

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: Broadfield Reserve

Address: Robinsons Road, Broadfield

Legal Description: LOT 1 DP 24194; SEC 1 SO 460246

Area: 4.4388 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 centre.
- iii. To provide community infrastructure to support the recreation activities including sports courts, playground, grazing, roadways and car parks amenity buildings including toilets and equipment storage space.

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
 - Sports fields
 - amenity building with toilets/storage
 - community centre
 - playground
 - carparks and roadways
 - grazing
 - fencing (internal and boundary)
 - Shelter and amenity planting

c. *Scale*

- i. All work will be conducted within the area identified on the attached map.
- ii. No immediate increase in the scale or intensity of activity on this site for recreation reserve purposes is anticipated. However the grazed area may be developed for sport and recreation purposes in the future if it is required to meet demand. An outline plan indicating the development proposal would be submitted for approval at that time.

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.

The reserve is comprised of two land parcels being Lot 1 DP 24194 (1.6979ha) and Section 1 SO Plan 460246 (2.7594ha). Lot 1 DP 24194 is vested to the Crown and held by the Council through an appointment to control and manage. This land is classified as a recreation reserve under the Reserves Act 1977. Section 1 SO Plan 460246 is currently used for grazing purposes and is vested to the Council in fee simple (freehold) and is neither classified nor declared a reserve under the Reserves Act.

Broadfield Reserve provides for netball and tennis which are the only organised sports currently provided for on the reserve. The reserve also has a community centre and small playground. The community centre is a relatively small (approximately 135m²) heritage listed building and is used for a variety of purposes including meetings, yoga and social functions. The scale of the use is low given the space available in the community centre.

(b) Character and amenity

The reserve provides for a large tract of open green space within Broadfield that complements the surrounding rural environment. The reserve 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 rural environment.

The buildings and structures located on the reserve are designed to be functional and utilitarian with a scale that is in keeping with the rural setting. The existing buildings cover approximately 0.41% of the site area. Hard surface areas are provided for car parking, road ways, paths and sports courts. These currently cover around 4.86% 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 centre
- 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. The activities are unlikely to have adverse effects on nearby residents because of the generally large distances between dwellings in the rural environment (apart from the adjacent dwelling to the east of the reserve). Mitigation will occur via the proposed conditions for noise that specifically apply 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 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 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 Broadfield Reserve the tennis/netball courts have floodlighting provided to enable practice and play during the hours of darkness. The effects from this lighting have been present for some time and given the rural environment effects on neighbouring properties will be minor given the large distances between dwellings.

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.

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

(e) Transport/parking

The activities occurring on Broadfield 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 community centre for social functions
- Casual users of the reserve for informal recreation or use of facilities
- Vehicles undertaking maintenance activities on the reserve

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. netball) and social functions occurring in the community centre. This may create adverse effects for users of the roads near the reserve or Broadfield School which is opposite the reserve.

The number of vehicle movements per day will exceed the permitted limits defined for rural areas in the Operative District Plan 9.4.1 - Permitted Activities — Scale of Non-residential and non-rural activities and Rural 9.13.1 Permitted Activities — Activities and Vehicle Movements.

The adverse effects of this are mitigated by:

- Provision of on-site car parking (15 permanent spaces)
- On-street parking along the frontage of Robinsons Road
- Overflow parking available within the reserve

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 existing Community Centre (old school) was built in 1870 and is identified as a heritage building under the District Plan. This building has been upgraded over the last 15 years and consists of a main hall and kitchen, and has timber cladding and a colour-steel roof. In 2015, the building was re-piled and a recycled rimu floor was installed.

If any further alterations are to be undertaken on this heritage item a conservation management plan shall be prepared and submitted along with the outline plan of works. 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 such as field levelling 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 rural recreation reserves or may be regulated through the Canterbury Land and Water Plan.

(h) Benefits of the Activity

Broadfield Reserve 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 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 space for enhancing the landscape environment with gardens, trees, and grassed areas and contributes to the attractiveness of the rural locality.
- 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 the reserve (2016) and is currently in draft form. Once adopted, the plan will set management and future development objectives for the reserve.

Operative Selwyn District Plan

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

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 B3.4.5).

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 B2.3.2

The use of areas for recreation and camping, and camping facilities, and access to them will not detract from the amenity values or their surroundings.

Explanation and Reasons

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.

Objective B2.3.2 recognises that public access to and use of recreation areas and camping ground facilities should remain and enhance the amenity values of these surrounding areas because they are the values that attract people to the area in the first instance, for example: having one well-formed and marked access to an area which is located in a place that minimises effects on the environment and disturbance to surrounding landholders. This objective is achieved by policies and methods to:

- Consider potential effects of public access and recreation use on lakes, rivers and reserves; and
- Manage the location and establishment of camping grounds.

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 (see Policy B3.4.5). 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.

Policy B2.3.4

To use opportunities to negotiate forms of public access over land to lakes, rivers or other recreation areas with landowners where such access is appropriate.

Policy B2.3.5

To create esplanade reserves, esplanade strips, or other mechanisms to provide public access along margins of lakes and rivers listed in Appendix 17, except where restrictions are necessary to:

- (a) safeguard the conservation values identified in the Reserve.
- (b) protect the stability or performance of flood control and other essential structures.
- (c) avoid conflicts with activities of land owners or occupiers.
- (d) protect public safety.

Explanation and Reasons

Policies B2.3.4 and B2.3.5 provide for public access to and along lakes and rivers and to reserves, where appropriate. Policy B2.3.4 applies to situations where there is no formed, legal access over land to lakes, rivers or reserves. Policy B2.3.5 applies to public access along the margins of lakes or rivers. Policy B2.3.4 does not mean the Council intends to try and provide public access to every potential recreational area in the District. The Council will consider seeking public access to some areas in co-operation with landholders where there are issues with lack of public access. In some circumstances the Council may restrict certain forms of public access where they consider it may disturb wildlife and sites of Wāhi tapu.

Appendix 17 lists the lakes and rivers along which the Council wishes to create esplanade reserves or esplanade strips for public access. The Policy allows the esplanade reserves or strips to be created except where specific restrictions may be necessary for reasons of conservation, hazard protection, conflicts with landowner activities, or public safety.

Policy B2.3.5 establishes criteria for determining when it may be appropriate to establish an esplanade reserve strip as a means of providing access to rivers or lakes. There are other reasons for establishing esplanade reserves or strips and this policy should be read in conjunction with Policy B1.3.11, which identifies circumstances relating to conservation, water and Wāhi tapu and mahinga kai when opportunities will be taken to create esplanade strips or other means to protect riparian margins.

The Council may create an esplanade reserve or strip to allow public access along the margins of lakes and rivers when land is subdivided or developed.

Esplanade reserves and esplanade strips are slightly different. Which one is created depends on each case. The Council may choose to create an esplanade strip rather than an esplanade reserve in the following cases:

- If it is desirable to restrict public access at certain times or in certain areas.
- If the river is changing its course (esplanade strips move with the water's edge).
- If the esplanade area is small or isolated (to reduce maintenance costs).

Methods

- District Plan Rules - Subdivision
- Recreational Plan - Negotiate access

Policy B2.3.6

Encourage camping ground facilities to be concentrated in specific defined areas around any lake, river, reserve or other recreational area.

Policy B2.3.7

Ensure any camping ground facility is located, designed and operated in a way that maintains or enhances the amenity values of the area, and protects any ecological, cultural, heritage or outstanding landscape values on or around the site.

Explanation and Reasons

Policy B2.3.6 is to encourage camping grounds, particularly those with permanent buildings or structures to be concentrated in one site around a lake or reserve area. When camping is concentrated in one area it is easier to provide appropriate facilities such as toilets, water, signs and access. The impact of structures on the natural character of more remote areas is reduced if structures are located in one or two areas rather than scattered around the whole of a lake edge or reserve.

Most people choose to camp in areas because they are nice places with special wildlife, landscape or amenity values. Policy B2.3.7 is to ensure camping facilities are sited and designed to complement the surroundings. Policy B2.3.7 should be read in conjunction with policies in Section B1.3 Water; and Section B1.4 Outstanding Natural Features and Landscapes.

Method

District Plan Rule

- Camping grounds

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 Broadfield 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 Broadfield Reserve include:

- Community and recreation facilities
- Light spill, glare and sky glow provisions
- Noise provisions
- Transport and parking provisions
- Rural 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 Broadfield 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 in the Broadfield 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 Broadfield 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 considered that a designation is the most appropriate way to address this reserve in the district plan for the following reasons:

- 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

None 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 immediate 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: Broadfield Reserve Boundary and Existing Facilities

Attachment 2: Gazette Notice

Attachment 3: Restrictions applying to designation

Signature of person giving notice

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



Mark Rykers

Date: 17 June 2020

ATTACHMENT 1

Broadfield Reserve





ATTACHMENT 2:

NZ Gazette 1967/108

Reservation of Land and Appointment of the Paparua County Council to Control and Manage

PURSUANT to the Land Act 1948, the Minister of Lands hereby sets apart the land described in the Schedule hereto as a reserve for recreation purposes; and, further, pursuant to the Reserves and Domains Act 1953, appoints the Paparua County Council to control and manage the said area as a reserve for recreation purposes.

SCHEDULE

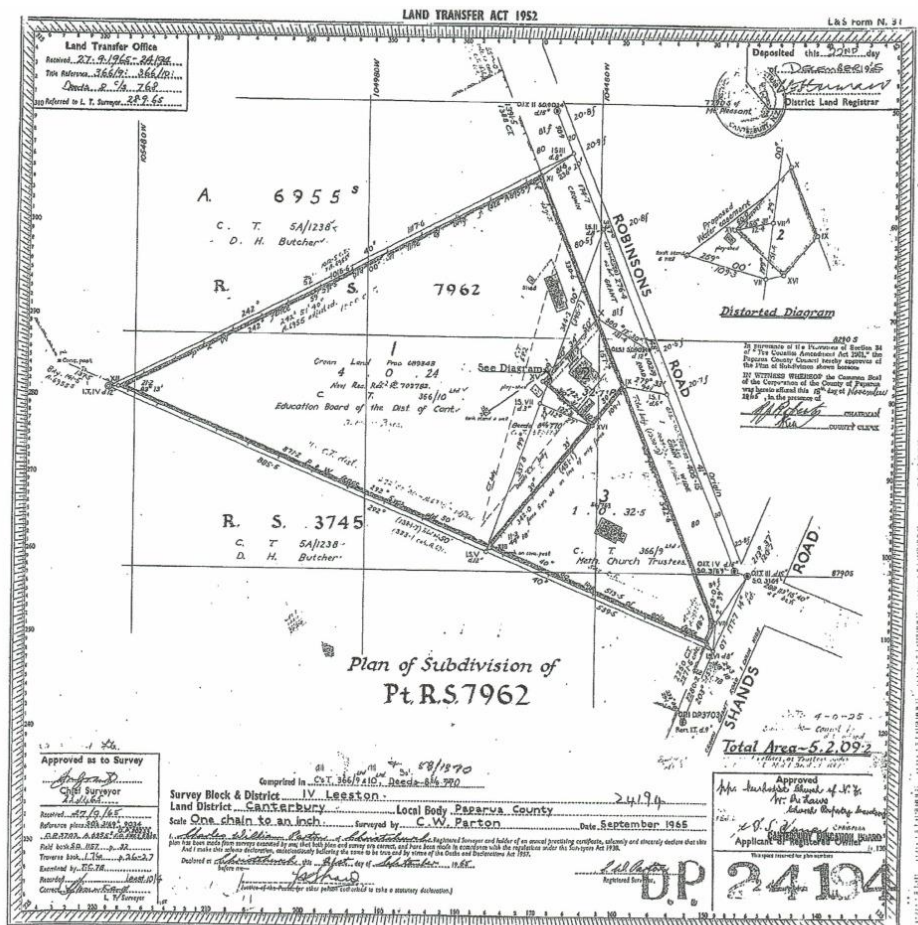
CANTERBURY LAND DISTRICT—PAPARUA COUNTY
Lot 1, D.P. No. 24194, being part Rural Section 7962, situated in Block IV, Leeston Survey District: Area, 4 acres and 24 perches, more or less.

Dated at Wellington this 30th day of January 1967.

DUNCAN MACINTYRE, Minister of Lands.

(L. and S. H.O. 6/6/1226; D.O. 8/1/64)

Deposited Plan 24194 indicating Lot 124194 (no title issued)





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 621927
Land Registration District Canterbury
Date Issued 08 July 2013

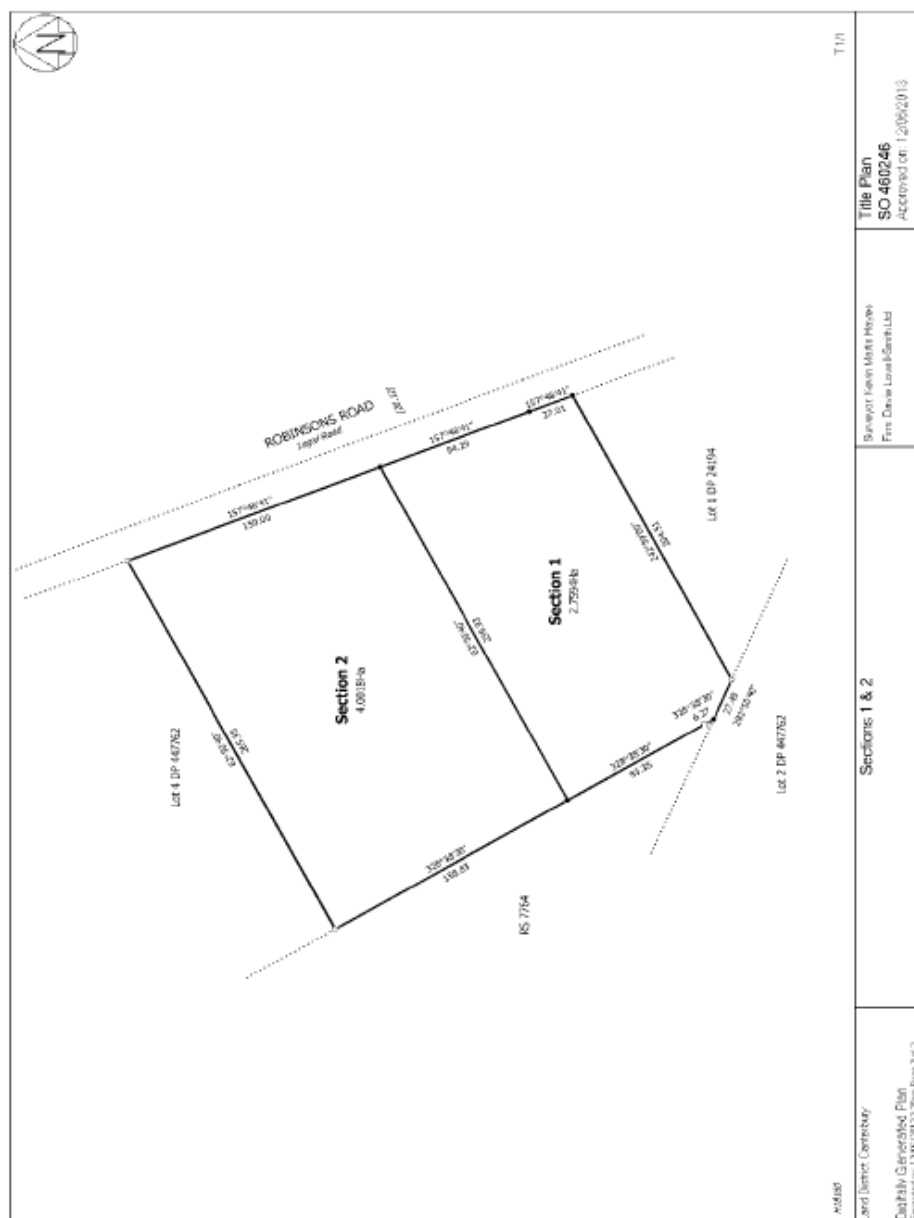
Prior References

567136

Estate	Fee Simple
Area	2.7594 hectares more or less
Legal Description	Section 1 Survey Office Plan 460246
Purpose	Future extension to Broadfield Reserve

Registered Owners
Selwyn District Council

Interests



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.
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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>.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	

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.	
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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): 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): 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.