Business and Rural Zones are more permissive with a 6m maximum height control and a 3m² maximum area control and do not appear to be problematic in relation to community and recreation facilities.

The Signage Report¹⁴ notes that *“Living zones are the most sensitive to the visual effects of signage, both in terms of anticipated character, and in terms of signage being a very visible signifier that non-residential activities are occurring on a site. As such it is recommended that such signage be limited to no more than one per site, with a maximum size of 0.5m² where there is a residential activity occurring on the site, and increasing to 1m² where there is no residential activity i.e. to distinguish between signage associated with work from home businesses where the residential use (and character) of the property are predominant, compared with preschools, healthcare, churches etc. that are located in Living zones, but where their character and function is not residential.”*

It is agreed that Living Zones are the most sensitive to the visual effects of signage and controls are required, however the threshold for what is permitted may be able to be more lenient with respect to community facilities/activities that are anticipated and may need to establish in residential areas such as emergency services, versus those that are less so. For example, the Emergency Services Report recommends that the appropriateness of the signs size limit could be considered further in relation to emergency services, or an exemption considered for emergency services signage. It is recommended that this matter be analysed further during the next stage of the review.

The Signage Report also addresses signage in parks which is relevant to council owned community and recreation facilities/activities. Options discussed include: a) a particular Open Space Zoning for council owned reserves with tailored signage rules; b) retaining the same zoning but providing a more enabling approach for such facilities; and c) a bylaw to manage signage in council owned parks and reserves. If option b) is pursued the report notes that *“category-specific signage provisions for council parks and community/recreation facilities could be developed, with the permitted quantum of signage tailored to reflect different types of facilities e.g. local parks compared with major sports facilities.”* The definitions will be important with respect to this approach.

Regardless of the option pursued, the Signage report concludes the *“same outcome should be sought of an enabling set of signage provisions that avoid unnecessary consenting procedures and recognise the public benefit of having clearly identifiable naming, safety, and directional information. The quantum of such signage should also reflect differing contexts with a smaller quantum for local parks and conservation areas..... signage that is for direction, information, or safety be permitted, with these categories encapsulating the content of much of the signage commonly found in parks and reserves.*

It is agreed that community facility signage on council-held land should be enabled given such signage is anticipated and often serves an important purpose such as naming or directional information. How this is best achieved by way of tailored plan rules specific to activities or a bylaw is yet to be determined. The Signage Report specifically recommends that: “If the use of bylaws is not found to be acceptable, then develop a specific set of exceptions to better enable recreation related signage in the Living and Rural zones where located on Council-held land.”

It is also recommended that further consideration be given to whether signage in relation to community facilities not within council owned land could be better enabled where it is necessary and anticipated, or even possibly exempt (i.e. emergency services signage).

6.2.4 Noise

In the Township Volume, Rule 10.6.1 sets noise limits for non-residential activities except for spiritual or education activities. Emergency services are also exempt. No similar exemptions are provided for in the Business and Rural Zones from the noise limits, however in the Rural Zones “recreational

¹⁴ District Plan Review Selwyn District Council – DW008 - Signage

activities, such as sporting events that do not involve powered motor sport, powered aviation, gunfire or amplified music” are exempt.

Exemptions from the noise controls in the Living Zones for education and spiritual activities are not considered appropriate as these activities have the potential to generate significant noise effects with adverse effects on residential amenity in particular (however a continued exemption for emergency services is considered appropriate as explained in the Emergency Services Report).

As preschools are included in the definition of ‘education facilities’ in the Township Volume (but not the Rural Volume), they are also exempt from the noise rules. Therefore, noise in association with preschools is not currently able to be considered unless a discretionary activity resource consent application is required, which then allows consideration of the full range of effects. This is not considered an appropriate approach given preschools generate noise with the potential to adversely affect amenity.

MoE advised that in their opinion an exemption for education facilities from the noise provisions is not appropriate as MoE is aware noise is an effect on the environment. They noted that with respect to schools (not preschools), standard noise conditions have been developed which have been tested through both the Auckland and Christchurch District Plan Review process.

Spiritual activities are also capable of generating noise at a level that can have adverse effects on amenity. For example, many new and expanding churches have large seating capacities which go beyond serving the immediate community in some instances. For example, the refurbished Hope Presbyterian Churches in Rolleston and West Melton propose to have a seating capacity of 165 and 300 people respectively, and the Leeston Life Church indicated they are seeking to establish a new 1,000-person capacity church. The scale of these facilities has the potential for adverse noise effects.

Emergency services are exempt from the noise provisions which is considered appropriate given they are an essential community service (refer to Emergency Services Report).

The Noise Report¹⁵ recommends that it be further considered when developing noise provisions whether the exclusions for education and spiritual activities within the Living Zones are reasonable, noting that SDC staff advised that many complaints received relate to such activities and none of the adjoining districts have such wide-ranging exclusions.

The exemption in the Rural zone in relation to recreational activities is unclearly worded and could be open to interpretation – “recreational activities, such as....”. Exempting certain recreational activities based on the current broad definition is not clear, and needs to be considered further in the context of revisions to the recreational facility/activity definition.

The Noise Report also recommends additional noise controls for rifle ranges be considered¹⁶. As there are shooting ranges operating in the District, this is supported. The other potentially noisy activity is powered motor sport activities and therefore it is recommended that additional noise controls for this activity also be considered by SDC’s Acoustic consultants.

Overall it is recommended that:

- **Spiritual and education activities no longer be exempt from the noise provisions,**
- **Emergency services continue to be exempt from the noise provisions (refer to Emergency Services Report), and**
- **Specific noise controls for recreational facilities such as rifle ranges and powered motor sport activities be considered.**

Technical advice from SDC’s Acoustic Consultants will be required.

6.2.5 Lighting

The activities and light spill/night lighting provisions apply to community and recreation facilities/activities across the zones.

¹⁵ AC16218-03 Selwyn District Plan Review: DW005 Noise – Page 36

¹⁶ Page 36.

These provisions do not appear to be an issue from a sample of resource consents examined and the Lighting Report did not find any particular issue with the provisions relevant to community and recreation activities. The report recommends that existing spill light standards specified for zones be retained unless any updated AS/NZS for the effects of obtrusive lighting shows that the existing spill light standards are no longer appropriate, and that rules be maintained to manage glare. The report also recommends that the inconsistency between the District Plan provisions and the SDC Engineering Code of Practice in relation to the lighting of parks and reserves be considered further which seeks to ensure the lighting of reserves and sports playing fields is appropriate and consistent.

No significant matters of concern have been identified in relation to lighting in association with community and recreational facilities and the Lighting Review seeks to ensure appropriate provisions to manage lighting and glare district wide including the lighting of reserves and sports playing fields.

6.2.6 Scale of Activities

The Township Scale of Activities Rule (10.8.1) is considered problematic as it requires:

- No more than two full-time staff employed on site live off site (10.8.1.1) - There are a range of community activities whereby staff live off site which makes this rule restrictive, and in some cases the rule is permissive as if activities are volunteer-run (such as a recreational club) they technically have no FTE's and need not comply, but may be large-scale.
- The permitted GFA of buildings is 300m², or 500m² for spiritual facilities only (10.8.1.2) - It is unclear why the rule is more permissive with respect to spiritual facilities only where other community facilities such as hospitals and IFHC would also likely require a larger building footprint and are important community facilities, and in the case of hospitals are essential community services. This control also overlaps with the site coverage controls. It is also considered that floor area is not a very useful determinant of scale and effects in all circumstances. For example, a large church might have several hundred attendees whereas a hospital or IFHC may have a similar sized footprint but be of lower intensity.
- Vehicle movements that do not exceed 40 per day plus 4 heavy vehicle movements per day in relation to State Highways, Arterial Roads and Collector Roads and 20 per day plus 2 heavy vehicle movements per day in relation to Local Roads (10.8.1.3) - These vehicle movement limits are broad and may need to be more fine-grained with respect to the different types of activities identified.

The equivalent rule in the Rural Volume (9.4.1) is also problematic as the maximum building area is even more restrictive (100m²) and there is a restriction on employees to two FTE's. This is likely to be very restrictive with respect to certain community facilities and is also inconsistent with the permissive site coverage policy applicable to the Rural zones (but which is not reflected in the corresponding rule).

It is considered there needs to be more consideration of locational requirements. Presently the only locational consideration is the traffic generation rule. It could be appropriate that larger facilities and those which do not serve a local community function should be encouraged in less sensitive locations and not Living Zones. As mentioned above, floor area is a less robust determinant of activity scale effects and is more appropriately dealt with under building design and appearance rules.

It is recommended that the scale of activities rules be reviewed in the context of the wider District Plan Review to determine whether it is appropriate to retain with amendment or alternatively rely on other existing rules such as site coverage and/or new rule(s) to manage the scale of non-residential and non-rural activities. Activity specific rules and those which consider locational requirements may be more appropriate.

6.2.7 Hours of operation

Rule 10.9.1. requires that any activity that is not a residential activity is permitted if staff are employed who are not resident on site, and visits by people to the site only occurs between 7.00am to 10.00pm. Some community activities are required to operate 24 hours a day such as hospitals and emergency services and therefore meeting operating hours from 7.00am-10.00pm can be impossible in some

instances. Accordingly, this is a further example of particular activities necessitating different treatment and not being unduly restricted.

The rule also exempts spiritual and education activities from complying with the rule. This exemption continues a theme across the Plan of exempting these two particular activities from certain controls. Exempting spiritual and education activities is not considered appropriate. Large church facilities have the potential for extended operating hours (i.e. night time services) and subsequent adverse effects on residential amenity. Education activities (aside from preschools) rely on designations and therefore this control would have minimal practical application with respect to school sites, but is still considered necessary to ensure any activities on school sites outside of the purpose of the designation are appropriately managed.

It is recommended that the hours of operation rule be revisited in relation to particular community facilities/activities such as hospitals and emergency services and that spiritual and education activities no longer be exempt.

6.2.8 Effectiveness of Designations

6.2.8.1 State Schools and State Integrated Schools

As noted in section 5.1.1.1, all state schools are designated and MoE intend to 'roll-over' the existing designations which will be addressed as part of the Designations Topic of the District Plan Review.

The overarching purpose of the designations is 'Education Purposes' and MoE advised more detailed descriptions have been developed to describe each school in greater detail. For example, designations now include kohanga (ECE), kura kaupapa maori (primary school) and wharekura (secondary). Tertiary education is excluded as they are not MoE operated and are not requiring authorities and therefore cannot designate.

MoE offer up a standard set of designation conditions and any 'special' conditions are generally rolled-over. It was noted that the Christchurch Plan has 'special' conditions listed out in full beneath the relevant designation (in addition to the standard conditions). MoE consider this approach is clear rather than referring to conditions and a copy not being readily available.

The one SIS in Rolleston is also proposed to be designated.

Continued reliance on designations with respect to both state and SIS is considered appropriate.

6.2.8.2 Other Potential Designations

There are other community facilities that are operated by requiring authorities with the ability to designate. The Council's existing designations and ability to designate are addressed by the separate Property & Assets Report, and the designated NZ Police sites are addressed in the Emergency Services Report.

Hospitals

The Minister of Health is able to designate hospital sites, however CDHB's preliminary feedback is that this route is unlikely as they have been relying on the zoning and resource consent process to date which has not been unduly onerous and further development of the existing hospital sites is expected to be relatively limited.

The likes of Special Purpose Zoning (if SP Zonings are pursued by the Council), an overlay, or simply relying on the existing zoning with more permissive rules specifically applicable to 'Hospitals' are other alternatives to ensure these more critical public health care infrastructure facilities are better enabled. Relying on the existing zoning and amending the existing provisions to be more enabling in relation to hospitals to avoid further relatively minor resource consents is considered the simplest approach.

It is recommended that more enabling provisions be considered in relation to hospitals, distinct from other healthcare facilities to reduce consenting requirements given their established nature and critical community health care role.

Corrections

Corrections also have the ability to designate their sites, however have advised they will not seek to designate. Corrections advised they are moving away from designating non-custodial corrections facilities and instead are relying on district plan zoning, rules and consenting processes as they operate under a leased based model. Corrections commented the designation process can be onerous and less flexible when land is leased and not owned and therefore relying on zoning and rules provides greater flexibility to adapt and change where required. To support this approach, Corrections has been making submissions on District Plans nationwide to provide for an appropriate framework for the operation, upgrade or redevelopment of existing community corrections facilities and the establishment of new facilities.

7. Proposed New Activities Anticipated in the District

There are new activities within and anticipated in the District that the Proposed Plan will need to provide for. These activities are discussed below, incorporating feedback from stakeholders

7.1 Community Corrections Facilities

Currently a 'correction facility' is non-complying in the Living 1 and Business 1, 1A, 2, 2A and 2B zones. The Plan has no definition of 'Correction facility', however there is a definition of 'Detention Centre or Prison' which is relevant to community corrections facilities:

Detention Centre or Prison: means land or buildings used in whole or in part for the assembly, corrective training, housing or incarceration of persons convicted of offences or on remand and includes (without limitation):

- a prison, corrective training institution or police jail establishment under the Penal Institutions act 195
- a "Habilitation Centre" as defined in section 2 of the Criminal Justice act 1985;
- a periodic detention centre established under section 126 (1) of the Criminal Justice act 1985; or of, any like facility.

Aside from the Rolleston Prison which is a custodial facility and designated, there are no non-custodial community corrections facilities currently existing or proposed in the District. However as noted in section 5.1.3, Corrections have not ruled out such a facility. Corrections questioned whether such facilities would likely be provided for in the Proposed Plan if not a certainty at this stage. It is considered efficient to 'future proof' the Proposed Plan as part of the District Plan Review in anticipation of such activity and knowing Corrections are likely to engage in the District Plan Review and submit than leave it to a future process.

Corrections advised they would generally not seek to establish in Living Zones and instead would typically seek to establish in Business/Commercial and Light Industrial Zones. Their key locational considerations are access to public transport, accessibility to Courts and social services, ideally room for work/storage yard as well as office and operational space.

Corrections typically seeks permitted activity status in Business/Commercial/Industrial zones and discretionary in others. Corrections advised controlled and restricted discretionary activity status has been applied by other Councils to date, as well as permitted in some instances subject to compliance with development/activity specific standards.

Corrections have been seeking specific definitions for 'Community corrections facilities' nationwide through submissions to encompass the full functionality of the sites. Corrections advised the adoption of nationally consistent wording provides them with a greater degree of certainty in managing community corrections facilities in an RMA planning context¹⁷. The standard wording sought is:

¹⁷ Corrections have been pursuing a standard 'community corrections facility' definition with MfE as part of the National Planning Standards, but MfE have advised that such a definition is not currently being considered.

Community Corrections Facility means land and buildings used for administrative and noncustodial services. Services may include probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, and offices may be used for the administration of and a meeting point for community work groups.

In some plans 'Community corrections facilities' are a subset of 'Community activity' or 'Community facility'. For example, the Christchurch District Plan 'Community facility' definition includes reference to "community corrections facilities" and also has a separate definition of 'Community corrections facility'. The Auckland Unitary Plan¹⁸ groups Corrections facilities under Justice, which Corrections are seeking to change as it is not workable in their opinion (Auckland are reviewing definitions shortly). Invercargill have approved a stand-alone definition¹⁹ (confirmed through Environment Court mediation). Corrections have also submitted on the Proposed Opotiki City District Plan.

It is considered the Proposed Plan needs to provide for non-custodial corrections facilities (the custodial facility (Rolleston Prison) is designated), and consider a more lenient activity status than non-complying subject to rules to manage effects given the social service that Corrections provide and the wider community benefit. A suitable definition is also required to ensure such activities are clearly provided for.

7.2 IFHC

IFHC is a new model of development which is anticipated in Rolleston in the short-term and possibly elsewhere in the District in the longer term. It is considered there needs to be specific recognition of such facilities in the Proposed Plan and enabling policy direction for such facilities, balanced with rules which still manage character and amenity effects and other key effects such as visual amenity, signage, traffic generation and parking. For example, the Christchurch District Plan has a 'health care facility' definition which includes 'Integrated family health centre', which is also separately defined, and the Plan has tailored rules specific to IFHC.

The nature of IFHC is greater scale and intensity than traditional medical practices and is more akin to a small hospital. Such facilities are likely not appropriate in most Living zones due to their scale and intensity and as they serve a wider community/district function than a neighbourhood one.

It is considered that the Proposed Plan needs to provide for IFHC facilities and consider a suitable definition to ensure such facilities are clearly provided for. IFHC should primarily be encouraged in Business Zones due to their anticipated scale and intensity.

8. Mahaanui Iwi Management Plan

Section 5.4 Papatūānuku of the Mahaanui Iwi Management Plan 2013 addresses issues of significance in the takiwā relating to the land. Issue P3: Urban Planning seeks Ngāi Tahu participation in urban and township planning. Mahaanui Kurataio Limited clarified that Ngāi Tahu' means the relevant papatipu rūnanga in this context.

Policy P3.2 seeks "To ensure early, appropriate and effective involvement of Papatipu Rūnanga in the development and implementation of urban and township development plans and strategies, including but not limited to: ... (f) Infrastructure and community facilities plans, including cemetery reserves; and (g) Open space and reserves planning. Both the District Plan Review and the SDC infrastructure and community facilities plans provide an opportunity for involvement.

Mahaanui Kurataio Limited advised that at this stage there are no community or recreation facilities/activities that are of particular interest to ngā rūnanga.

¹⁸ Community corrections facility - Buildings and land used for administrative and non-custodial services. Services may include probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, and offices may be used for the administration of and a meeting point for community work groups.

¹⁹ Community corrections facility - means land and buildings used for administrative and non-custodial services. Services onsite may include probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes. Community corrections facilities may be used for the administration of and a meeting point for community workgroups.

9. Recommendations

9.1 Types of matters to that should inform or be reflected in policies

9.1.1 Community facilities/activities

1. Recognise the positive effects that community facilities/activities provide such as the health, safety and wellbeing of communities.
2. Provide for and enable community facilities/activities district-wide.
3. Ensure community facilities are accessible to the community for community wellbeing and to meet community's expectations.
4. Ensure community facilities/activities do not have significant adverse effects on character and amenity values.
5. Recognise that certain community facilities have a strategic and/or operational need to locate in certain areas.
6. Encourage multi-uses of community facilities.
7. Encourage the efficient use and maintenance of community facilities.
8. Provide some development leniency with respect to certain community facilities/activities.

9.1.2 Recreation facilities/activities (non-residential and non-community facilities/activities)

9. Recognise the positive effects that recreation facilities/activities provide in relation to the health, safety and wellbeing of people.
10. Provide for recreation facilities /activities district-wide, with a particular focus in the Rural zones where most are located, subject to management of effects.
11. Ensure facilities/activities do not have significant adverse effects on character and amenity values.
12. Provide specific policy direction in relation to specific activities to correspond with targeted rules.

9.2 Possible options for rules

Community and recreation facilities need to be managed with respect to their effects. Possible options for rules include:

13. **Landscaping** - Retain rules requiring landscaping, but consider additional landscaping controls especially in Living Zones for other amenity reasons such as screening and mitigation of building bulk.
14. **Site coverage** - In Living and Business zones the site coverage controls could be more fine-grained or even exempted in relation to particular activities. For example, emergency services and hospitals could be provided more flexibility in Living Zones given their critical nature and IFHC could be afforded greater development flexibility in Business Zones. In Rural zones it is considered that a site coverage exemption for community facilities could reasonably be applied as there are a lesser number of community facilities in rural areas and larger rural sites can more readily accommodate such facilities.
15. **Transport:**
 - 15.1 **Car parking** - The Transport review of the car parking provisions should include review of the:

- 15.1.1 Car parking requirements for existing and anticipated community and recreation activities to ensure activities are clearly provided for and the rates are appropriate;
- 15.1.2 Whether the approach could be more fine-grained in relation to some specific activities rather than the broad category approaches currently used in relation to places of assembly and/or recreation activities and health care services for example;
- 15.1.3 Whether the wording of the car parking rules could be clearer and more enforceable.
- 15.2 **Cycle parking** - The Transport review of the cycle parking provisions should consider the effectiveness of the cycle parking rates (including imposing a cap in relation to some activities and not others) and the location and design requirements in relation to community and recreation (and other) activities.
- 16. **Signage** - Community and community/recreation related signage on council-held land should be enabled given such signage is anticipated and often serves an important purpose such as naming or directional information. How this is best achieved by way of tailored plan rules specific to activities or a bylaw is to be determined by the Signage review.
- 17. It is also recommended that as part of the Signage review that further consideration be given to whether signage in relation to community facilities not within council owned land could be better enabled where such facilities are necessary and anticipated, or even possibly exempt (i.e. emergency services signage).
- 18. **Noise**: It is recommended that:
 - 18.1 Spiritual and education activities no longer be exempt from the noise provisions;
 - 18.2 Emergency services continue to be exempt (refer to Emergency Services Report); and
 - 18.3 Specific noise controls for recreational facilities such as rifle ranges and powered motor sport activities be considered. This issue has also been identified by the Council's Noise Consultants as requiring further consideration.
- 19. **Scale of activities** - It is recommended that the scale of activities rules be reviewed in the context of the wider District Plan review to determine whether it is appropriate to retain with amendment or alternatively rely on other existing rules such as site coverage and/or new rule(s) such to manage the scale of non-residential and non-rural activities. The locational and functional needs of facilities also need to be considered further.
- 20. **Hours of operation** – It is recommended that spiritual and education activities no longer be exempt from the hours of operation rule, and that exemptions for community facilities such as hospitals and emergency services or activity specific rules for particular facilities/activities be considered further.

9.3 Other Matters to Note

- 21. MoE will continue to rely on designations and the Rolleston Christian School which is a SIS is proposed to be designated.
- 22. New types of facilities are anticipated within the District including community corrections facilities and IFHC which will need to be considered and provided for.

Appendix A: Community and Recreation Related Definitions in the Christchurch, Waimakariri and Ashburton District Plans

Definition	Christchurch District Plan	Waimakariri District Plan	Ashburton District Plan
Community facilities/ facility	<i>means any land and/or buildings used for community activities or education activities. Community facilities include reserves, recreation facilities, libraries, community infrastructure such as community halls, health care facilities, care facilities, emergency service facilities, community corrections facilities, community welfare facilities and facilities used for entertainment activities or spiritual activities. Community facilities exclude privately (as opposed to publicly) owned recreation facilities, entertainment activities and restaurants. In relation to the open space zones, community corrections facilities and community welfare facilities are excluded from this definition.</i>	Not defined.	Community facility not defined. <i>Community activity:</i> <i>means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual wellbeing, but excludes recreational activities.</i> <i>A community activity includes educational facilities, hospitals, doctor's surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres.</i>
Recreational Facility/ Recreational Activity	<i>Recreation facility:</i> <i>means land and/or buildings used for recreation activities</i> <i>Recreation activity:</i> <i>means the use of land, water bodies and/or buildings for the purpose of the active or passive enjoyment of sports, recreation or leisure, whether competitive or non-competitive, casual or organised, and whether a charge is made for admission or not.</i>	<i>Recreation:</i> <i>means voluntary, non-work activities, for the attainment of personal and social benefits, including restoration (recreation) and social cohesion.</i>	<i>Recreational Activity:</i> <i>means the use of land and buildings for the primary purpose of recreation and entertainment by the members of more than one household unit. This does not include commercial recreational activities where a fee is paid to use facilities i.e. a commercial bowling alley but does include community sports facilities where a membership fee may be paid.</i>
Community Infrastructure	<i>has the same meaning as defined in s197 of the Local Government Act 2002.</i>	Not defined.	Not defined.

Definition	Christchurch District Plan	Waimakariri District Plan	Ashburton District Plan
<i>Spiritual activity</i>	<p>Spiritual activity</p> <p>means the use of land and/or buildings primarily for worship and spiritual meditation and deliberation purposes. It includes:</p> <p>ancillary social and community support services associated with the spiritual activity; and</p> <p>ancillary hire/use of church buildings for community groups and activities.</p>	Not defined.	No defined.
<i>Place of Assembly</i>	<p>Place of Assembly:</p> <p>means land and/or buildings used principally for the public or private assembly of people for recreation activities, cultural activities or entertainment activities. It includes community centres and halls.</p>	Not defined.	<p>Place of Assembly:</p> <p>means land or buildings which are used principally for the public or private assembly of persons for cultural, entertainment, recreation, leisure, education or similar purposes. They include conference centres, seminar rooms, gymnasiums, public halls, theatres and cinemas, display galleries and museums.</p>
<i>Educational Facility/Activity</i>	<p>Education activity:</p> <p>means the use of land and/or buildings for the provision of regular instruction or training. It includes ancillary spiritual activities, recreation activities, health activities and cultural activities, offices, out of school care (all of which may be shared) and boarding/residential accommodation. It also includes preschools in the Specific Purpose (School) Zone and Specific Purpose (Tertiary Education) Zone.</p> <p>Education facility:</p> <p>means land and/or buildings primarily used for education activities.</p>	Not defined.	<p>Educational facility: means land and/or buildings used for the provision of regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors, and includes childcare facilities, schools, tertiary education institutions and specialised training facilities.</p>

Definition	Christchurch District Plan	Waimakariri District Plan	Ashburton District Plan
<i>Preschool</i>	Pre-school: means the use of land and/or buildings for early childhood education or care of three or more children (in addition to any children resident on the site or the children of the persons providing the education or care) under the age of six years by the day or part of a day, but not for any continuous period of more than seven consecutive days. It includes a crèche, kindergarten, play centre, education and care service or kohanga reo.	Not defined.	Day care facility means land and/or buildings used for the care during the day of the elderly, persons with disabilities and/or children, other than those residing on the site.

Appendix B: Summary of Community and Recreation Facilities (Not in Council Ownership)

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
Private Schools (have not included Ministry of Education Schools as they are designated)				
Rolleston Christian School www.tiki.org.nz	571-575 Springston-Rolleston Road State-integrated primary school (years 1-8) Currently accommodates 150 children with growth potential of 300.	The Christian Schools Trust – land and buildings (k.spragg@middleton.school.nz) Running costs paid by MoE.	Living Z (Living 2A at the time of consent which was more stringent but now zoned Living Z to enable urban intensification through the LURP)	145371 - Consent variation. Granted non-notified 8/8/14. 135708 - To establish, develop, operate and maintain a new integrated Christian school in 3 stages. Stage 1: One classroom block to provide for up to 150 primary pupils (Yrs 0 – 8); Stage 2: A second classroom block to cater for a further 150 primary aged pupils. Administration block converted into a preschool for up to 50 children. Total pupils: 350; Stage 3: A third block for an additional 300 pupils (Years 9 – 10). Total pupils: 650. Non-complying (breach of maximum permitted building density (4.6.6) and maximum permitted site coverage (4.7.5). Notified. Granted 12/6/14 by Independent Commissioner. Approve stage 1 & 2 and decline stage 3. Reasons for consent: Maximum permitted building density (4.6.6); Maximum permitted site coverage (4.7.5); earthworks; Vehicle crossings; Vehicle generation; Car parking; Signage; Scale of activities (does not apply to existing schools, but does to any new school). District plan exempts 'educational facilities' from Living Zone Rules 10.6 (noise) and 10.10 (hours of operation) Conditions: Hours of operation Works and services Design parameters Landscaping Traffic Noise Earthworks Zero waste policy Accidental Discovery Protocol
Pre-Schools				

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
Burnham Montessori	643 Burnham School Road	Z & J Adam jasmine@burnham-montessori.co.nz	Outer Plains Designation	<p>105068 – To erect additional classroom and increase number of children to 70, Decision Notified 22/06/10.</p> <p>Discretionary Rules:</p> <ul style="list-style-type: none"> - 9.4.1 (exceeds building area and 2 full time staff) - 9.13.1.2 (exceeds permitted vehicle movements) <p>075263 – To establish and operate a pre-school facility, Decision Notified 04/07/08.</p> <p>Rule:</p> <ul style="list-style-type: none"> - 1.14 of Rule III - Rule 1.5 of Rule IX (Size of building) - 1.12 of Rule IX (Vehicle Movements) <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Number of Children - No Overnight Accommodation - Hours - Security Lighting - Landscaping - Water - Vehicle Access and Parking
Kidsfirst Kindergartens Burnham	16 Ruru St, Burnham Camp	Brigit Bracewell burnham@kidsfirst.org.nz	Outer Plains Defence designation	No Relevant Resource Consent Record.
Burnham nursery and pre-school	3 Freyberg Road, Burnham Camp	bnpreschool@extra.co.nz	Outer plains, Designation: Defence, Potentially Contaminated	No Relevant Resource Consent Record
Annabel's Private Kindergarten /Annabel's Educare	12-18 South Terrace, Darfield	H Ensor & A Sloss marie@annabelseducare.co.nz	Business 1	<p>R302891 - to establish and operate a private kindergarten in service zone, Decision Notified 25/09/97.</p> <p>Non-complying</p> <p>Conditions:</p>

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
				<ul style="list-style-type: none"> - Plans - Noise - Traffic Management - Access and parking
Darfield Pre-school and nursery	1D Cardale Street, Darfield	No owner details darfieldpreschool@xtra.co.nz	Business 2	135098 – Relocate office building and change pre-school asphalt car parking area to gravel, Decision Notified 21/03/13. Discretionary Rule: <ul style="list-style-type: none"> - 17.5.1.1 (sealed car parking) Conditions: <ul style="list-style-type: none"> - Plans
ABC Rolleston	14 Cezanne Grove, Rolleston	Pre-schools privately owned and funded by MoE abc.rolleston@best-start.org	Living 1	R302444 - to establish and operate a nursey, Decision Notified 21/03/97. Conditions: <ul style="list-style-type: none"> - Plans - Noise - Exterior lighting - Fencing - Parking and access
Ako Rolleston	4 John Street, Rolleston	Good-Tene Properties Ltd akopreschool@gmail.com	Living 1	R305252 – building extension to link pre-school with storage building, Decision Notified 11/12/01. Discretionary due to non-complying length of building. Conditions: <ul style="list-style-type: none"> - Plans and boundary separation
Blossoms Educare	325 Dunns Crossing Road, Rolleston			155413 - To establish and operate an early childhood education centre, including associated car parking, landscaping and signage on the application site. Non-complying activity. Limited notified, no hearing. Lodged 3/8/15 and Granted 23/11/15.
Bright Beginnings Montessori Preschool	185 Brookside Rd, Rolleston	T Mallinson & D Mitchell bbs.montessori@xtra.co.nz	Living 1 Potentially contaminated	No Relevant Resource Consent Records.
Children First Preschool	138 High St, Leeston	S & C Melville	Living 1	R304131 – to erect a day room in a non-complying position and expand day care operation, decision notified 19/11/99.

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
		melvilles-leeston@clear.net.nz		
Dunsandel Childcare & Preschool	7 Hororata Dunsandel Rd	M & S McLean lisa@bluegoosepreschool.co.nz	Living 1	<p>075448 - To establish and operate a childcare/pre-school facility adjoining existing childcare centre, decision notified 19/12/07.</p> <p>Discretionary Rules:</p> <ul style="list-style-type: none"> - 15 (scale of the activity – staff numbers and vehicle movements) - 22 (Width of crossing) - 24 (Cycle and vehicle parking numbers) <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Parking - Crossings - Max staff and children - Hours <p>085052 - To increase number of children attending the joint premises of the Dunsandel childcare and pre-school., decision notified 07/03/08.</p> <p>Discretionary Rules:</p> <ul style="list-style-type: none"> - 15 (scale of the activity – staff numbers and vehicle movements) - 22 (Width of crossing) - 24 (Cycle and vehicle parking numbers) <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Parking - Hours - Max Children
The Cats Pyjamas	10 Beaumont Drive, Rolleston	Ellington Property Investments Ltd info@catspjs.co.nz	Living 1B	<p>115211 - Consent variation to increase staff numbers – 9 full-time and 5 part-time</p> <p>095251 - Consent variation to increase staff numbers and 7 children.</p>

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
West Melton Kindergarten Nursery & Learning Centre	746 Weedons Ross Road, West Melton	R & J Butt info@westmeltonkindergarten.co.nz	Living 1	<p>R305041 – To establish and operate a childcare facility, decision notified 12/10/01.</p> <p>Non-complying as a childcare facility is not provided for in the zone.</p> <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Signage - Hours - Max Children - Max Staff - Landscaping - Car parking - Access - Culvert - Road crossing position <p>065107 – Alterations and additions to existing pre-school facility, decision notified 23/05/06.</p> <p>Discretionary Rules:</p> <ul style="list-style-type: none"> - 15 (scale of the activity – size of building, staff numbers, traffic movements) - 26 (Waste generation – excess waste generation) <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Max Children - Hours - Carparks - Manual for road crossings
Prebbleton Childcare and Education Centre	542 Springs Rd	Melissa Brain	Living 1	R304111 - to establish and operate a child care centre, decision notified 10/03/00.
The Cats Pyjamas	65 Iris Taylor Drive, West Melton	G Summerfield westmelton@catspjs.co.nz	Living WM	<p>085155 - granted on 17 June 2008 to establish and operate a preschool</p> <p>115212 - Consent variation to increase staff numbers – 9 full-time and 5 part-time. Granted August 2017.</p> <p>Reasons for consent: Signs (7.1.1 - exceed 1m² in size – 2.4m²)</p>

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
				Scale of activities: 10.9.1 i) Building exceeds 300m ² limit - 530m ² ii) More than 2 full time staff - 9 staff iii) Vehicle movements exceed 20 per day - 222 per day
Darfield	8 Ross Street, Darfield	Ministry of Education (Part of Darfield Primary School) darfieldplaycentre@gmail.com	Designation ME2 Business 1	305503 - Replacement playcentre building within the school site. Processed as an outline plan.
Hospitals				
Darfield Hospital	159 Horndon St/31 Mathias St, Darfield	Canterbury District Health Board (SDC own the Medical Centre also on the site) leanne.davie@cdhb.health.nz	Living 1	105367 – To establish and operate a mobile dental unit, decision notified 20/01/11. Conditions: <ul style="list-style-type: none"> - Plans - Intensity as described in application - Max staff - Hours - Max days per year - Landscaping and maintenance. - Re-planting Discretionary: Rules: <ul style="list-style-type: none"> - 10.9.1 – nonresidential activity - 10.9.1.1 - Number of staff and vehicle movements 075237 - to store 2,500 litres of diesel in above ground storage tank, decision notified 03/07/07. Non-complying: Rules: <ul style="list-style-type: none"> - 6.1.1 – exceeds maximum storage by 1,500 litres. Conditions: <ul style="list-style-type: none"> - Plans - HSNO requirement

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
				<p>R305827 - Outline Plan for lounge extension Darfield Hospital, decision notified 24/10/02.</p> <p>R145108 - to establish a second vehicle crossing and reduce the number of on-site general car parks, decision notified 07/11/14.</p> <p>Discretionary: Rule:</p> <ul style="list-style-type: none"> - 5.3.3 (Vehicle crossings - exceedance) - 5.5 (Vehicle parking and cycle parking – fewer car parks, insufficient stall depth, and insufficient queuing space.) <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Exterior roof and cladding design - Hours - Outdoor signage - Secondary approval for additional plans - Stormwater discharge - Vehicle crossings - Car park formed in accordance and sealed - Timing frame of works - Plantings replacement <p>115040 – To construct and operate a medical centre and associated signage, decision notified 28/07/11.</p> <p>Discretionary: Rule:</p> <ul style="list-style-type: none"> - 5.4 (insufficient car parks) - 7.1 (signage size exceedance) - 10.9 (scale of activity - exceedance in staff numbers, building size, and vehicle movements) <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Exterior roof and cladding design - Max staff - Hours

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
				<ul style="list-style-type: none"> - Outdoor signage - Forming vehicle crossings - Forming and sealing the car park - Planting/ Landscaping
Ellesmere Hospital	25 Cunningham Street, Leeston	Canterbury District Health Board linda.lentjes@cdhb.health.nz	Living 1 Potentially Contaminated	075236 – To store 2,500 litres of diesel in above ground storage tank, decision notified 03/07/07. Non-complying: Rules: <ul style="list-style-type: none"> - 6.1.1 (exceeds max volume of 1,000 litres) Conditions: <ul style="list-style-type: none"> - Plans - HSNO certification
Lincoln Maternity Hospital	35 James Street, Lincoln	Canterbury District Health Board 03 325 2802	Living 1 Potentially Contaminated	105351 - to construct and operate a community oral health clinic within the Lincoln Maternity Hospital grounds, decision notified 02/03/11 Non-complying Conditions: <ul style="list-style-type: none"> - Plans and boundary separation - Max Staff - Vegetation screening restrictions - Replanting - Car park design and min parks - Bicycle parks - Stormwater - Backflow prevention 075042 - To install a replacement 2,500 litre diesel storage tank, decision notified 07/12/07. Non-complying Rule 6.1.1 – exceeds max of 1,000 litres. Conditions: <ul style="list-style-type: none"> - Plans - Max volume - Hazardous Operation Plan

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
				<ul style="list-style-type: none"> - Maintenance - Screening
General Health Care Facilities (examples only as too numerous to list all)				
Rolleston Medical Centre	29 Brookside Rd	Private/Pegasus Health	Living 1	10 GPS and 7 nurses. Also offer counselling, obstetrician/gynaecologist, gastroenterologist, general surgeon. No Resource Consent Record
Rolleston Dental Centre	36 Tennyson Street	Private	Living 1/KAC	RC125216. Discretionary. Granted 30/8/12
G&E Dental	66 Rolleston Drive	Private	Business 1/KAC	No Resource Consent Record
Rolleston Central Physio	9 Masefield Drive	Private	Business 1/KAC	No Resource Consent Record
Specialist/Elective Health Care Facilities (examples only as too numerous to list all)				
Rolleston Chiropractic	92 Rolleston Drive, Rolleston		Business 1/KAC	No Resource Consent Record
Rolleston Massage	25 Byron Street, Rolleston		Living 1	No Resource Consent Record
St John of God Selwyn	23 Masefield Drive, Rolleston		Living 1	RC135177. Restricted discretionary resource consent to erect a second dwelling.
Nova Trust (Alcohol and Drug Addiction)	43 Newtons Road			
Corrections facilities (as the two facilities²⁰ are designated they will be addressed as part of the Designations Project)				
Presbyterian Church of Aotearoa New Zealand - Church Property Trustees:				
Pat Griffin, Administrative Secretary, CPT – pat@presbyterian.org.nz				
Anglican Parish of Ellesmere:		Anglican Parish of Ellesmere - ellesemere.anglican@xtra.co.nz		
St James' Southbridge	69-79 High Street, Southbridge		Living 1 (H47)	No Resource Consent Record
St John's Leeston	63 High Street/ 28 Selwyn Street, Leeston		L1/B1	No Resource Consent Record

²⁰ Rolleston Prison (Department of Corrections – MS1) and Youth Justice Residential Centre (Ministry of Social Development MS1)

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
			Buildings located within L1 Heritage building	
St Luke's Brookside	"73"? Brookside and Burnham Road, Brookside (across the road from '74')		Outer Plains (H411) Lower Plains Flood Area	No Resource Consent Record
St Mark's Sedgemere	Leeston Taumutu Road		Outer Plains (H426)	No Resource Consent Record
St Mary's - Irwell	Corner of Leeston Road and Selwyn Lake Road		Outer Plains	No Resource Consent Record
Trinity Dunsandel	2 Highfield Avenue & 44 Hororata Dunsandel Road		Living 1	No Resource Consent Record
Other Anglican Churches:				
Hororata Parish St John's Anglican Church	224 Hororata Rd, RD2, Darfield 7572	Church Property Trustees	Outer Plains Heritage Building (H126)	No Relevant Resource Consent Record
AP of Lincoln:				
St Stephens Parish Hall	21 Leinster Terrace, Lincoln 7608	lincolnanglican@sna p.net.nz	Living 1 T55	No Relevant Resource Consent Record
St Mary's Springston	9 Leeston Road, Springston			No Relevant Resource Consent Record
The Church of the Resurrection	40 Brookside Road, Rolleston			No Relevant Resource Consent Record
Catholic Churches:		Catholic Diocese of Christchurch		
Catholic Parish of Leeston	156 - 160 High St, Leeston	Roman Catholic Church Trustees	Living 1 (H21)	No Resource Consent Record

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
		leestonparish@gmail.com		
Catholic Parish of Lincoln (St Patricks Church)	31 Gerald St, Lincoln	Roman Catholic Bishop of Christchurch lincolncatholicparish@gmail.com	Living 1, Key Activity Centre	R304514 – Extension to church for meeting room, kitchen and toilet facilities <ul style="list-style-type: none"> - Plans - Entrance way - Parking
Methodist Churches:		Maureen Frew – Parish Clerk - frews@ihug.co.nz		
Malvern Co-operating Parish:				
Trinity Church	840 McLaughlins Rd, Darfield cnr Main West Coast and Bangor Roads (Highways 73 & 77)		Living 1 (T106)	No Resource Consent Record
St James Church, Sheffield	20 Wrights Road, Sheffield		Living 1	No Resource Consent Record
Greendale Church	2 Adams Road, Greendale		Outer Plains	R300253 - conversion of the hall attached to the church into a domestic dwelling
St Andrews of the Glen, Glentunnel	90 Homebush Road (Highway 72), Glentunnel		Living 1	No Resource Consent Record
St Peters Community Church, Springfield	West Coast Road, Springfield (next to 5625 West Coast Road)		Outer Plains (T17)	No Resource Consent Record
Ellesmere Co-operating Parish:				
St David's	75 High St/ 12 Selwyn St, Leeston		Business 1 (T15)	No Resource Consent Record
Lincoln Union Parish - Methodist/Presbyterian:				
Lincoln Union Parish	20 James St, Lincoln	lincolnminister@gmail.com	Living 1 (H29) (T61)	165546 – to erect an accessory building to support existing church activities, decision notified 04/04/17.

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
				<p>Non-complying as the activity will be within 10 metres of the dripline of a protected tree (Rule 3.2.1).</p> <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Foundations - Setback from protected tree drip-lines - Root system disturbance - Constructed related setback from protected tree. <p>No pruning of the protected tree.</p>
Rolleston	Brookside Road, Rolleston			
Leeston Life Churches:				
Leeston Life Church	2 Station St, Leeston (Ellesmere Food Bank Trust operates from church)	Leeston Life Church Trust info@leestonnewlife.co.nz	Business 2	No Resource Consent Record
Darfield Life Church	17 North Terrace, Darfield	Leeston Life Church Trust	Living 1	<p>R305838 – to relocated building and operate as a place of assembly, decision notified 25/03/03.</p> <p>Discretionary</p> <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Vehicle access and car parking - Formed and sealed crossings - Foundations - Roading damage liability - Screening vegetation
Baptist Churches:				
Darfield Baptist Church	11 - 15 Greendale Rd, Darfield	Baptist Union of NZ office@lincolnchristian.org.nz	Living 1	<p>065129 – To erect sign, decision notified 06/07/06.</p> <p>Discretionary</p> <p>Rule 19.4.5 (height) & 19.4.6 (Area).</p>

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
				<p>Conditions:</p> <ul style="list-style-type: none"> - Plans <p>Removal of existing sign.</p>
Lincoln Baptist Church	530 Birchs Rd, Lincoln		Living Z Potentially Contaminated	<p>145060 – Relocate the old Lincoln Library to the site for use as a youth facility, decision notified 26/03/14.</p> <p>Controlled as there are no permitted activity provisions for this type of activity</p> <p>Conditions:</p> <ul style="list-style-type: none"> - Plans - Building code compliance - Time limit <p>085419 - to establish and operate a church facility including pre-school, youth facility, auditorium, office buildings, decision notified 06/07/09</p> <p>Discretionary to breach of Rule 9.4.1 (scale of activity), 3.11.1 (site coverage), & 9.13.1 (vehicle movements).</p> <p>Conditions:</p> <ul style="list-style-type: none"> - Existing frontage screening management - Replanting - Limited to certain uses - Noise - Hours - Access - Crossing points - External lighting - Stormwater - Drinking water - Reticulated sewer supply
Community Centres				
Salvation Army – Generation house	646 Springston Rolleston Road, Rolleston	<p>The Salvation Army New Zealand Trust</p> <p>contact@generationhouseproject.com</p>	Living Z	No Resource Consent Record

Types of facilities	Location/ Nature and Scale	Owner/Operator	Zoning & Other Plan Notations/ Limitations	District Plan Approvals/ Reasons for Consent/ Conditions
St John of God	23 Masefield Drive, Rolleston	St John of God Hauora Trust		

Recreation – sports (swimming, exercise/training/gym facilities)				
Private Swimming Pools				
Justbuffs Learn 2 Swim Ltd	64 Meadowlands Road, Templeton This may not be the actual location for the activity.	Buffy Gilbert justbuffs@hotmail.com		No Resource Consent Records Appears not to be operating any longer as no business website or details.
Swim Sense	4/521 Maddisons Rd	J & B Chatterton	Inner Plains	CoC granted 3/12/08 to establish a commercial swimming pool. CoC granted on the basis of the development being a 'home occupation' and that the owner who resides on the site would be the only instructor and no staff employed. Likely this is no longer the case as a large operation now with several instructors. An example of the current rules not effectively controlling such development.
Fitness Studios/Gyms				
Breath of Yoga	418 Two Chain Road, RD7, ChCh 7677	Glenn Philp & Cheryl Chadderton Averil Drake redbarnyoga@clear.net.nz 0273350713	Inner Plains Potentially contaminated	No Resource Consent Records
Selwyn Strength	805 Jones Road, Rolleston	Susan Sewell and Steven Perriam 0800267724	Business 2	No relevant resource consent records
Snap Fitness	Shop 7, Rolleston Square East, 9 Masefield Drive	Rolleston Retail Ltd rolleston@snapfitness.com	Business 1 Key Activity Centre	115059 – to establish and operate a shopping centre
West Melton PT	235 Newtons Rd, West Melton	karenhulston@hotmail.co.nz	Inner Plains	No Resource Consent Record.

				Stand-alone large shed built for fitness training purposes with car park, large membership base and part-time instructors.
Crossfit Rolleston	35 Illinois Drive, Rolleston	crossfitrolleston@yahoo.co.nz	Business 2A	085354 - Stage 5 IZONE subdivide to create 10 lots.
Carbon Gym	110 High Street, Leeston	Oakleigh Innovation Ltd info@carbongym.co.nz	Business 1 Potentially contaminated	No relevant record
Recreation - Shooting				
Dunsandel Small-bore Rifle Club	Dunsandel Sports Centre	Rex Gardiner 325-4009	Deferred Living Area A	No relevant record
Southbridge Small-bore Rifle Club	Lodge Hall, 86 High St	Graeme Steans 324-2144	Business 1	No Resource Consent Record
Darfield Clay Target Club	180 Creyke Rd, Darfield	marcelvl@xtra.co.nz	Outer Plains	145300 - Replace a small-bore shooting range - Plans - Vegetation
Ellesmere Clay Target Club	Beethams Rd, Leeston	Ellesmere Clay Target Club scottssarahjane@xtra.co.nz	Outer Plains Potentially contaminated	125359 – Rural boundary adjustment
Waihora Clay Target Club	140 Duck Pond, (Gammacks Road) Motukarara	Waihora Property Trust Ltd & Waihora Clay Target Club waihoraclaytarget@gmail.com	Outer Plains Lake Ellesmere Flood Area Potentially Contaminated	155194 – to erect a new clubhouse - Plans - Vegetation - Earthworks
Golf				
Burnham Golf Club	293 Aylesbury Rd, Burnham	Burnham Farm Ltd burnhamgolf@ihug.co.nz	Outer Plains	No relevant record
Ellesmere Golf Club	256 Feredays Rd, Leeston	ellesmeregolfclub@gmail.com	Outer Plains	No Resource Consent Record
Greendale Golf Club	987 Coaltrack Rd, Greendale	rtmj michael@xtra.co.nz	Outer Plains, Lower Plains Flood Area, Wahi Taonga Management Area: Selwyn River	No Resource Consent Record

Hororata Golf Club	72 Homebush Rd (SH77), Glentunnel	hororatagolf@xtra.co.nz	Malvern Hills	175417 - In progress – to establish and operate a café within the Hororata Golf Club.
Tai Tapu Golf Club	590 Tai Tapu Rd	D & R Wallace taitapugolf@xtra.co.nz	Inner Plains ECan: Lower Plains Flood Area	No Relevant Resource Consent Record
Weedons Country Club	132 McClellands Rd, Weedons	Weedons Country Club Inc. weedons@golf.co.nz	Inner Plains Intensive Farming Buffer	155400 – On Hold - to construct a community sports pavilion. Discretionary – 4.6.4, 9.4.1.1, 9.13.1.2. R306785 – to erect a storage building.
Bowling (there are also a number of clubs owned by council)				
Coalgate Bowling Club	6-8 Lower High Street Coalgate	Coalgate Bowling Club patruss@vodafone.co.nz	Living 1	No Resource Consent Record
Darfield Bowling Club	5 Clinton Street, Darfield	Darfield Bowling Club Inc mary.rob@clear.net.nz	Living 1	No Resource Consent Record
Leeston Bowling Club	47 High Street, Leeston	Leeston Bowling and Tennis Club Inc prinzton@xtra.co.nz	Living 1	No Relevant Resource Consent Record
Southbridge Bowling Club	11 Cryer St, Southbridge	Southbridge Bowling Club rassco@xtra.co.nz	Living 1 Potentially Contaminated	No Resource Consent Record
Dance				
Aspire Dance Academy	Springston South Soldiers Memorial Hall 433 Days Road	info@aspiredanceacademy.co.nz	Outer Plains (H303) Lower Plains Flood Area	No Resource Consent Record
Motor Sports				
Canterbury Motorcycle Speedway Club	Moore Park, Weedons Ross Road, West Melton	Environment Canterbury info.moorepark@gmail.com	Inner Plains Waimakariri Flood Plain	No Relevant Resource Consent Record

Ellesmere Motor Racing Club	38 Southbridge Dunsandel Road	Department of Conservation rob@equus.co.nz	Outer Plains	No Resource Consent Record
Hot air ballooning				
Ballooning Canterbury	2136 Bealey Road, Hororata	Skydive Canterbury Limited info@ballooningcant erbury.co.nz	Outer Plains	No Resource Consent Record
Rural - Equestrian				
Ellesmere Pony Club	80 High St, Leeston			
Melton Park Equestrian	4 Melton Park Lane	4 Melton Park Lane, West Melton	Inner Plains	
Springston Pony Club	Ellesmere Junction Rd, Springston			
Westwood Stables (riding for disabled)	663-669 Old West Coast Rd, West Melton			

Appendix C: Summary of Operative Selwyn District Plan Provisions

Objectives and Policies	Township	Rural
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 B2.3.2 The use of areas for recreation and camping, and camping facilities, and access to them will not detract from the amenity values or their surrounds.</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> <p>Objective B2.3.2 recognises that public access to and use of recreation areas and camping ground facilities should maintain and enhance the amenity values of these surrounding areas because these are the values that attract people to the area in the first instance, for example: having one well-formed and marked access to an area which is located in a place that minimises effects on the environment and disturbance to surrounding landholders. The objective is achieved by policies and methods to:</p> <ul style="list-style-type: none"> • Consider potential effects of public access and recreation use on lakes, rivers and reserves; and • Manage the location and establishment of camping grounds.
Community Facilities (and Reserves) - Policies	<p>Policy B2.3.1 Encourage co-ordination between the provision of community facilities, and new residential and business development.</p>	<p>Policy B2.3.1 Recognise community facilities as part of the rural environment and encourage new uses for existing community facilities.</p> <p>Community and recreational facilities are part of the rural area. Their ongoing use is important to foster the identity of local communities and to ensure the efficient use of the community's assets. Policy B2.3.1 recognises community facilities in the rural area and encourages their on-going use. The role of the</p>

Objectives and Policies	Township	Rural
		District Plan is limited, in this regard, to ensuring there are no unnecessary restrictions in the rules, to changing the use(s) of community facilities. This is achieved by avoiding 'catch all' rules that make any community facility require a resource consent.
	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 B3.4.1	
	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.	
Reserves	Policy B2.3.8 Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.	
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 B3.4.1 The District's rural area is a pleasant place to live and work in. Objective B3.4.2 A variety of activities are provided for in the rural area, while maintaining rural character and avoiding reverse sensitivity effects.

Objectives and Policies	Township	Rural
		<p>Objective B3.4.2 recognises the Rural zone as an area where a variety of activities take place:</p> <p>All sorts of primary production</p> <p>Outdoor recreation</p> <p>A variety of business activities</p> <p>Residential activities; and community facilities</p>
Quality of the Environment - Policies	<p>Policy B3.4.2</p> <p>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</p> <p>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</p> <p>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</p> <p>Avoid, remedy or mitigate significant adverse effects of activities on the amenity values of the rural area.</p>
Health and Safety - Noise	<p>Policy B3.4.10</p> <p>Ensure noise in all zones does not adversely affect the health or well-being of people.</p> <p>Policy B3.4.11</p> <p>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 B3.4.13</p> <p>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>
Scale and Nature of Activities	<p>Policy B3.4.16</p> <p>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</p> <p>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</p> <p>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>	
Subdivision	Subdivision of land anticipated results	

Objectives and Policies	Township	Rural
	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;	

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. Community facilities are discretionary in Precinct 4 (Commercial Fringe) Corrections facility is non-complying across all precincts.	C9 Activities Rule 9.1.1 - Any activity is permitted where rules 1-8 or 10 are met. 9.3.1 Permitted activities in the areas shown on the Planning Maps as the Port Hills, Malvern Hills and High Country are limited to any one or more of the following: 9.3.1.2 Recreation and tourism activities and facilities associated with the use of the natural resources in the area or the appreciation of the physical surroundings; 9.3.1.9 Community facilities, including schools
Buildings	C4 LZ Buildings See below.	C16 BZ Buildings See below.	C3 Buildings 3.4 Buildings and Rural Character 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: 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;

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
Buildings and landscaping	<p>4.2</p> <p>Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any principal building ²¹shall 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</p> <p>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>	<p>Nil</p>
Buildings and site coverage	<p>4.7</p> <p>Permitted: Ranges from 40-50%</p> <p>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.</p>	<p>16.5</p> <p>In the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place, the following shall be permitted activities:</p> <p>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%.</p> <p>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%.</p>	<p>3.11.1.1</p> <p>The maximum area of any allotment covered by buildings shall be:</p> <p>(a) 35% or 500m² whichever is the lesser, for allotments less than 1ha in area. (b) 5% for all other allotments.</p> <p>There is an exemption for new buildings or additions to existing buildings on schools only. No other community activities exempt.</p>
Building and building height	<p>4.8</p> <p>8m.</p> <p>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.</p>	<p>16.6 Buildings and Height and Reflectivity</p> <p>Business 1 - 10m for building, 25m for structure</p> <p>Business 2 - 15m for building, 25m for structure</p>	<p>3.12.1</p> <p>8m for any building designed or used for human occupation; or</p> <p>12m for any other building, except grain silos, where height shall not exceed 25m.</p>

²¹ **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
Buildings and Building position	<p>4.9</p> <p>4.9.1 Recession planes Set out in Appendix 11.</p> <p>4.9.2 Setbacks Garages facing roads (i.e. fire stations) are required to be 5.5m back from the road and 2m from an internal boundary.</p>	<p>16.7</p> <p>16.7.1 Recession planes Set out in Appendix 11.</p> <p>16.7.2 Setbacks from boundaries 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)</p>	<p>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.</p> <p>Sensitive activities also need to be setback 300m from intensive farming activities.</p> <p>3.13.1.3 Recession plane angles in Appendix 16.</p>
Roads and Transport (Have assessed the two key aspects of car parking and cycle parking only)			
Car parking	<p>E13.1.1.2 If an activity is not listed in Table E13.1(a) and Table E13.1(b), the activity closest in parking demand to the new activity shall be used.</p> <p>E13.1.1.3 Where there are two or more similar activities in Table E13.1(a) or Table E13.1(b), and there is uncertainty over which rate is most applicable, the activity with the higher parking rate shall apply.</p> <p>E13.1.1.4 Where there are two or more different activities listed in Table E13.1(a) or Table E13.1(b), occurring on the site, the total requirement for the site shall be the sum of the parking requirements for each activity.</p> <p>E13.1.1.7 Where an application includes two or more activities, and the nature of activities is unknown, the activity with the highest parking rate shall apply.</p>		

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	<p>5.5.1</p> <p>Table E13.1(a) — Minimum Parking Spaces to be Provided</p> <p>Except as provided in Table E13.1(b), Rolleston Key Activity Centre (Business and Living Zones) and Table E13.1(c) Town Centres and Local and Neighbourhood Centres, the following parking rates shall apply:</p>	<p>Table E13.1(b) - Parking spaces to be provided for Rolleston Key Activity Centre (Business and Living Zones)</p> <p>Note: A number of the activities listed in this table have KAC-specific definitions (refer Part D - Definitions)</p> <p>All Precincts:</p> <p>Any other activity - The number of car parks provided is to comply with the relevant requirements of Table 13.1(a)</p> <p>Table E13.1 (c) — Parking spaces to be provided for Town Centres, and Local and Neighbourhood Centres</p> <p>N/A as relates to retail and food and beverage only.</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>4.6.1.3</p> <p>For any other activity:</p> <p>(a)</p> <p>all car parking associated with an activity must be located either on-site or on</p> <p>land adjoining the site and not on the road reserve;</p> <p>and</p> <p>(b)</p> <p>all loading (including unloading) associated with an activity must be undertaken on-site or on</p> <p>land adjoining the site and not within the road reserve; and</p> <p>4.6.4</p> <p>Any development of a parking area with a total of 40 or more parking spaces shall be a controlled activity, in respect to safety, circulation and access for pedestrians within the site and moving past vehicle crossings.</p>
Places of Assembly and/or Recreational Activities	10 spaces per 100m ² public area or 1 space per 10 seats, whichever is greater		
Sports grounds and playing fields	15 spaces per hectare of playing fields		
Health care services	3 spaces per professional staff member employed on-site at any one time		
Educational (excluding Preschools)	1 space per full time equivalent staff member, plus 1 space per 8 students over 16 years of age, and		

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	<p>Visitor/set down parking at:</p> <p>Primary schools: 1 space per 6 students</p> <p>All other education facilities: 1 space per 20 students under 16 years of age</p> <p>except that in respect to student parking, any required on-site parking provision can be deferred until a minimum of 5 spaces are required. At such time that the 5th space is required, the car parks shall be formed and sealed on site within 6 months of that time.</p>		
Preschool	0.26 spaces per child (including drop-off and staff parking)		
Cycle parking	<p>E13.1.4.1</p> <p>Any activity, other than residential activities, temporary activities, activities listed in E13.1.4.2 and activities permitted under Part C, Living Zone Rules - Activities 10.9.1 is to provide cycle parking at a minimum of 2 spaces and then at a rate of 1 cycle space for every 5 car parking spaces required, to a maximum of 10 cycle spaces.</p> <p>E13.1.4.2</p> <p>Any Place of assembly, recreation or education activity shall provide cycle parking at a minimum of 2 spaces and then at a rate of 1 cycle space for every 5 car parking spaces required.</p> <p>E13.1.4.3</p> <p>All cycle parking required by Rule E13.1.4.1 or E13.1.4.2 shall be provided on the same site as the activity and located as close</p>		

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	as practicable to the building main entrance and shall be clearly visible to cyclists entering the site, be well lit and secure. The type of stand must comply with the Engineering Code of Practice requirements for cycle parking rack systems.		
Outdoor Signs			
	<p>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:</p> <p>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.</p> <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</p>	<p>19.1.1 Any sign shall be a permitted activity if the following conditions are met:</p> <p>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</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)</p>	<p>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 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</p> <p>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</p>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
	<p>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>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>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> <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>
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>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural												
			9.13.1.3 Road Formed, Unsealed and maintained by Council: (a) 60 ecm/d per site (averaged over any one week period).												
Activities and Noise	10.6.1 Any activity which is not a residential activity, spiritual activity or educational activity, shall be a permitted activity if the following noise limits are not exceeded within the time-frames stated. 7.30am – 8.00pm 50 dBA L ₁₀ 8.00pm – 7.30am 35 dBA L ₁₀ 7.30am – 8.00pm 85 dBA L _{max} 8.00pm – 7.30am 70 dBA L _{max}	Rules 22.4.1 and 22.4.2 apply – no exemptions.	9.16.1 Except as provided in Link 9.16.3 below, any activity shall be conducted so as to comply with the noise limits and within the time frames stated in the following tables in order to be a permitted activity: Table C9.2 – Maximum noise limits at any Living Zone boundary. <table><tr><th>Hours</th><th>Noise Limit</th></tr><tr><td>7.30am – 8.00pm</td><td>55 dBA L₁₀ 85 dBA L_{max}</td></tr><tr><td>8.01pm – 7.29am</td><td>40 dBA L₁₀ 70 dBA L_{max}</td></tr></table> Table C9.3 – Noise limits assessed at the notional boundary of any dwelling, rest home, hospital, or classroom in any educational facility except where that dwelling, rest home, hospital or classroom is located within a Living zone. <table><tr><th>Hours</th><th>Noise Limit</th></tr><tr><td>7.30am – 8.00pm</td><td>60 dBA L₁₀ 85 dBA L_{max}</td></tr><tr><td>8.01pm – 7.29am</td><td>45 dBA L₁₀ 70 dBA L_{max}</td></tr></table> Notes: General exemptions 9.16.3.3	Hours	Noise Limit	7.30am – 8.00pm	55 dBA L ₁₀ 85 dBA L _{max}	8.01pm – 7.29am	40 dBA L ₁₀ 70 dBA L _{max}	Hours	Noise Limit	7.30am – 8.00pm	60 dBA L ₁₀ 85 dBA L _{max}	8.01pm – 7.29am	45 dBA L ₁₀ 70 dBA L _{max}
Hours	Noise Limit														
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Hours	Noise Limit														
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Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
			In any part of the district used for residential activities of a normal domestic nature including recreational activities, such as sporting events, that do not involve powered motor sport, powered aviation, gunfire or amplified music.
Activities and Light Spill/Night Lighting	<p>10.7</p> <p>10.7.1</p> <p>The following activities shall be permitted activities</p> <p>10.7.1.1</p> <p>Any fixed, exterior lighting if it is directed away from adjacent properties and roads.</p> <p>10.7.1.2</p> <p>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</p> <p>22.5.1.1</p> <p>Any fixed, exterior lighting if it is directed away from adjacent properties and roads.</p> <p>22.5.1.2</p> <p>Any other lighting if it does not exceed:</p> <p>(a)</p> <p>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)</p> <p>10 lux spill (horizontal or vertical) on to any part of any adjoining property within the same Business zone.</p> <p>(c)</p> <p>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</p> <p>Lighting in the Business 2A Zone which is designed so that:</p> <p>(a)</p> <p>All outdoor lighting is shielded from above outside of the Business 2A Zone.</p> <p>(b)</p> <p>All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.</p> <p>(c)</p> <p>In the Business 2A Zone covered by the Outline Development Plan in Appendix 43, all outdoor</p>	<p>3.14 Buildings and Night Lighting</p> <p>3.14.1</p> <p>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</p> <p>ACTIVITIES AND GLARE</p> <p>Permitted Activities — Activities and Glare</p> <p>9.18.1</p> <p>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</p> <p>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</p> <p>3-lux spill on to any part of any other adjoining property or any road reserve.</p> <p>9.18.2</p> <p>In the area shown on the Planning Maps as the West Melton Observatory Lighting Area:</p> <p>9.18.2.1</p> <p>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>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
		lighting is shielded from above and is directed away from adjacent properties outside of the Business 2A Zone. All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.	9.18.2.2 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 <u>schools and Police stations</u>.</p> <p>The Selwyn District Council Traffic and Parking Bylaw (and subsequent versions) applies to both permanent and temporary activities and may require the preparation of a Traffic Management plan in certain circumstances. Please refer to the Bylaw for further details. (PC42)</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, or</p> <p>9.4.1.2 The activity is undertaken by either an approved tertiary education provider (as defined in the Education Act 1989) or a Crown Research Institute involving the use of land or buildings for the purpose of growing or rearing of crops or livestock and associated monitoring of the environment for research and education purposes but excluding conferencing, accommodation, recreation and retail activities.</p>

Rules	Living - Living 1:	Business - Business 1, 2, 2B:	Rural
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 <u>spiritual and educational activities</u>, or a public car park in Precinct 6 of the Rolleston Key Activity Centre.</p>		