

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: Prebbleton Domain

Address: 64 Tosswill Road, Prebbleton

Legal Description: RESERVE 3996, PART RURAL SECTION 1488, PART RURAL SECTION 1742; PART RURAL SECTION 2246 and Section 1 SO 393837

Area: 11.3818 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 play centre, club rooms and other buildings for recreation and social activities and meetings.
- iii. To provide community infrastructure to support the recreation activities including sports grounds, sports ground lighting, sports courts, play grounds, walking and cycling tracks, roadways and car parks amenity buildings including toilets, changing rooms and storage areas.

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:
 - sports fields and lighting for summer and winter sports activities
 - tennis/netball courts and lighting
 - combined public toilets/changing room facility
 - public toilets
 - combined sports pavilion
 - playcentre building and associated outdoor play area
 - tennis/netball club room
 - cricket nets
 - playground
 - half basketball court
 - walkways/cycleways
 - car parks and roadways
 - fitness equipment
 - park furniture

- fencing (internal and boundary)
- Other recreational facilities and equipment
- Shelter and amenity planting

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.
- iii. Additional land has been purchased in Prebbleton to provide for growth in demand for sport and recreation space to service the community.

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.

4. 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.

(b) Character and amenity

The original Prebbleton Domain (Res 3996 - now tennis/netball, rugby No1 ground and clubrooms area comprising 2.9516ha) was vested to HM the Queen, SDC, in 1880 and the land changed from a Domain to a Reserve for Recreation purposes on 5 March 1956. Further parcels of land (Pt RS 1488 and Pt RS 1742) to the west and south of the original reserve comprising 2.0234ha and 6.4047ha respectively were vested to HM the Queen, Paparua County Council, in 1978 as reserve for recreation purposes. It has been progressively developed for recreational and sporting use and has formed an integral part of the Prebbleton Township. The original Domain land was in a semi-rural setting but this

has altered over time with the expansion of the township whereby it is now mainly surrounded by residential development.

The Domain provides for a large tract of open green space within the town environs that affords visual and spatial relief to the surrounding built environment. The Domain area allows for improved visual amenity with space to accommodate large numbers of trees and plantings as well as open grass areas. This contributes to the overall attractiveness of the township environment.

The buildings and structures located on the Domain are designed to be functional and utilitarian with a scale that is in keeping with the setting. The existing buildings cover approximately 1% of the site area. Hard surface areas are provided for car parking, road ways, paths and sports courts. These currently cover around 13.5% 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 club rooms and facilities
- 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 residential environment. Effects of noise on the site can be mitigated by restricting activities between certain hours and ensuring noise levels do not exceed typical residential standards. A gate at the entrance is provided that locks on a timer mechanism to prevent unauthorised vehicle access to the Domain outside of the standard operating hours. Mitigation will occur via the proposed conditions for noise that apply specifically to this designation.

(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

Overhead floodlighting is needed to illuminate the sports fields and 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 residential 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.

At Prebbleton Domain the main oval and two other sports fields have floodlighting provided that is primarily used for night time practice. This lighting has been installed for some time with some light standards approved under Resource Consent 085302 via an Outline Plan process in 2008. The approval letter requested that the hedge and trees around the boundary of the playing fields are retained and that best practical measures are taken to minimize light spill to 3 lux.

Floodlighting is also provided for the tennis/netball courts to enable practice and play during the hours of darkness. This lighting has been installed for some time and an additional four lights were provided in 2016 via Resource Consent 165409. The conditions of this consent required:

- Use to be limited to no later than 10.00 pm and competition play no later than 8.00 pm
- Provision of luminaires of a full-cut of design such that none of the light emitted by the luminaire is directed upward.
- An independent and qualified lighting professional is engaged to assess the actual illuminance at the site boundaries and at the seal edge of Tosswill Road after installation to confirm that the installation has been installed correctly and that actual light spill is within +/- 10% of calculated values and within the limits of the District Plan rules.

The effects from this lighting have been present for some time or have been assessed through more recent resource consent processes and are an existing part of the environment.

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 residential 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.

If additional or new lighting (beyond what is already existing) is to be installed at Prebbleton Domain mitigation will occur via the proposed conditions for lighting that apply specifically to this designation.

(e) Transport/parking

The activities occurring on Prebbleton Domain 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.)
- Users of the play centre
- Casual users of the Domain for informal recreation or use of facilities
- Vehicles undertaking maintenance activities on the Domain

Generally high 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. touch rugby) and social functions occurring in the club rooms. This may create adverse effects for users of the roads near the Domain and surrounding residents where on-street parking occurs.

The number of vehicle movements per day will exceed the permitted limits defined for residential areas in the Operative District Plan 10.8.1 - Permitted Activities — Activities and Scale of Activities.

The adverse effects of this are mitigated by:

- Provision of on-site car parking with 168 car park spaces provided. In terms of the Operative District Plan requirements (set out in Table E13.1(a) — Minimum Parking Spaces to be Provided) it is calculated that 100 car park spaces are required to service the sports fields/courts based on an area 6.68 ha and 15 spaces per ha; 52 car park spaces to service the club rooms based on a combined floor area of 515 m² and 10 spaces per 100m², and; 9 spaces for the play centre facility based on occupancy of 35 and 0.26 spaces per child. This indicates that a total of 161 car park spaces are needed to service the activities on the Domain.
- On-street parking along the frontage of Tosswill Road (this has recently been upgraded to allow for safe on-street parking).
- Clearly identified entrance constructed to transportation standards.
- 50 kmh speed limit on Tosswill Road in the vicinity of the Domain.
- Walking and cycling linkages to surrounding residential areas with formed pathways to enable easy access.
- Provision of bicycle parking

The effects of vehicular traffic related to the activities on the Domain have been present for some time and form an existing part of the environment. It is planned to build a new overflow car park area on land that is currently not utilised in the Domain. This will cater for an estimated additional 50 car park spaces to cater for peak usage times.

Should new activities occur that generate an increase in the scale or intensity of vehicular traffic at the Domain the effects will be assessed and mitigated via the proposed conditions for transport and vehicle movements that specifically apply to this designation.

(f) 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 such as field releveling that may create dust.
- Effects of maintenance works where pest control or agrichemicals are used.
- Effects of fertiliser use on playing fields.
- Effects of storm water runoff from car park and hard standing areas.
- 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 urban recreation reserves or may be regulated through the Canterbury Land and Water Plan.

(g) Benefits of the Activity

Prebbleton Domain is a focal point for recreation and community activities in the township and provides the following benefits:

- A venue and facilities for the community to participate in a range of 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.
- Provides relief to the surrounding built environment by providing a large tract of open green space.
- Provides space for enhancing the landscape environment with gardens, trees, and grassed areas and contributes to the attractiveness of the township.
- Provides environments that help to enhance the bio-diversity of the district and creates green corridors for birds and animals.
- Draws people to the township to utilise the facilities on the Domain with indirect economic benefits to local businesses.

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).

Note that a draft Reserve Management Plan has been prepared for Prebbleton Reserve but the adoption process has not been completed at this point.

Operative Selwyn District Plan

The following extracts from the Selwyn District Plan are relevant to recreation reserves located in the living zone and particularly Prebbleton Domain.

Recreation areas and reserves are listed as 'Community Facilities' in the Township 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 a number of issues in relation to community facilities that are especially relevant to recreation reserves such as Prebbleton Domain.

Access to community facilities is important to foster a sense of community or association in an area; and to meet people's expectations to have access to community facilities.

Community facilities bring benefits to residents. It is desirable to have them located in or close to residential areas, so that not only are they easily accessible to residents in the townships, but they are sited close to the communities they serve including in living areas, in locations providing easy access to the public. Some community facilities can have adverse effects on the environment, particularly the amenity values of residential areas. For example:

- Noise and lighting from functions at night can disturb sleeping residents.
- Inadequate access and car parking can cause traffic congestion and loss of privacy for neighbours.
- If community facilities are located across main roads or railway lines from the township, they can create traffic hazards for both residents trying to get to them and motorists or trains using the road or railway line.
- If buildings or grounds are not adequately maintained, they can have adverse visual effects on the neighbourhood.

On the other hand, residents in townships need to recognise that existing community facilities in living areas are part of the environment in which they live.

Community Facilities (and Reserves) - Strategy, Objectives, Policy and Methods

The Township Volume of the District Plan uses the following basic strategy to address issues with community facilities:

Co-ordinating Community Facilities and Residential Growth - Any plan change request to rezone land for residential or business development should include an assessment of the impacts of the growth on community facilities and ways in which those impacts can be addressed.

Adverse Effects - The Plan has policies and rules to manage effects of community facilities, in the same way as other activities.

The Council's Asset Management Plans identify when community facilities vested in the Council may require additions or upgrades; and what the work is that is required. Other organisations that provide community facilities may have similar plans or policies.

Objective B2.3.1

Residents have access to adequate community facilities.

Objective B2.3.2

Community facilities do not adversely affect residential amenity values or other parts of the environment.

Explanation and Reasons:

Community facilities are essential to meet people's needs and expectations. Objective B2.3.1 aims to ensure people have access to community facilities: ensuring the facilities are

provided; they are adequate to meet demand; and they are easy to get to, especially for children and less mobile residents.

Like all activities, community facilities should not have adverse effects on the environment, including people and other activities. The Plan allows community facilities in Living zones (subject to effects based rules) because they enhance local neighbourhoods and to make them easily accessible for and to residents. The effects based rules for activities in Living zones, generally ensure community facilities will not disturb residents in Living zones.

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.

Explanation and Reasons:

Community facilities should be located on sites which are easily accessible to residents, including children and people with impaired mobility. Therefore they need to be safe and easy for pedestrians and cyclists to access; and have car parking close by. Community facilities are encouraged to locate in Living zones, provided any effects are compatible with residential amenity values.

Method:

- District Plan Rules
- Community facilities that comply with effects-based rules can locate in a zone as a permitted activity.

Policy B2.3.5

Recognise existing community facilities as part of the environment when assessing effects of any proposed changes to the facility.

Explanation and Reasons:

Most townships in Selwyn District have a mix of residential and business activities, and community facilities. The activities are not separated into different zones or areas. In many cases there is no need to separate the activities, because they do not adversely affect each other. The District Plan contains several policies that recognise this land use pattern and require it to be taken into account when the consent authority considers resource consent applications for changes to business activities and community facilities in Living zones (see Part B, Section 3.4, Policy B3.4.8).

Lawfully established community facilities are part of the existing environment. Only the environmental effects of changes to a community facility should be considered, not environmental effects as if the whole community facility is a new activity.

Method:

- District Plan Policy

- To assess resource consent applications for activities that do not comply with the rules for permitted activities or with section 10 of the Act – Existing Uses.

Policy B2.3.6

Encourage co-locating community facilities where appropriate.

Explanation and Reasons:

Co-locating community facilities may have the following benefits:

- Reducing potential effects on residential amenity values by reducing the area where residential activities and community facilities share boundaries.
- Shared car parking facilities, access and roading design to reduce traffic effects.
- Facilitating multiple use of community facilities and “one stop” services for people using more than one facility.

Co-locating community facilities may be inappropriate if:

- The facilities adversely affect one another.
- The site is inappropriate for community facilities in the first instance and the consent authority does not want to encourage more people, traffic or buildings in the area.
- The facilities should be spread throughout the township to benefit residents, e.g. neighbourhood reserves.
- The facilities create greater benefits if spread throughout the township.

Methods:

- Advocacy
- Promote co-location of community facilities as opportunities arise
- District Plan Rule
- Allow community facilities to share car parking requirements when the facilities are unlikely to be available or used during overlapping times. See Part E, Appendix 13.

Policy B2.3.7

Facilitate multiple use of individual community facilities, where appropriate.

Explanation and Reasons

Compared with metropolitan centres, townships in Selwyn District are small. Many townships have under-utilised community facilities. In other cases, the same land area or buildings may be able to be used for more than one purpose. Multiple use includes: using one facility for a variety of uses; or sharing facilities between townships or communities.

The multiple use of community facilities, including reserve areas, can have the following benefits:

- Reduced costs for the communities and developers in providing separate land areas or money for duplicate facilities.
- Reduced costs to communities for ongoing maintenance and renewal of duplicate facilities.

- More efficient use of land or buildings, especially existing, under-utilised facilities.
- The “efficient use and development of natural and physical resources” is a matter the Council must have particular regard to, under the Act (section 7(b)).
- Multiple use of community facilities may be inappropriate in some cases. For example:
 - If the uses are not readily compatible.
 - The facility is too far away to be easily accessible for a community.

The organisation owning the community facility makes the final decision as to whether the land or building may be used for more than one purpose. Policy B2.3.7 recognises that multiple use has benefits. Therefore, the District Plan does not prevent it from happening, except where necessary to address an adverse effect.

Methods:

- Advocacy
- Promote multiple use of community facilities as opportunities arise.
- Asset Management Plans
- Identify opportunities for multiple use of community facilities and reserves vested in the Council.

Policy B2.3.8 - Reserves

Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.

Explanation and Reasons:

- Providing reserves when land is subdivided or used for new residential or business development serves two purposes:
 - Providing areas for recreation; and
 - Reducing the visual effects of new buildings by maintaining some green ‘open space’ areas.

Policy B2.3.8 addresses the first issue. Part B, Section 4.1 – Residential Density, Policy B4.1.10, addresses the second issue. Part B, Section 2.1, Transport Networks, Policy B2.1.20 provides for walkways and cycleways in townships, as part of the transport network.

Most townships in Selwyn District have substantial reserve areas. These may include local neighbourhood reserves serving parts of a township and larger domains and sports facilities serving both the township and its surrounding rural area.

Method:

- LTP
- Development Contribution Policy

Community Facilities and Reserves – Anticipated Environmental Results

The following environmental outcomes are expected to result from implementing Section B2.3:

- Community facilities keep pace with the growth of townships, where necessary.
- Community facilities in townships are located in places which are accessible to residents, including children and people with impaired mobility.
- New community facilities do not adversely affect residential amenity values or the safe and efficient operation of Strategic Roads or railway lines.
- More use is made of existing, under-utilised community facilities.
- Clustering of community facilities in one area in some townships.
- A range of uses of community facilities and reserve areas.
- Existing residents do not pay twice for the costs of community facilities which they have already funded.
- Each township has a reserve area, to meet the recreational needs of residents.
- Public access is provided along main waterbodies that adjoin townships, where it is likely to create a useful community facility.

Operative District Plan Rules

The following District Plan Rules may apply to Prebbleton Domain:

- 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 Prebbleton Domain 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 Domain 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 Prebbleton Domain. 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 in the Prebbleton Township 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 Prebbleton 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.

The implementation plan noted the provision of a sports hub to be located in Prebbleton and the existing Prebbleton Domain partly fulfils this requirement alongside an additional site to be developed for recreation purposes.

It was determined that it was more 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 purpose 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

RESOURCE CONSENT 165409 : Install four extra lights and poles to tennis courts at the Prebbleton domain. : Decision Notified 21/02/17

RESOURCE CONSENT 105357 : OUTLINE PLAN - TO ERECT A NEW CHANGING ROOM BLOCK AT PREBBLETON DOMAIN : Decision Notified 15/12/10

RESOURCE CONSENT 075389 : OUTLINE PLAN TO ERECT REPLACEMENT STORAGE BUILDING : Decision Notified 20/09/07

RESOURCE CONSENT 085302 : OUTLINE PLAN TO ERECT LIGHTING STANDARDS AT PREBBLETON RECREATION RESERVE : Decision Notified 4/11/08

Note that Prebbleton Domain is the possible site for a new community centre to service Prebbleton. This facility is likely to be a combined sports and community centre. It is anticipated that, if it was built on this site, a resource consent would be 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: Prebbleton Domain boundary and existing facilities

Attachment 2: Gazette Notice and 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:

Prebbleton Domain





Revocation of the Reservation Over a Reserve Specifying the Manner of Disposal and How Proceeds of Sale Shall be Utilised

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby revokes the reservation as a local purposes (road) reserve over the land, described in the Schedule hereto, and further, declares that the said land may be disposed of by the Waitemata City Council at current market value, the proceeds from any such sale to be paid into the Council's reserves account, such moneys to be used and applied in or towards the improvement of other reserves under the control of the Council, or in or towards the purchase of other land for reserves.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT—WAITEMATA CITY

916 square metres, more or less, being Lot 7, D.P. S. 57007, situated in Block VIII, Titirangi Survey District. All certificate of title 52D/660.

Dated at Auckland this 23rd day of April 1985.

J. V. BOULD,

Assistant Commissioner of Crown Lands.

(L. and S. H.O. 6/1/1057; D.O. 8/5/347)

3/1

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserve, described in the Schedule hereto, as a scenic reserve, for the purposes as specified in section 19 (1) (a) of the Reserves Act 1977, subject to the provisions of the said Act.

SCHEDULE

WESTLAND LAND DISTRICT—WESTLAND COUNTY

3035 square metres, more or less, being Reserve 837, situated in Block II, Poerua Survey District. Gravel Reserve by part *New Zealand Gazette*, 1905, page 1257. S.O. Plan 497A.

Dated at Hokitika this 6th day of May 1985.

T. A. BRYANT,

Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 10/3/49; D.O. 13/79)

3/1

Vesting Reserves in the Paparua County Council

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby vests the reserves described in the Schedule hereto, in the Paparua County Council in trust for recreation reserves.

SCHEDULE

CANTERBURY LAND DISTRICT—PAPARUA COUNTY

West Melton Recreation Reserve

4.0468 hectares, more or less, being Reserve 3789, situated in Block XI, Rolleston Survey District. All *Gazette* notice 248503/2 (*New Zealand Gazette*, 1979, page 2815). S.O. Plan 4824.

Rhodes Part Recreation Reserve

29.0614 hectares, more or less, being Reserve 4125.

4046 square metres, more or less, being Reserve 3372.

Both situated in Block VI, Halswell Survey District. All *Gazette* notice 347965/1 (*New Zealand Gazette*, 1979, page 2524). S.O. Plan 9094.

Weedons Recreation Reserve

2.0234 hectares, more or less, being Reserve 1453. All *Gazette* notice 268203/1 (*New Zealand Gazette*, 1980, page 1979).

24.4184 hectares, more or less, being Reserves 1596 and 2357. All *Gazette* notice 242105/1 (*New Zealand Gazette*, 1979, page 2290).

All situated in Block XV, Rolleston Survey District. S.O. Plan 3632.

Prebbleton Recreation Reserve

2.9516 hectares, more or less, being Reserve 3996, situated in Block XIII, Christchurch Survey District.

2.0234 hectares, more or less, being part Rural Section 1488, situated in Block XIII, Christchurch Survey District. All certificate of title 5D/36.

6.4066 hectares, more or less, being part Rural Sections 1742 and 2246, situated in Blocks XIII, Christchurch and I, Halswell Survey Districts. All certificate of title 396/22.

All *Gazette* notice 253085/1 (*New Zealand Gazette*, 1979, page 3081).

Dated at Christchurch this 8th day of May 1985.

B. K. SLY,

Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 11/2/181, Res. 11/2/132, Res. 11/2/180, Res. 11/2/122; D.O. 8/3/61, 8/3/50, 8/3/65, 8/3/15)

3/1

Revocation of a Notice Relating to Reserves and Issue of a Fresh Notice

PURSUANT to section 6 (3) of the Reserves Act 1977 and by reason of an error made in the notice hereinafter described the Assistant Commissioner of Crown Lands acting under delegated authority from the Minister of Lands hereby revokes the notice classifying the Curries Road Recreation Reserve and other reserves dated 18 October 1983, and published in the *New Zealand Gazette* of 3 November 1983, No. 183, page 3638 and hereby issues the following notice as a fresh notice in its place.

Classification of Reserves

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserves, described in the Schedule hereto, as reserves for the purposes specified at the end of the respective descriptions of the said reserves, subject to the provisions of the said Act.

SCHEDULE

CANTERBURY LAND DISTRICT—HEATHCOTE COUNTY

151 square metres, more or less, being Lot 29, D.P. 8754 (formerly Reserve 4189). Part certificate of title 374/163. Local purpose (public accessway) reserve.

857 square metres, more or less, being Reserve 4133 (formerly Lot 134, D.P. 7182 and part Rural Section 5863). Balance certificate of title 330/86 and part *Gazette* notice 738780 (*New Zealand Gazette*, 1968, page 915). D.P. 7182 and S.O. Plan 10715. Local purpose (water supply) reserve.

1621 square metres, more or less, being Lot 55, D.P. 16829 (formerly Reserve 4713). Part certificate of title 374/82. Local purpose (library) reserve.

All situated in Block XV, Christchurch Survey District.

CANTERBURY LAND DISTRICT—HEATHCOTE COUNTY

Curries Road Recreation Reserve

1052 square metres, more or less, being Lot 12, D.P. 7237 (formerly Reserve 4122). Balance certificate of title 298/189. (Recreation reserve.)

2038 square metres, more or less, being Lot 13, D.P. 7237 (formerly Reserve 5000). All certificate of title 438/285. (Recreation reserve.)

73 square metres, more or less, being parts of Lots 14 and 15, D.P. 7237. All certificate of title 1D/1030. (Recreation reserve.)

1019 square metres, more or less, being part Rural Section 91. All certificate of title 315/283. Subject to a pipeline easement by T. 164517 and a drainage easement by T. 654430. (Recreation reserve.)

508 square metres, more or less, being Lot 17, D.P. 13838 (formerly Reserve 4538). Balance certificate of title 445/268. (Recreation reserve.)

All situated in Block XVI, Christchurch Survey District.

CENTAURUS NUMBER ONE RECREATION RESERVE

2086 square metres, more or less, being Lot 26, D.P. 15358 (formerly Reserve 4608), situated in Block XV, Christchurch Survey District. Balance certificate of title 511/286. Subject to a drainage easement by deed of easement No. 129775. (Recreation reserve.)

HEATHCOTE DOMAIN

9383 square metres, more or less, being Reserve 4946. S.O. Plan 9043. (Recreation reserve.)

2.4320 hectares, more or less, being Rural Section 41625 (formerly part Reserve 3839). S.O. Plan 15871. (Recreation reserve.)

3.5120 hectares, more or less, being Rural Section 41626 (formerly part Reserve 3839). S.O. Plan 15871. (Recreation reserve.)

All situated in Block XVI, Christchurch Survey District. All *Gazette* notice 830307 (*New Zealand Gazette*, 1971, page 655).

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for recreation purposes, subject to the provisions of the said Act.

SCHEDULE

CANTERBURY LAND DISTRICT—PAPARUA COUNTY—

PREBBLETON RECREATION RESERVE

2.9516 hectares, more or less, being Reserve 3996, situated in Block XIII, Christchurch Survey District. All certificate of title 672/23.

2.0234 hectares, more or less, being part Rural Section 1488, situated in Block XIII, Christchurch Survey District. All certificate of title 5D/36.

6.4066 hectares, more or less, being part Rural Sections 1742 and 2246, situated in Blocks XIII, Christchurch, and I, Halswell Survey Districts. All certificate of title 396/22.

Dated at Christchurch this 4th day of October 1979.

B. K. SLY,

Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 11/2/122; D.O. 8/3/15)



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels

Search Copy



Identifier CB396/22
Land Registration District Canterbury
Date Issued 27 June 1927

Prior References
DI 3C/S1306 DI 8C/S1810

Estate	Fee Simple
Area	6.4067 hectares more or less
Legal Description	Part Rural Section 1742 and Part Rural Section 2246
Purpose	Recreation Reserve

Proprietors
The Paparua County Council

Interests

Subject to the Reserves Act 1977

5553617.1 SUBJECT TO PART 9 OF THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 (WHICH PROVIDES FOR CERTAIN DISPOSALS RELATING TO THE LAND TO WHICH THIS CERTIFICATE OF TITLE RELATES TO BE OFFERED FOR PURCHASE OR LEASE TO TE RUNANGA O NGAI TAHU IN CERTAIN CIRCUMSTANCES) - 14.4.2003 at 9:00 am



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier CB5D/36
Land Registration District Canterbury
Date Issued 04 March 1966

Prior References
CB2A/616

Estate	Fee Simple
Area	2.0234 hectares more or less
Legal Description	Part Rural Section 1488
Purpose	Recreation reserves

Proprietors
The Paparua County Council

Interests

5563435.1 SUBJECT TO PART 9 OF THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 (WHICH PROVIDES FOR CERTAIN DISPOSALS RELATING TO THE LAND TO WHICH THIS CERTIFICATE OF TITLE RELATES TO BE OFFERED FOR PURCHASE OR LEASE TO TE RUNANGA O NGAI TAHU IN CERTAIN CIRCUMSTANCES) - 23.4.2003 at 9:00 am

Cancelled



Register-book,
Vol. 394, f. 277

(1.2)
 (1.3)
 (1.4)
 (1.5)
 (1.6)
 (1.7)

is released 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, so the several measurements a little more or less, that is to say: All the parcel of land containing together FIVE ACRES THREE ROADS AND THIRTY-ONE PERCHES or thereabouts situated in block XXXI of the Christchurch Survey District being parts of Rural Section 1438



S. M. Thompson
District Land Registrar.

Spring Rd

20°

Image Quality due to Condition of Original

R

30° S - 90°

U

30° S - 90°

7742

50°

DP 474

2246

30°

1485

50°

1485

Scale: 3 Chains to an Inch

Title _____
Date _____
Page No. 21
of 27
The local Western side of Forting of Black White - m...
at 10 am
Transfer 215362 produced 7th August 1936 at 10.50 am. John Hartnell to Walter Sydney Hartnell of Lot 2 place 10th (from liquidations).
Part cancelled.
Transmission 515050 to John Wesley Mitchell of Pulten
Butler and Walter Percival Under of Highland School
as Equities entered 18/11/1957 at 11.55 am (Baker)
Approval
Transact 532943 of balance the above
particulars to John Wesley Mitchell
and Walter Sydney Hartnell as tenants in
common in equal shares produced 30/8/1961 at
12.20 pm
95/16
cancelled.

394/277

Reference:
Prior C/T. 394/277

Transfer No. 532943
N/C. Order No.



OFFICE COPY
CANCELLED

Land and Deeds 69

No. 2A/616

LIMITED AS TO PARCELS except Lot 1 D.P. 10821

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 30th day of August one thousand nine hundred and sixty under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that JOHN WAKELY HARTNELL and WALTER SYDNEY HARTNELL both of Prebbleton Butchers are seised of an estate in fee simple as tenants in common in equal shares

~~feesimple of an estate in fee simple~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All ~~the~~ parcels of land containing together 5 acres 2 roods 32.4 perches or thereabouts situated in Block XIII of the Christchurch Survey District being part of Rural Section 1488 part being more particularly described as Lot 1 on Deposited Plan No. 10821

Seal
K. J. Brookman
Assistant Land Registrar

Subject to a condition as to building line imposed by Order in Council 1372

K. J. Brookman
A.L.R.

Mortgage 532944 the signed Proprietors to Herbert Elyon Baker and Leslie Duncan Rutherford produced 30/8/1960 at 2.25 p.m.

K. J. Brookman
A.L.R.

This Title has been issued in substitution for Certificate of Title Volume 853 folio 16 and is a true copy thereof 8/2/1962

Johnston
Dist. Land Registrar



Transmission 579250 of the interest of John Wakely Hartnell to Kathleen Mary Hartnell of Prebbleton widow as Executrix Entered 18/6/1962 at 2.25 p.m.

Brookman
A.L.R.

Transfer 579251 of her interest Kathleen Mary Hartnell to the said Kathleen Mary Hartnell produced 18/6/1962 at 2.27 p.m.

Brookman
A.L.R.

OVER:

6,000/11/50-31785 W



Total Area : 5.2.32.4

Scale : 1 inch = 3 chains

No. 2A/616

Transmission 599122 of Mortgage 532944
to the within named Leslie Duncan
Rutherford Entered 29.4.1963 at
9.30a.m.

[Signature]
A.L.R.

of Mortgage 532944
Transfer 599123 to Desmond Morrow Wilson
and Leicester Wellesley Matson -
29.4.1963 at 9.40a.m.

[Signature]
A.L.R.

Transmission 6/5256 of the share of
Walter Sydney Hartnell to Doris
Thelma Hartnell of Prebbleton Widow
as Executor Entered 23.2.1966 at
10.18a.m.

[Signature]
A.L.R.

of the part R.S.1488 herein (5-0-0)
Transfer 674132 to Alan Ward-Smith
of Lincoln Farmer (one-third share)
and Raymond Alan Ward-Smith of
Lincoln Field Officer (two-thirds
share) as tenants in common in the
said shares Produced 9.2.1966 at
12.10p.m. and Entered 23.2.1966 at
10.19a.m.

5D/36. *[Signature]*
A.L.R.

Transfer 686511 of her one half share
of balance herein Kathleen Mary
Hartnell to Doris Thelma Hartnell -
7.6.1966 at 2.26 p.m.

6B/510 *[Signature]*
A.L.R.

CANCELLED
DUPLICATE DESTROYED

Reference
Price C/T. 2A/616
Transfer No. 674132
N/C. Order No.



Land and Deeds 69

REGISTER

No. 5D/36

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT
Limited as to Parcels

This Certificate dated the 4th day of March one thousand nine hundred and sixty six under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that ALAN WARD-SMITH a Farmer (as to a one third share) and RAYMOND ALAN WARD-SMITH a Field Officer (as to a two thirds share) both of Lincoln as tenants in common are

as seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2 acres or thereabouts situated in Block XIII of the Christchurch Survey District being part of Rural Section 1488



[Signature]
Assistant Land Registrar

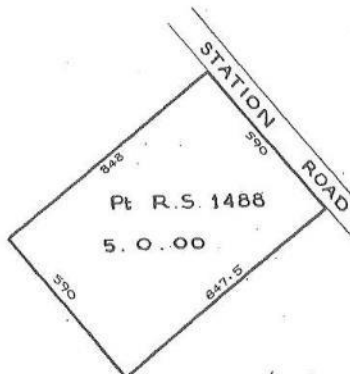
X Caveat 926760 by Her Majesty the Queen - 6.9.1973 at 11.00 a.m.
WITH *[Signature]* A.L.R.

Transmission 186526/2 of the share of Alan Ward-Smith to Raymond Alan Ward-Smith of Timaru, Public Servant and Alexander Hammond Ward-Smith of Lincoln, Farmer as Executors - 24.7.1978 at 10.23 a.m.

Transfer 186526/3 to Her Majesty the Queen as and for a Redeve subject to the Reserves Act 1977 - 24.7.1978 at 10.23 a.m.

~~duplicate~~ No. 253085/1 Gazette Notice declaring within reserve to be reserve for recreation purposes subject to Reserves Act 1977 - 22-11-1979 at 9.43 a.m.

No. 549791/1 Gazette Notice whereby vests the within land in the Paparua County Council in trust for recreation reserves - 7.6.1985 at 9.27 a.m.



METRIC AREA: 2.0234 ha
Scale: 1 inch = 3 chains

No. 5D/36

10,000/1/100-1000 W

NEW ZEALAND REGISTER

Land Transfer (Compulsory
Registration of Titles)
Act, 1924.
Reference: 3% 1306
Deeds Index: 8% 1810
Application No. C.9779

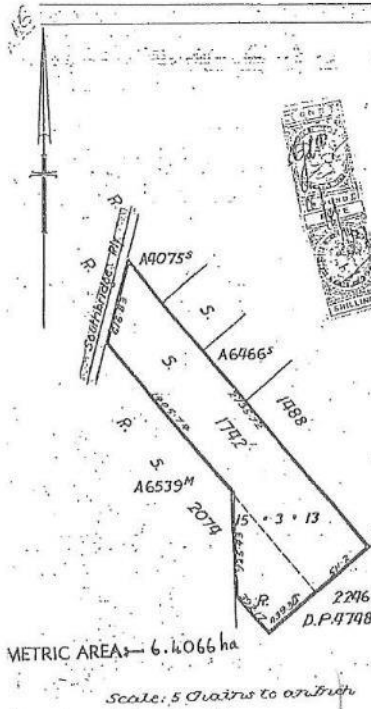


Register-book
Vol. 396 folio 22

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

This Certificate, dated the Twenty-seventh day of June, one thousand nine hundred and Twenty-seven
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that
JOHN BARTLEY of Feilding Butcher

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, to the several admeasurements
a little more or less, that is to say: All that parcel of land containing FIFTY-SEVEN ACRES THREE ROODES AND THIRTY-SEVEN PERCHES or
thereabouts situated in Block XIII of the Christchurch Survey District being part of Rural Sections 1742
and 2246 and being more particularly described in Conveyance Registered No. 116048 (185/328)



J. M. Thompson
District Land Registrar

The above limitation as to title has been
approved this 18 day of August, 1927
E. P. Adams, A.L.R.

Transmission 515050 of John Warkley Marshall & Phillip
Baker and Walter Percival Baker of Christchurch & London
as Equitors entered 12/1/1927 at 11.55 a.m. / 11.55 a.m.
Transfer 512942 the above proprietors to John
Warkley Marshall and Walter Percival Baker
both of Christchurch & London as
common in equal shares produced 30/9/1926
at 12.20 p.m. / 12.20 p.m.

Mortgage 532946 of the above proprietors to
the Bank of New Zealand as secured by the above
mortgage produced 30/9/1926 at 2.25 p.m. / 2.25 p.m.

Transmission 579250 of the interest of John
Warkley Marshall in the above land to
Marshall of Christchurch & London as
Equitor entered 18.6.1926 at 2.25 p.m. / 2.25 p.m.

Transfer 579251 of the interest of Marshall
of Christchurch & London to the above land to
Marshall of Christchurch & London as
Equitor entered 18.6.1926 at 2.27 p.m. / 2.27 p.m.

Over

774/1

REGISTER

Transmission 57912 of Paparua 53294
to the Registrar, Peter Duncan
Nelson, dated 29.1.1965 at 9.50 am
28.4.1965 at 9.40 am

No. 549791/1 Gazette Notice hereby
vests the within land in the Paparua
County Council in trust for
recreation reserves - 1.6.1985
at 9.27 a.m.

W.C. Cur
A.L.R.

Transmission 67256 of the share of Walter
Sydney Hartnell to Denis Helena Hartnell
of Pukekohe, Widow as Executor - Entered
23.2.1966 at 10.18 am

Transfer 67432 to Alan Ward-Smith of
Lincoln Farmer (as to 1/3 share) and
Raymond Alan Ward-Smith of Lincoln
Field officer (as to 2/3 share) as tenants in
common in the shares stated, produced 22.1966
at 12.10 pm, and entered 23/2/1966 at 10.19 am

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 218 LAND TRANSFER ACT 1952.

A. L. R.

X Caveat 926760 by the Queen - 6.9.1977 at 1.25 p.m.
24.11.1979

Transmission 185526/2 of the share of Alan
Ward-Smith to Raymond Alan Ward-Smith of
Timaru, Public Servant and Alexander Hammond
Ward-Smith of Lincoln Farmer as Executors -
24.7.1978 at 10.23 am.

Transfer 185526/3 to Her Majesty the Queen
as and for a Reserve subject to the Reserves
Act 1977 - 24.7.1978 at 10.23 am.

Duplicate Deleted
No. 253085/1 Gazette Notice declaring
within reserve to be reserve for
recreation purposes subject to Reserves
Act 1977 - 22.11.1979 at 9.43 a.m.

A. L. R.



396/22

Transmission 599122 of Mortgage
532944 to the abovenamed Leslie
Duncan Rutherford Entered
29.4.1963 at 9.30 a.m.

C. B. COCKS, A.L.R.

Transfer 599123 of Mortgage 532944
to Desmond Morrow Wilson and
Leicester Wellesley Matson -
29.4.1969 at 9.40 a.m.

C. B. COCKS, A.L.R.

Transmission 675256 of the share
of Walter Sydney Hartnell to Doris
Thelma Hartnell of Prebbleton
Widow as Executor - Entered
23.2.1966 at 10.18 a.m.

R. J. MOUAT, A.L.R.

Transfer 674132 to Alan Ward-Smith
of Lincoln Farmer (as to $\frac{1}{4}$ share)
and Raymond Alan Ward-Smith of
Lincoln Field Office (as to $\frac{1}{4}$ share)
as tenants in common in the shares
stated produced 9.2.1966 at 12.10 p.m.
and entered 23.2.1966 at 10.19 a.m.

R. J. MOUAT, A.L.R.

*Caved
14/73*

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">a) All artificial <u>outdoor lighting</u> shall be directed downward and shielded from above to ensure that all light shines below the horizontal; andb) 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); andc) Luminaires shall not emit more than 250 lumens in the "Very High" glare zone, ranging from 80° to 90° above nadir; andd) All <u>artificial outdoor lighting</u> shall have a maximum correlated colour temperature of 5,700K; ande) 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>.	

<p>f) <u>Artificial outdoor lighting</u> for public sports courts and grounds to enable sporting and recreation 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"> a. 7am to 10pm during day time b. 10pm to 7am 	50 dBLAeq 40 dBLAeq
Rural Zones (assessed at any point within a notional boundary): <ul style="list-style-type: none"> a. 7am to 10pm during day time b. 10pm to 7am 	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

	Vehicle Parking
Recreation	10 spaces per 100m ² 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.