

# Notice territorial authority's requirement for designation or alteration of designation

*[Sections 168A](#), and [181\(4\)](#), Resource Management Act 1991*

**Selwyn District Council** gives notice of a requirement to add a new designation.

## 1. The site to which the requirement applies is as follows:

**Name:** Greenpark Memorial Park  
**Address:** Greenpark Road, Greenpark  
**Legal Description:** LOT 1 DP 13693  
**Area:** 2.4281 hectares

## 2. The nature of the proposed public work (*or* project or work) is:

(a) Description of the type of the designation:

### **Recreation and Community Facility**

(b) *Description of the Scope of work:*

#### a. *Purpose*

- i. To provide for recreation activities including organised sports games, children and youth play and informal recreation use.
- ii. To provide for community facilities including a community hall and sports pavilion for recreation and social activities and meetings.
- iii. To provide community infrastructure to support the recreation activities including sports courts and lighting, car parks and open grassed area.

#### b. *Scope of Work*

- i. The scope of work is to provide land and associated infrastructure and facilities for the provision of recreation and community facilities. Specifically this includes:
  - tennis/netball courts and lighting
  - combined sports pavilion and community hall
  - car parks and roadways
  - fencing (internal and boundary)
  - memorial gates
  - shelter and amenity planting
  - other recreational facilities and equipment

#### c. *Scale*

- i. All work will be conducted within the area identified on the attached map.
- ii. No increase in the scale or intensity of activity on this site for recreation reserve purposes is anticipated.

## 3. The nature of the proposed conditions that would apply are:

(a) The following standards will apply for any new development to mitigate any potential adverse effects on the environment:

- (i) Setback from road
- (ii) Separation from neighbours
- (iii) Height

- (iv) Outdoor storage
- (v) Recession planes
- (vi) Site coverage
- (vii) Surfacing
- (viii) Glare
- (ix) Noise
- (x) Construction noise
- (xi) Parking
- (xii) Heritage

The above standards are set out in full in Attachment 3.

**3. The effects that the public work (*or project or work*) will have on the environment, and the ways in which any adverse effects will be mitigated, are:**

(a) Existing reserves and activities

In general terms lawfully established recreation reserves, the facilities located on them and the activities that occur on them form part of the existing environment and any changes will be incremental. Only the environmental effects of significant changes to a recreation reserve should be considered, not environmental effects as if the whole recreation reserve is a new activity.

Greenpark Memorial Park is largely used for informal recreation by local residents. Organised sports such as rugby and cricket are played at sporting hubs such as Rolleston and Lincoln, however, the Greenpark Tennis Club regularly used the tennis facilities at the park. The park also has a multi-purpose hall that is utilised by the community for meetings, social gatherings, tennis club activities and other recreational and community activities. This building was constructed in 2015 to replace the memorial hall and tennis pavilion and was approved via Resource Consent 155022.

(b) Character and amenity

Greenpark Memorial Park was founded in 1948 in memory of those fallen in World War II. The reserve provides for a tract of open public green space that contributes to the surrounding rural environment. The reserve area allows for improved visual amenity with space to accommodate trees and plantings as well as open grass areas. This contributes to the overall attractiveness of the rural environment.

There is one building located on the park which is designed to be functional and utilitarian with a scale that is in keeping with the setting. The existing building is set back from the road and screened by a mature hedge. The building is around 509 m<sup>2</sup> in area and covers approximately 2.1% of the total site area. Hard surface areas are provided for car parking, road ways, paths and sports courts. These currently cover around 7.6% of the total site area.

(c) Noise

Activities that occur on the site will generate noise from time to time and this relates to:

- Noise from games and sports being played including practice sessions
- Noise from social activities in the community hall
- Noise from vehicles visiting the site including engine noise and car doors opening/closing

The noise generated from the activities on the site will be of a type and level that commonly occurs and is generally acceptable within the rural environment. Effects of noise on the site

can be mitigated by restricting activities between certain hours and ensuring noise levels do not exceed typical rural standards. Mitigation will occur via the proposed conditions for noise that apply to rural recreation reserves. Given the parks rural location, low residential density and greater distance between neighbours any adverse effects associated with noise will be minor and unlikely to cause nuisance to surrounding neighbours. Noise was considered in the resource consent application for the hall and the effects were deemed to be less than minor.

(d) Light Spill, Glare and Sky Glow

There are three main types of obtrusive or adverse lighting effects that can cause nuisance to nearby residents, users of adjacent areas and to astronomical observation. These are:

- Glare
- Upward Waste Light (Sky Glow)
- Spill Light

At Greenpark Memorial Park floodlighting is provided for the tennis/netball courts to enable practice and play during the hours of darkness. Overhead floodlighting is needed to illuminate the courts for training and game purposes. Lighting may also be provided for security of buildings, roadways and car parks. Such lighting can create light spill and glare for neighbouring properties that may adversely affect surrounding rural amenity values. Light glare may also affect the safe and efficient operation of roads. In addition lighting required for recreation reserve activities may result in upward waste light being produced.

The effects of light spill and glare on neighbouring properties and the road network can be mitigated by directing exterior lighting away from adjacent properties and roads, restricting activities between certain hours and ensuring light spill does not exceed lux levels appropriate to a rural environment. Upward waste light can be managed by careful luminaire selection and site orientation. However, there will always be some reflected light contributing to sky glow that cannot be fully controlled or mitigated.

Given the reserves rural location, low residential density and greater distance between neighbours any adverse effects associated with outdoor lighting will be minor and unlikely to cause nuisance to surrounding neighbours. If additional or new lighting (beyond what is already existing) is to be installed at Greenpark Memorial Reserve mitigation will occur via the proposed conditions for lighting that specifically apply to this designation.

(e) Transport/parking

The activities occurring on Greenpark Memorial Reserve will generate traffic movements and the need to provide on-site car parks to cater for vehicle numbers. This relates to:

- Visitors, spectators and players arriving/leaving for sports games and practices
- People arriving/leaving for use of the club rooms for social occasions (after-match functions, meetings etc.)
- Casual users of the reserve for informal recreation or use of facilities
- Vehicles undertaking maintenance activities on the reserve

Generally higher numbers of vehicle movements and the need for car parking will occur for intense periods around weekend sport (especially Saturdays), week night uses for practice or games (e.g. netball) and social functions occurring in the community hall. This may create adverse effects for users of the roads near the reserve and surrounding residents where on-street parking occurs.

The number of vehicle movements per day will exceed the permitted limits defined for rural areas in the Operative District Plan 9.13.1 - Permitted Activities — Activities and Vehicle Movements.

The adverse effects of this are mitigated by:

- Provision of on-site car parking (20 spaces) as approved in the resource consent for the hall
- Overflow parking on grassed areas within the reserve and along the frontage of Greenpark Road

The effects of vehicular traffic related to the activities on the reserve have been present for some time and form an existing part of the environment. Should new activities occur that generate an increase in the scale or intensity of vehicular traffic at the reserve the effects will be assessed and mitigated via the proposed conditions for transport and vehicle movements that specifically apply to this designation.

(f) Heritage

The concrete-constructed entrance gates to Greenpark Memorial Park contain a World War II roll of honour memorial plaque which are listed as a heritage item in the district plan. Any proposed works to this heritage item will require a conservation management plan or expert heritage report prior to any works taking place. This will ensure that the works do not result in the loss of heritage values and that any effects on the historic heritage values of the item are minimised.

(g) Effects associated with the proposed use

Generally the effects associated with the proposed use are covered in the sections above (character/amenity, noise, light spill/glare/sky glow, transport/parking). There are some additional effects of the activity that have been identified. These include:

- Effects of machinery used for maintenance activities – may generate noise or create a hazard to users.
- Effects of maintenance works where pest control or agrichemicals are used.
- Effects of storm water runoff from car park and hard standing areas.
- Effects of waste water discharge to ground.
- The necessity to store hazardous goods on site (compressed gas).

These effects are existing and form part of the current environment. Mitigation of adverse effects will occur via the proposed conditions that apply to rural recreation reserves or may be regulated through the Canterbury Land and Water Plan.

(h) Benefits of the Activity

Greenpark Memorial Park is a focal point for recreation and community activities in the locality and provides the following benefits:

- A venue and facilities for the community to participate in sport and recreation activities (sports and active recreation activities as well as informal recreation opportunities) which supports the health and well-being of residents.
- Forms part of a network of sports parks to meet the need of organised sports matches and practice.
- A community hub that brings people together for recreation and social activities and helps to facilitate a sense of community and social connectedness.
- A community space for indoor recreational and community activities.
- Provides space for enhancing the landscape environment with gardens, trees, and grassed areas and contributes to the attractiveness of the rural environment.
- Provides environments that help to enhance the bio-diversity of the district and creates green corridors for birds and animals.

## 5. Statutory Assessment

The following is relevant to this activity:

**Reserves Act 1977** and specifically **s.17 (1) – Recreation Reserves**

*It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.*

And, **s. 40 (1) Functions of administering body**

*The administering body shall be charged with the duty of administering, managing, and controlling the reserve under its control and management in accordance with the appropriate provisions of this Act and in terms of its appointment and the means at its disposal, so as to ensure the use, enjoyment, development, maintenance, protection, and preservation, as the case may require, of the reserve for the purpose for which it is classified.*

Other sections of specific relevance include: s. 41 Management Plans; s. 53 Powers (other than leasing) in respect of recreation reserves; s. 54 Leasing powers in respect of recreation reserves (except farming, grazing, or afforestation leases).

A management plan has been prepared for Greenpark Memorial Park (2016) and is currently in draft form. Once adopted, the plan will set management and future development objectives for the park.

**Operative Selwyn District Plan**

The following extracts from the Selwyn District Plan are relevant to recreation reserves located in the rural zone and particularly Greenpark Memorial Reserve.

Recreation areas and reserves are listed as 'Community Facilities' in the Rural Volume of the District Plan refer section **B2.3 - Community Facilities and Recreational Areas – Issues**

**Community facilities** include land, buildings, equipment and services available to local communities for a range of activities, with or without a charge. They include: meeting halls, places of worship, schools, **recreation areas and reserves**, emergency services, and cemeteries.

The District Plan notes that many community facilities in the rural area are under-utilised and that the District Plan provisions can help to foster, or at least not hinder, the efficient use of community facilities by:

- Recognising and providing for community facilities as part of the rural area, which reduces compliance costs to change the use these facilities.
- Managing effects of activities, not type of activities or who is undertaking them, which also reduces compliance costs to let community facilities to private organisations.
- Exempting community facilities from rules for site coverage, so they have less land to maintain (see Policy B2.3.2).

Community facilities are not anticipated to cause nuisance effects to surrounding residents in the rural area, because of the lower levels of residential density and distance between neighbours. The Rural zone rules for noise, night lighting, carparking, recession planes et cetera apply to community facilities.

**Community Facilities and Recreational Areas - Strategy, Objectives, Policy and Methods**

The Rural Volume of the District Plan uses the following basic strategy to address issues with community facilities and recreational areas:

- The District Plan provisions recognise community facilities as part of the rural area and do not restrict the multiple use of community facilities.

### ***Objective B2.3.1***

Efficient use and maintenance of community facilities is encouraged.

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.

### ***Policy B2.3.1***

Recognise community facilities as part of the rural environment and encourage new uses for existing community facilities.

#### *Explanation and Reasons*

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 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.

#### *Method*

District Plan Rule Structure

*Permitted activities*

### ***Policy B2.3.2***

Exempt community facilities from site coverage requirements in the rural area.

#### *Explanation and Reasons*

The District Plan provisions impose a maximum site coverage for buildings on sites in the Rural zone. The purpose is to maintain rural character – the dominance of open space and vegetation cover over buildings. Policy B2.3.2 exempts community facilities from site coverage provisions. 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.

#### *Method*

District Plan Rules

### ***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.

#### *Explanation and Reasons*

New community facilities are encouraged to be located in or adjoining townships so they can serve a larger population base. While the population in the rural area is increasing, the District Plan policies encourage most new residential development to occur in and around townships. A study carried out for the Council (Barber: 2000 – Demand for Small Allotments in the Rural Area) suggests that by 2020 most residential growth will be in and around townships (see Section B4.1).

New community facilities need to be accessible to residents in the District, including children and people who do not have full mobility. Community facilities need to be designed and well-lit so people feel safe visiting them.

#### *Methods*

Asset Management Plans

- Design, layout of Council owned facilities

- District Plan Rules
- Subdivision – discretion over facilities to vest in the Council Advocacy
- Encourage community organisations to incorporate these ideas in designing community facilities.

### ***Community Facilities and Recreational Areas – Anticipated Environmental Results***

The following environmental results are expected to occur from implementing Section B2.3:

Community facilities are more utilised in the rural area.

The Operative District Plan Strategy, Objectives, Policy and Methods support the provision of community facilities such as cemeteries in the rural zones and seek to encourage use and recognise that they are part of the rural environment.

### ***Operative District Plan Rules***

The following District Plan Rules may apply to Greenpark Memorial Reserve:

- 4.2 Buildings and landscaping
- 4.7 Building and site coverage
- 4.9 Buildings and building position
- 4.17 Fences adjoining reserves
- 5.2 Vehicle accessways
- 5.3 Vehicle crossings
- 5.5 Vehicle parking and cycle parking
- 7.1 Outdoor signs – general
- 8.1 Storage of hazardous substances
- 10.6 Activities and noise
- 10.7 Activities and light spill
- 10.8 Activities and scale of activities
- 10.9 Activities and hours of operation
- 10.10 Activities and the outdoor storage of material and goods

### **District Plan Review**

The Operative District Plan is currently subject to review process. Topics of the review that will have particular relevance to the designation for Greenpark Memorial Park include:

- Community and recreation facilities
- Light spill, glare and sky glow provisions
- Noise provisions
- Transport and parking provisions
- Living zone provisions

### **Selwyn District Council Parks and Reserves Bylaw (2009)**

This bylaw has provisions for managing and controlling some activities on the reserve concerned with environmental effects. Specifically this relates to the following sections of the bylaw:

- s.6. Behaviour in Parks and Reserves
- s.7. Conduct in Facilities
- s.8. Vehicle Controls within Reserves

- s.11. Camping
- s.12. Aircraft and Drones
- s.13. Organised Sports Games

As there is a bylaw in place which already regulates some matters these are not required to be managed through conditions on the designation and would be an unnecessary duplication of regulations.

### **Canterbury Regional Policy Statement**

The key reference in the Regional Policy Statement to recreation and community facilities is related to the policy on regional growth.

#### **5.3.1 Regional growth (Wider Region)**

To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that:

1. ensure that any
  - a. urban growth; and
  - b. limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;
2. encourage within urban areas, housing choice, **recreation and community facilities**, and business opportunities of a character and form that supports urban consolidation;
3. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;
4. maintain and enhance the sense of identity and character of the region's urban areas; and
5. encourage high quality urban design, including the maintenance and enhancement of amenity values.

One of the anticipated results noted is: *New urban development provides for community facilities where appropriate.*

### **Land and Water Regional Plan**

The following region-wide rules (section 5) of the Canterbury Land and Water Regional Plan may apply to activities undertaken on Greenpark Memorial Reserve. This mainly relates to maintenance and operational activities such as weed and pest control, sports turf management and storm water management of car parks.

- Pest Control and Agrichemicals s.5.20 - 5.23
- Fertiliser Use s.5.65, 5.66, 5.67
- Stormwater s. 5.93A-5.97

## **5. Alternative sites, routes and methods that have been considered to the following extent:**

The requiring authority has a long-standing existing interest in the land required for the designation. The works being designated are existing and have been operating for some time. The works provided for by the designation will not result in any significant adverse effects on the environment. It is therefore not necessary to consider alternatives.



**6. The public work (or project or work) and designation (or alteration) are reasonably necessary for achieving the objectives of the requiring authority because:**

The purpose of the designation is to provide a large tract of public open space with associated facilities to enable sports, recreation and community activities to occur in order to meet the needs of residents at Greenpark and the wider locality. This work is necessary to be able to provide opportunities for participation in sports, recreation and social activities to support the health and well-being of the Greenpark community.

The Council's **2018-28 Long Term Plan** notes the following in relation to recreation reserves which forms part of the Community Facilities Activity: *"Council involvement in the Community Facilities Activity is considered to be an essential component required to promote community wellbeing in the district. Involvement in this activity contributes, in some way, to achievement of many of the community outcomes but, in particular, the development of a healthy community. The provision of services comprising the Community Facilities Activity is viewed as a critical element in attaining this goal.*

*Community Facilities strengthens local communities in a number of ways, including providing places and spaces for people to meet and interact; supporting voluntary community committees, clubs and groups in which people work together and develop a sense of common purpose; and delivering community social, leisure, education and cultural activities. Community halls, swimming pools libraries, service centres, heritage buildings, and reserves are an important part of the social fabric for many communities providing a focal point and contribute to attaining a sustainable community with a sense of identity and belonging.*

*The benefits of physical activity are now widely accepted and recognised. Increasing peoples' physical activity has emerged in the last decade as a key international and national goal to improve health. Council encourages residents to live healthy and active lives by providing a range of recreation and leisure facilities, including parks, playgrounds, swimming pools, halls and sport fields.*

*The natural environment and landscape, everything from parks and open countryside to playing fields and other green spaces, play an important part in promoting and maintaining good health and well-being and creating a sense of identity. Council enhances the environment and landscape by ensuring each township is served by a reserve, park or domain. Large rural recreation reserves and the smaller esplanade reserves provide environmental protection of riverbanks and lake margins and support the District's biodiversity. The network of reserves and open space creates green corridors for birds and animals."*

The Council's **Community Facilities Activity Management Plan** includes the following in regard to recreation reserves:

*"The provision of recreation reserves by Council is considered to be necessary to meet the open space and recreational needs of the District. The Council is required to promote community wellbeing and, involvement in the provision of recreation reserves contributes to achievement of community outcomes related to the development of a healthy community and providing a safe living environment. The Council has adopted strategies and policies aimed at creating a healthy living environment for the District's population. The provision of recreation reserves is viewed as a key element in attaining this goal.*

*Recreation reserves are an important element of township and rural environments providing visual contrast and relief from the built form, a sense of spaciousness as well as opportunity for exercise and social contact. Playing fields and other green spaces, play an important part in promoting and maintaining good health and well-being by providing opportunities for organised*

*and informal recreation. Rural recreation reserves provide environmental protection of riverbanks and lake margins and support the District's biodiversity.*

*The Council has adopted the role of primary service provider as, although there is open space areas provided by other agencies such as Department of Conservation and schools, these do not fulfil the wider recreation and open space needs of communities. Council reserves which are focused on active recreation compliment the areas provided by other agencies.*

*Recreation reserves play an important role in the image of the District and the quality of life and wellbeing for its residents. As the District's population grows and changes the Council will need to plan for future open space to meet requirements and achieve strategic goals.*

*Recreation reserves serve a number of functions that contribute to the social, cultural, economic and environmental wellbeing of the community. These include the following:*

- Provide opportunities for outdoor recreation to improve physical wellbeing;*
- Provide a focal point for local communities where they can meet and participate in a variety of leisure and recreation activities;*
- Provide sports fields, play spaces and facilities;*
- Provide a balance between developed urban space and green spaces;*
- Create visual amenity such as gardens, trees, and green open space;*
- Help to define the unique identity of townships;*
- Provide passive areas of open space for quiet contemplation, walking and sitting;*
- Contribute to the overall landscape character of the district;*
- Provide environments that help to enhance the bio-diversity of the district;*
- Create green corridors for birds and animals;*
- Enhance the image of the district as an attractive and pleasant place to live;*
- Enable preservation of historic sites and features."*

The Council's ***Open Spaces Strategy (2015)*** notes the need for *providing open space areas across the District for a variety of uses and experiences.* This includes sports and recreation parks as a venue for sport and recreation activity with recreation facilities and buildings and often multiple use. The strategy acknowledges that: *Trends/ best practice suggests that 'hubbing' of sports (sports amalgamations and multi-use of facilities) is an increasingly popular approach in terms of recreation provision. With this in mind, larger destination facilities that cater to a wide range of users are becoming more prominent.*

It is determined that it is appropriate to pursue a designation as:

- designations allow more flexibility for local authorities to develop long term projects (consistent with the long term plan) with the capability of modifying the activities and facilities to suit changing community needs.
- a designation allows the land needed for the works to be identified in the District Plan, clearly indicating the intended use of the land.
- The Selwyn District Council already retains the necessary interests in this land to undertake the activity relevant to the propose of the designation
- The designation will provide ongoing protection for the designated purpose and restrain other land uses or developments that could hinder the works.

**7. The following resource consents are needed for the proposed activity and have (or have not) been applied for**

155022 : To erect a community building exceeding 100m<sup>2</sup> Greenpark Hall  
None further are required.

**8. The following consultation (or No consultation) has been undertaken with parties that are likely to be affected:**

No specific consultation in respect to this designation has been carried out. Given that the designation relates to activities that are already existing and have been present for some time and no changes are proposed it is not envisaged that consultation with affected parties is required.

**9. The Selwyn District Council attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.**

*Attachment 1: Greenpark Memorial Park Boundary and existing facilities*

*Attachment 2: Land title*

*Attachment 3: Proposed standards*

**Signature of person giving notice**

(or person authorised to sign on behalf of person giving notice)

A handwritten signature in black ink, appearing to read 'Mark Rykers', written over a horizontal line.

**Mark Rykers**

**Date:** 3 June 2020

**ATTACHMENT 1:**

**Greenpark Memorial Park**



## Existing Facilities



## ATTACHMENT 2:



### COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



*R. W. Muir*  
Registrar-General  
of Land

Identifier **CB509/11**  
Land Registration District **Canterbury**  
Date Issued 16 January 1948

#### Prior References

CB371/78

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Estate	Fee Simple
Area	2.4281 hectares more or less
Legal Description	Lot 1 Deposited Plan 13693

#### Proprietors

The Ellesmere County Council

#### Interests

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Transaction Id 29630854  
Client Reference wcharlton001

Search Copy Dated 9/12/10 2:49 pm, Page 1 of 1  
Register Only

## NEW ZEALAND

Form B.

Register-book.

Vol. 509, folio 11

Reference: Vol. 371, Folio 78  
 Transfer No. 281843  
 Application No.  
 Order for N/C No.

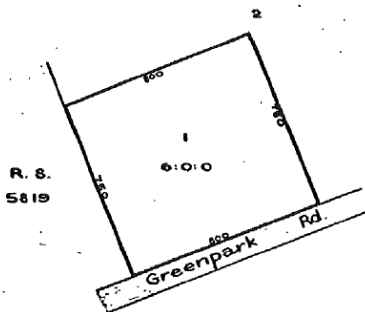


## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the sixteenth day of January, one thousand nine hundred and Forty-eight  
 under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that  
ELLASMERE JOHN STALKER and HORACE EDWARD HARRIS both of Greenpark Farmers are

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written  
 or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly  
 of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements  
 a little more or less, that is to say: All that parcel of land containing SIX ACRES or thereabouts situated in Block IX of  
the Halswell Survey District being Lot 1 on Deposited Plan No. 13693 part of Rural Section 4759.

IX Halswell S. D.



METRIC AREA:— 2.4281 ha

Scale: 3 chains to an inch



*William*  
 Assistant  
 District Land Registrar.

THIS REPRODUCTION (ON A REDUCED SCALE)  
 CERTIFIED TO BE A TRUE COPY OF THE  
 ORIGINAL REGISTERED FOR THE PURPOSES OF  
 SECTION 151A, LAND TRANSFER ACT 1952.

*Simon* A.L.R.

Transmission 19374/1 to Ellasmere John  
 Stalker abovenamed as Survivor -  
 11.12.1974 at 11.26 a.m.

Transfer 19374/2 to The Chairman Councillors  
 and Inhabitants of the County of Ellasmere  
 - 11.12.1974 at 11.25 a.m.

A.L.R.



Land Transfer (Compulsory  
Registration of Titles)  
Act, 1908.  
Reference: Deeds Index. C 4758-5548.  
Application No. C 1013



Register-book,  
Vol. 371, folio 78

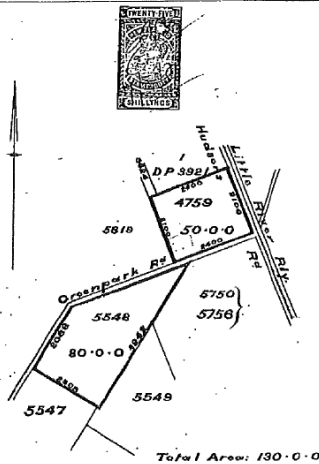
371/078

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. *Part cancelled*  
LIMITED AS TO PARCELS AND TITLE

CANCELLED

This Certificate, dated the Eleventh day of November one thousand nine hundred and Twenty-five  
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury witnesses that  
ANGELINA ELIZABETH GOODWIN of Greenpark, Widow and HENRY COTTERILL of Christchurch Solicitors are

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, by the several admeasurements a little more or less, that is to say: All that parcel of land containing ONE HUNDRED AND THIRTY ACRES or thereabouts situated in Block IX of the Malowell Survey District being Rural Sections 4759 and 5548 and being more particularly described in Conveyances Registered Nos. 11731 (27/45) and 22881 (36/576).



made Quality due  
to Condition  
of Original

11693

Scale: 20 Chains to one Inch.

*P. D. Dimpfle*  
District Land Registrar.

Lease 3851 produced 11th Dec 1928 at 12.38 pm.  
Angelina Elizabeth Goodwin and Henry Cotterill  
to George Hubbard and Donald Hubbard from  
5 years from 15th May 1928 *P. D. Dimpfle*

Lease 9630 produced 5th June 1933 at  
2.10 pm Angelina Elizabeth Goodwin and  
Henry Cotterill to Ernest Edward Hubbard  
and Ralph Stuart Hubbard from 5 years  
from 15th May 1933 *P. D. Dimpfle*

Transmission of title to Henry Cotterill above  
named entered 11th Dec 1934 at 11.30 am. *P. D. Dimpfle*

Transfer 222590 produced 1st March 1935 at  
11.30 am Henry Cotterill to Alice Vera Jordan  
of Auckland widow and the said Henry Cotterill  
*P. D. Dimpfle*

At stage 195344 produced 9th May 1935 at 2.30 pm  
Alice Vera Jordan and Henry Cotterill to  
Henry Cotterill and Henry Walsingham  
of Auckland 100 acres *P. D. Dimpfle*

Lease 10606 produced 2nd February 1939 at 1.45 pm.  
Goodwin and Henry Cotterill to Ernest Edward Hubbard  
for 7 years commencing from 15th May 1938 *P. D. Dimpfle*



3711/78

Transmission 24711 to the above named Alice Vera Goodwin entered 13 March 1948 at 11.23 am

Transfers 25508 produced 13 March 1948 at 11.25 am Alice Vera Goodwin to Lionel Denis Cottrell of Christchurch, Dorset and the said Alice Vera Goodwin

Transmission 37116 of mortgage 19834 to the above named Henry Wolvingham England mortgage entered 17 July 1948 at 12.10 pm

Transfer 257167 of mortgage 19834 produced 17 July 1948 at 12.15 pm Henry Wolvingham England mortgage to Violet Evelyn Muncher and Lionel Denis Cottrell and the said Henry Wolvingham England mortgage

Lease 11649 produced 2 October 1948 at 2.30 pm Alice Vera Goodwin and Lionel Denis Cottrell to Arnold Edward Hubbard 21 years from 15 May 1948

Surrender of lease 11649 as to lot 1 plan 13693 produced 16 January 1948 at 12.10 pm

Discharge of mortgage 19834 as to lot 1 plan 13693 produced 16 January 1948 at 12.14 pm

Transfer 281843 produced 16 January 1948 at 12.16 pm Alice Vera Goodwin and Lionel Denis Cottrell to Edmund John Stalker and Horace Edmund Harris of lot 1 plan 13693

509/11 But cancelled

320413 Transfer of mortgage 195340 Henry Wolvingham England mortgage to Violet Evelyn Muncher and Lionel Denis Cottrell to Edmund John Stalker and Horace Edmund Harris of lot 1 plan 13693 produced 10 May 1948 at 11.42 am

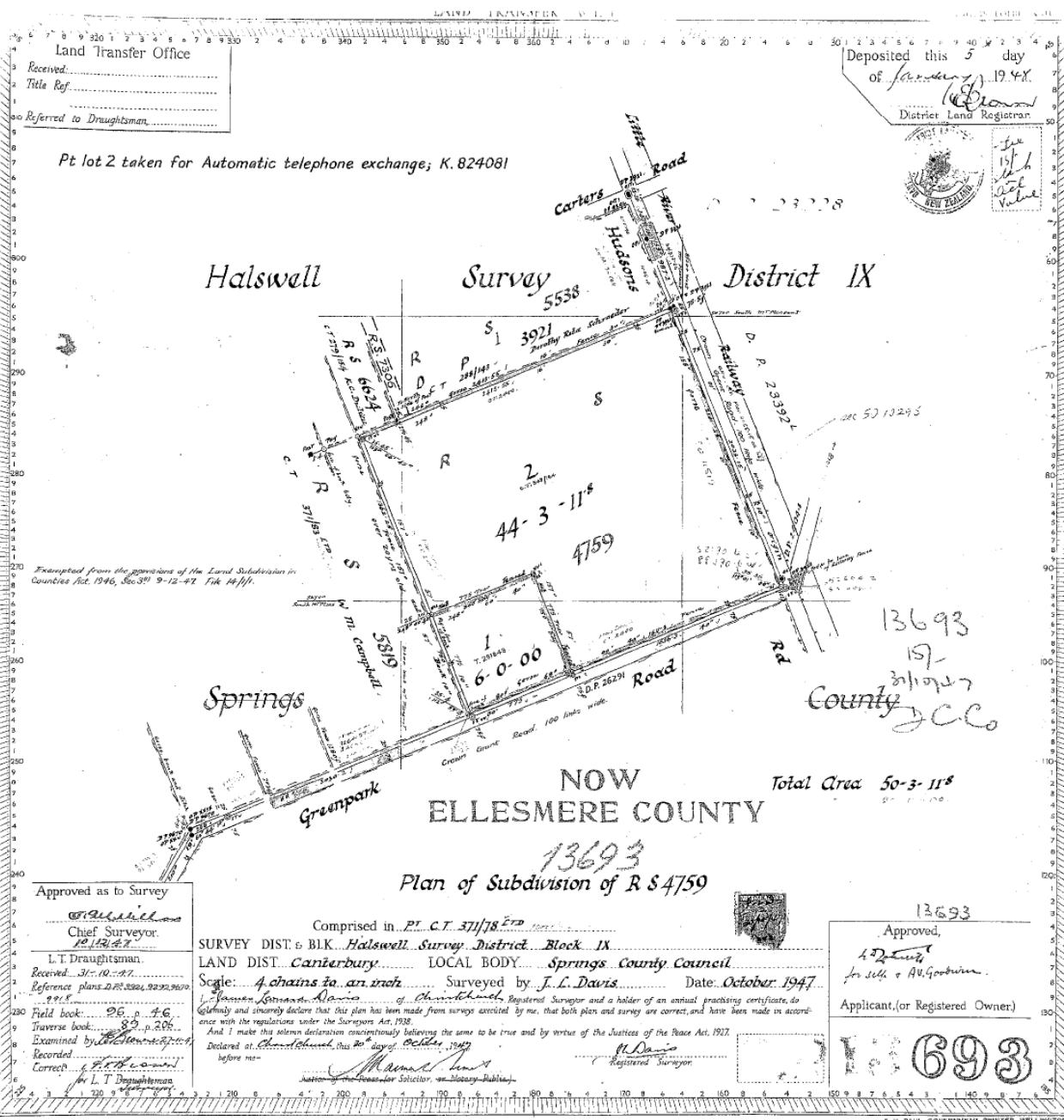
Cancelled as to lot 2 (Balance) and new CT 547/164 issued N.C.O. 353907 30/1/52

Cancelled

Liability limitation as to title has been removed this 30th day of January 1952

Cancelled as to lot 2 Plan 13693 and new CT 547/164 issued N.C.O. 353907 30/1/52 Free from periods limitation and cancelled as to Balance and N.C. 548/163 issued

N.C.O. 353907 Canceled



Land Transfer Office  
Received: \_\_\_\_\_  
Title Ref: \_\_\_\_\_  
Referred to Draughtsman: \_\_\_\_\_

Deposited this 5 day  
of January 1947.  
District Land Registrar

Pt lot 2 taken for Automatic telephone exchange; K.824081

Halswell Survey District IX

Exempted from the provisions of the Land Subdivision in Counties Act, 1946, Sec 3(1) 9-12-47. File 14/1/1.

Springs

Greenpark

NOW ELLESMERE COUNTY

Total Area 50-3-11<sup>s</sup>

13693  
Plan of Subdivision of R S 4759

Approved as to Survey  
Chief Surveyor: *J. L. Davis*  
L.T. Draughtsman: *L. T. Draughtsman*  
Received: 31-10-47  
Reference plans: D.R. 3304, 9232, 9670  
Field book: 26 p. 46  
Traverse book: 82 p. 206  
Examined by: *J. L. Davis*  
Recorded: *J. L. Davis*  
Correct: *J. L. Davis*

Comprised in P.T. C.T. 371/78  
SURVEY DIST. & BLK. Halswell Survey District Block IX  
LAND DIST. Canterbury LOCAL BODY Springs County Council  
Scale: 4 chains to an inch Surveyed by J. L. Davis Date: October 1947  
I, *James Lawrence Davis* of Christchurch, Registered Surveyor and a holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.  
And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1917.  
Declared at Christchurch this 10th day of October 1947  
before me: *James Lawrence Davis*  
Notary Public for Solicitors and Notary Public

13693  
Approved,  
*J. L. Davis*  
for self & A. G. Goodwin  
Applicant, (or Registered Owner)  
13693

## **ATTACHMENT 3**

**The following restrictions shall apply to all designations for Council owned reserves:**

**1. Setback from Road**

All structures and buildings in a Residential or Rural Zone, (other than listed below) shall be setback from the road boundary as follows:	
Road boundary with Arterial/Strategic Road	20m
Road Boundary with Other Road	10m
West Melton Domain	8m
Broadfield Reserve	9m

**2. Separation from Neighbours**

All structures and buildings in a Residential or Rural Zone, except for buildings necessary for the storage of equipment used for the maintenance of reserve which may be sited as an accessory building, shall be setback from internal boundaries as follows:	
Residential Zones:	5m
Rural Zones	10m
Sheffield Domain	5m

**3. Height**

No structure or building shall exceed the following maximum heights:	
Residential Zones (within 100 metres of a boundary with a residential zone)	8m
Residential Zones (not within 100 metres of a boundary with a residential zone)	20m
Rural Zones	12m
Any pole or support structure for flood or training lights accessory to sports facilities	30m

**4. Outdoor Storage**

Any outdoor storage area shall not be located within the setback from roads or the separation from neighbours standards.
Where there is no existing boundary planting or screening outdoor storage areas shall be screened from adjoining sites and roads by either planting, wall(s), fence(s) or any combination of these to at least 1.8 metres in height along the length of the storage area.

**5. Recession Planes**

Within Residential Zones or on boundaries adjoining a Residential Zone or Rural Zone, buildings shall not intrude through a 45 degree recession plane measured from a point 4metres above the external boundary of the site.

## 6. Site Coverage

These standards are exclusive of play equipment	
All sites	20%

## 7. Surfacing

The maximum site area covered by impervious surfaces, including courts, footpaths, swimming pools, car-parking areas are:	
All sites	30%

## 8. Glare

Fixed artificial outdoor lighting is directed away from and/or screened from adjacent properties and roads.	
<p>For the purpose of minimising upward light and <u>sky glow</u> associated with public sports courts and grounds:</p> <ul style="list-style-type: none"> <li>a) All artificial <u>outdoor lighting</u> shall be directed downward and shielded from above to ensure that all light shines below the horizontal; and</li> <li>b) Modelled luminous intensity from any luminaire for any viewing angle at 1.5m above grade level, at a distance equal to 45m beyond the edge of the field, shall not exceed 1000 candela (absolute); and</li> <li>c) Luminaires shall not emit more than 250 lumens in the "Very High" glare zone, ranging from 80° to 90° above nadir; and</li> <li>d) All <u>artificial outdoor lighting</u> shall have a maximum correlated colour temperature of 5,700K; and</li> <li>e) The maximum level of <u>light spill</u> from all <u>artificial outdoor lighting</u> shall not exceed the horizontal or vertical illuminance level of 10 lux between 6am and 10pm on an adjacent <u>site</u> zoned Rural or Residential and 25 lux on an adjacent site zoned Commercial, Mixed Use or Industrial, excluding <u>roads</u>.</li> <li>f) <u>Artificial outdoor lighting</u> for public sports courts and grounds to enable sporting and recreation</li> </ul>	

<p>activity shall be turned off between 10.00pm and 6.00am, or dimmed by 75% between 10.00pm to 10.30pm and turned off between 10.30pm and 6.00am; and</p> <p>g) <u>Artificial outdoor lighting</u> not directly required for sporting or recreation activity but associated with the public sports courts and grounds (i.e. associated car park lighting) shall comply with LIGHT-REQ3 and shall be turned off between 10.00pm and 6.00am, or either controlled by occupancy sensors or dimmed by 75% between 10.00pm and 6.00am.</p>	
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## 9. Noise

Activities, other than outdoor recreation, shall be conducted such that the following noise levels are not exceeded at the boundary of the site	
Residential Zones (assessed at any point at the site boundary): <ul style="list-style-type: none"> <li>a. 7am to 10pm during day time</li> <li>b. 10pm to 7am</li> </ul>	50 dBLAeq 40 dBLAeq
Rural Zones (assessed at any point within a notional boundary): <ul style="list-style-type: none"> <li>a. 7am to 10pm during day time</li> <li>b. 10pm to 7am</li> </ul>	55 dBLAeq 45 dBLAeq

## 10. Construction Noise

Any construction activities shall be conducted such that the following noise levels are not exceeded at the boundary of the site:

	Weekdays			Saturdays			Sundays/public holidays		
	L10	L95	Lmax	L10	L95	Lmax	L10	L95	Lmax
6.30am–7.30am	60	45	70	*	*	*	*	*	*
7.30am–6pm	75	60	90	75	60	90	*	*	*
6pm–8pm	70	55	85	*	*	*	*	*	*
8pm–6.30am	*	*	*	*	*	*	*	*	

## 11. Parking

- a) Activities located in a Residential Zone, and on the reserves listed below shall comply with the parking standards set out in the **table 1** below:

- Rhodes Park
- Darfield Domain
- West Melton Domain

**Table 1**

	<b>Vehicle Parking</b>
Recreation	10 spaces per 100m <sup>2</sup> PFA or 1 space per 10 seats, whichever is greater.
Sports grounds and playing fields	15 spaces per ha of sports grounds or playing fields.

- b) All carparking areas shall comply with the 'Minimum Parking Area Dimensions' set out in Part 4 – Appendices TRAN Appendices: All Transport

For activities located in the Rural Zone:

- (a) all car parking associated with an activity must be located either on-site or on land adjoining the site and not on the road reserve; and
- (b) All carparking areas shall comply with the 'Minimum Parking Area Dimensions' set out in Part 4 – Appendices TRAN Appendices: All Transport.

## 12. Heritage

- a) Works to a heritage item shall be consistent with the recommendations of a conservation management plan or expert heritage report submitted with the request for outline plan approval.

*Advice Note:*

*Works and activities that comply with the permitted activities standards of the Plan are incorporated into this designation, and in accordance with s176A(2) RMA, no outline plan is required for those activities.*