

Appendix 8: Operative District Plan Rule Summary

The following is a simplified table²⁹ comparing the rule approaches within the operative Selwyn District Plan:

	Port Hills Zone (general)	Port Hills Outstanding Landscape	Summit Road Protection Area (SRPA)	Port Hills VAL	Te Waihora / Lake Ellesmere ONF	Malvern Hills Zone (general)	Forestry Exclusion area	Malvern Hills Outstanding Landscape	High Country Outstanding Landscape	High Country Zone (general)	Land adjoining SH73 or the Midland Railway
Earthworks	<div>Permitted if:<ul style="list-style-type: none">The maintenance and repair of existing fence lines;The maintenance and repair of existing farm vehicle roads and tracks;Digging offal pits;Forming stock water ponds, provided that no more than 30m³ of earth is disturbed, removed or deposited, and the pond is no more than 50m2 in surface area; orAny other earthworks which shall not exceed 100m3 within a site and a maximum cut depth of 1m per project.Otherwise discretionary.</div>	-	-	-	-	-	-	<div>Permitted if:<ul style="list-style-type: none">The maintenance and repair of existing roads or tracks;Post Holes;The installation of underground telecommunication lines and ancillary structures; orother earthworks where the volume of earth disturbed, removed or deposited does not exceed 150m³ per project;Otherwise discretionary.</div>	-	-	

²⁹ The rules that apply across the plans are complex and this table has been simplified to show the key rules which apply. It is not comprehensive and does not cover all details within the applicable rules / chapters.

	Port Hills Zone (general)	Port Hills Outstanding Landscape	Summit Road Protection Area (SRPA)	Port Hills VAL	Te Waihora / Lake Ellesmere ONF	Malvern Hills Zone (general)	Forestry Exclusion area	Malvern Hills Outstanding Landscape	High Country Outstanding Landscape	High Country Zone (general)	Land adjoining SH73 or the Midland Railway
Amenity tree planting	Permitted if not within Summit Road Protection Area. Otherwise non-complying.	-	Non-complying	-	-	-	Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest. Otherwise non-complying.	-	Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest. Otherwise non-complying	Permitted if: <ul style="list-style-type: none"> No specified species; Not in outstanding landscape; Not in forestry exclusion area Specified trees are restricted discretionary. Discretionary or non-complying otherwise.	-
Shelterbelts	Permitted if not within Summit Road Protection Area. Otherwise non-complying.	-	Non-complying	-	-	-	Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest.	-	Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest. Otherwise non-complying	Permitted if: <ul style="list-style-type: none"> No specified species; Not in outstanding landscape; Not in forestry exclusion area; Meets requirements if on land adjoining SH73 or Midland Railway Specified trees are restricted discretionary. Discretionary or non-complying otherwise.	Permitted if: <ul style="list-style-type: none"> Max 2 rows wide and planted perpendicular to road boundary Or <ul style="list-style-type: none"> Setback minimum 300m from road boundary Otherwise discretionary.
Plantation (exotic or native)	Planting or harvesting is restricted discretionary if not in SRPA or VAL. Otherwise non-complying in SRPA	Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest. Otherwise non-complying.	Non-complying	Restricted Discretionary except for vineyards and orchards.	-	Planting or harvesting is restricted discretionary if not in outstanding landscape or	Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest.	Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest. Otherwise non-complying.	Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest. Otherwise non-complying.	Planting or harvesting is restricted discretionary if not in outstanding landscape or forestry exclusion.	-

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						forestry exclusion. Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest. Otherwise non-complying.	Otherwise non-complying.			Discretionary if indigenous, enhancement, soil conservation, manage wilding/pest. Otherwise non-complying.	
Buildings	Permitted for new building, alteration/addition, modification, demolition if: <ul style="list-style-type: none"> A maximum gross floor area exceeding 40m²; A maximum height exceeding 4m; and A maximum reflectance exceeding 37%. Otherwise restricted discretionary if: <ul style="list-style-type: none"> On lower slopes Otherwise non-complying.	Permitted if outside outstanding landscape and 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. Otherwise discretionary.	-	Controlled for new dwelling or alterations / additions / modification to dwelling	-	Permitted if outside outstanding landscape and 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. Otherwise discretionary.	-	Permitted for new building, alteration/addition, modification, demolition if: <ul style="list-style-type: none"> A maximum gross floor area exceeding 40m²; A maximum height exceeding 4m; and A maximum reflectance exceeding 37%. Otherwise restricted discretionary if: <ul style="list-style-type: none"> Associated with activity within outstanding landscape and Cannot effectively serve activity if outside outstanding landscape. Otherwise non-complying.	Permitted for new building, alteration/addition, modification, demolition if: <ul style="list-style-type: none"> A maximum gross floor area exceeding 40m²; A maximum height exceeding 4m; and A maximum reflectance exceeding 37%. Otherwise restricted discretionary if: <ul style="list-style-type: none"> Associated with activity within outstanding landscape and Cannot effectively serve activity if outside outstanding landscape. Otherwise non-complying.	Permitted if outside outstanding landscape and 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. Otherwise discretionary.	Permitted if within 300m of road or rail and: <ul style="list-style-type: none"> A maximum gross floor area exceeding 40m²; A maximum height exceeding 4m; and A maximum reflectance exceeding 37%. Otherwise restricted discretionary.
Roads and Transport	-	The forming, installation, upgrading,	-	-	-	-	-	The forming, installation, upgrading,	The forming, installation, upgrading,	-	-

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		<p>maintenance or replacement of any road shall be a permitted activity if limited to the maintenance of existing roads, road or vehicle accessways.</p> <p>Otherwise restricted discretionary if necessary.</p>						<p>maintenance or replacement of any road shall be a permitted activity if limited to the maintenance of existing roads, road or vehicle accessways.</p> <p>Otherwise restricted discretionary if necessary.</p>	<p>maintenance or replacement of any road shall be a permitted activity if limited to the maintenance of existing roads, road or vehicle accessways.</p> <p>Otherwise restricted discretionary if necessary.</p>		
Utility buildings and structures	-	<p>Permitted utility <u>structure</u> or utility <u>building</u> if:</p> <ul style="list-style-type: none"> • A maximum gross floor area exceeding 40m²; • A maximum height exceeding 4m; and • A maximum reflectance exceeding 37%. • Cable is underground. • Does not protrude above summit. <p>Otherwise restricted discretionary.</p>	-	-	-	-	-	<p>Permitted utility <u>structure</u> or utility <u>building</u> if:</p> <ul style="list-style-type: none"> • A maximum gross floor area exceeding 40m²; • A maximum height exceeding 4m; and • A maximum reflectance exceeding 37%. • Cable is underground. • Does not protrude into skyline. <p>Otherwise restricted discretionary if necessary.</p> <p>Otherwise non-complying for buildings.</p>	<p>Permitted utility <u>structure</u> or utility <u>building</u> if:</p> <ul style="list-style-type: none"> • A maximum gross floor area exceeding 40m²; • A maximum height exceeding 4m; and • A maximum reflectance exceeding 37%. • Cable is underground. • Does not protrude into skyline. <p>Otherwise restricted discretionary if necessary.</p> <p>Otherwise non-complying for buildings.</p>	-	<p>Cables must be laid underground within 300m of road/rail.</p> <p>Otherwise restricted discretionary.</p>
Outdoor Signs and Noticeboards	-	<p>Permitted if:</p> <ul style="list-style-type: none"> • Any sign or signs depicting the name of, or information about, a place 	-	-	-	-	-	<p>Permitted if:</p> <ul style="list-style-type: none"> • Any sign or signs depicting the name of, or information about, a place 	<p>Permitted if:</p> <ul style="list-style-type: none"> • Any sign or signs depicting the name of, or information about, a place 	-	-

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		<p>which is on the site to which the name or information relates; or</p> <ul style="list-style-type: none"> Directional signs for traffic or pedestrians; or Signs indicating private property, fire restrictions, wandering stock, public reserves or public access; or Any sign required under other legislation. <p>Otherwise discretionary.</p>						<p>which is on the site to which the name or information relates; or</p> <ul style="list-style-type: none"> Directional signs for traffic or pedestrians; or Signs indicating private property, fire restrictions, wandering stock, public reserves or public access; or Any sign required under other legislation. <p>Otherwise discretionary.</p>	<p>which is on the site to which the name or information relates; or</p> <ul style="list-style-type: none"> Directional signs for traffic or pedestrians; or Signs indicating private property, fire restrictions, wandering stock, public reserves or public access; or Any sign required under other legislation. <p>Otherwise discretionary.</p>		
Subdivision	Controlled	Restricted Discretionary	-	Controlled	-	Controlled	-	Restricted Discretionary	Restricted Discretionary	Controlled	-