

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: Castle Hill Domain

Address: Castle Hill Drive, Castle Hill

Legal Description: Lot 501 DP 441790 and Lot 1003 DP 45980

Area: 2.7 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 for recreation and social activities and meetings.
- iii. To provide community infrastructure to support the recreation activities including sports courts, playgrounds, walking tracks, BMX track, roadways, car parks and public toilets.

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 courts
 - public toilets
 - community hall
 - playground
 - walking tracks
 - BMX track
 - Basketball court
 - car parks and roadways
 - 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 apart from minor improvement to the reserve.

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. It is noted that the community centre on the site has been lawfully established under Resource Consent R304229 and the public toilets established by Resource Consents 185497 and 185590.
- (b) Character and amenity

The domain has been acquired through subdivision reserve contributions. More properties are continuing to be developed at Castle Hill and it is expected that there will be a gradual increase in population over the next 10 years. The Domain provides for a large tract of open green space with approximately one third of the reserve is a woodland area and two thirds is grassed.

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 0.3% of the site area. Hard surface areas are provided for car parking, road ways, paths and sports courts. These currently cover around 1.1% 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
- 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 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. 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 not used at Castle Hill Domain to illuminate the courts for training and game purposes. Any lighting will be restricted to outdoor lighting 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.

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 Castle Hill Domain mitigation will occur via the proposed conditions for lighting that specifically apply to this designation.

(e) Transport/parking

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

- Visitors arriving to play games and use the courts
- Vehicles arriving to use the public toilets
- People arriving/leaving for use of the community centre for social occasions (after-match functions, meetings etc.)
- Casual users of the Domain for informal recreation or use of facilities
- Vehicles undertaking maintenance activities on the Domain

Generally higher numbers of vehicle movements and the need for car parking will occur when the community centre is being used and vehicles arrive to use the public toilets. This may create adverse effects for users of the roads near the Domain and surrounding

residents where on-street parking occurs. Otherwise vehicle movements will be low related to reserve use as the majority of users live nearby in the village community and are within easy walking distance.

The number of vehicle movements per day may, from time to time, exceed the permitted limits defined for residential areas in the Operative District Plan 10.8.1 - Permitted Activities — Activities and Scale of Activities. However, this is unlikely given the small scale of the township and the reserve/community centre is in walking distance.

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

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.

The effects are mitigated by the provision of a metalled car park area that services the community centre, public toilets and tennis courts where the intensity of use is likely to be highest.

The resource consent for the public toilets erected in 2018 required the provision of a disabled access car park space.

(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 where pest control or agrichemicals are used.
- Effects of storm water runoff from car park and hard standing areas.

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

Castle Hill 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 recreation activities which supports the health and well-being of residents.
- 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 of Castle Hill Village with gardens, trees, and grassed areas and contributes to the attractiveness of the village.
- 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).

The Castle Hill Reserve Management Plan was adopted in 2011, which sets out a vision for the future management, development and expenditure of the reserve.

Operative Selwyn District Plan

The following extracts from the Selwyn District Plan are relevant to recreation reserves located in the living zone and particularly Castle Hill 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 Castle Hill 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 Castle Hill 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 Castle Hill 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 developmentoccur 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 Castle Hill 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 Castle Hill 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 Castle Hill community.

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

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

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

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

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

"The provision of recreation reserves by Council is considered to be necessary to meet the open space and recreational needs of the District. The Council is required to promote community wellbeing and, involvement in the provision of recreation reserves contributes to achievement of community outcomes related to the development of a healthy community and providing a safe living environment. The Council has adopted strategies and policies aimed at

creating a healthy living environment for the District's population. The provision of recreation reserves is viewed as a key element in attaining this goal.

Recreation reserves are an important element of township and rural environments providing visual contrast and relief from the built form, a sense of spaciousness as well as opportunity for exercise and social contact. Playing fields and other green spaces, play an important part in promoting and maintaining good health and well-being by providing opportunities for organised and informal recreation. Rural recreation reserves provide environmental protection of riverbanks and lake margins and support the District's biodiversity.

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

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

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

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

The Council's **Open Spaces Strategy (2015)** notes the need for *providing open space areas across the District for a variety of uses and experiences.*

This includes sports and recreation parks as a venue for sport and recreation activity with recreation facilities and buildings and often multiple use. The strategy acknowledges that: *Trends/ best practice suggests that 'hubbing' of sports (sports amalgamations and multi-use of facilities) is an increasingly popular approach in terms of recreation provision. With this in mind, larger destination facilities that cater to a wide range of users are becoming more prominent.*

It is determined that it is 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 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

RC 185497 - To install a permaloo multi-unit toilet block in Castle Hill

RC 185590 - To change condition 1 of resource consent RC185497

Resource Consent R304229 – To erect and use community hall

No further consents are required.

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

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

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

Attachment 1: Castle Hill Domain boundary and existing facilities

Attachment 2: Gazette Notice

Attachment 3: Proposed Standards

Signature of person giving notice

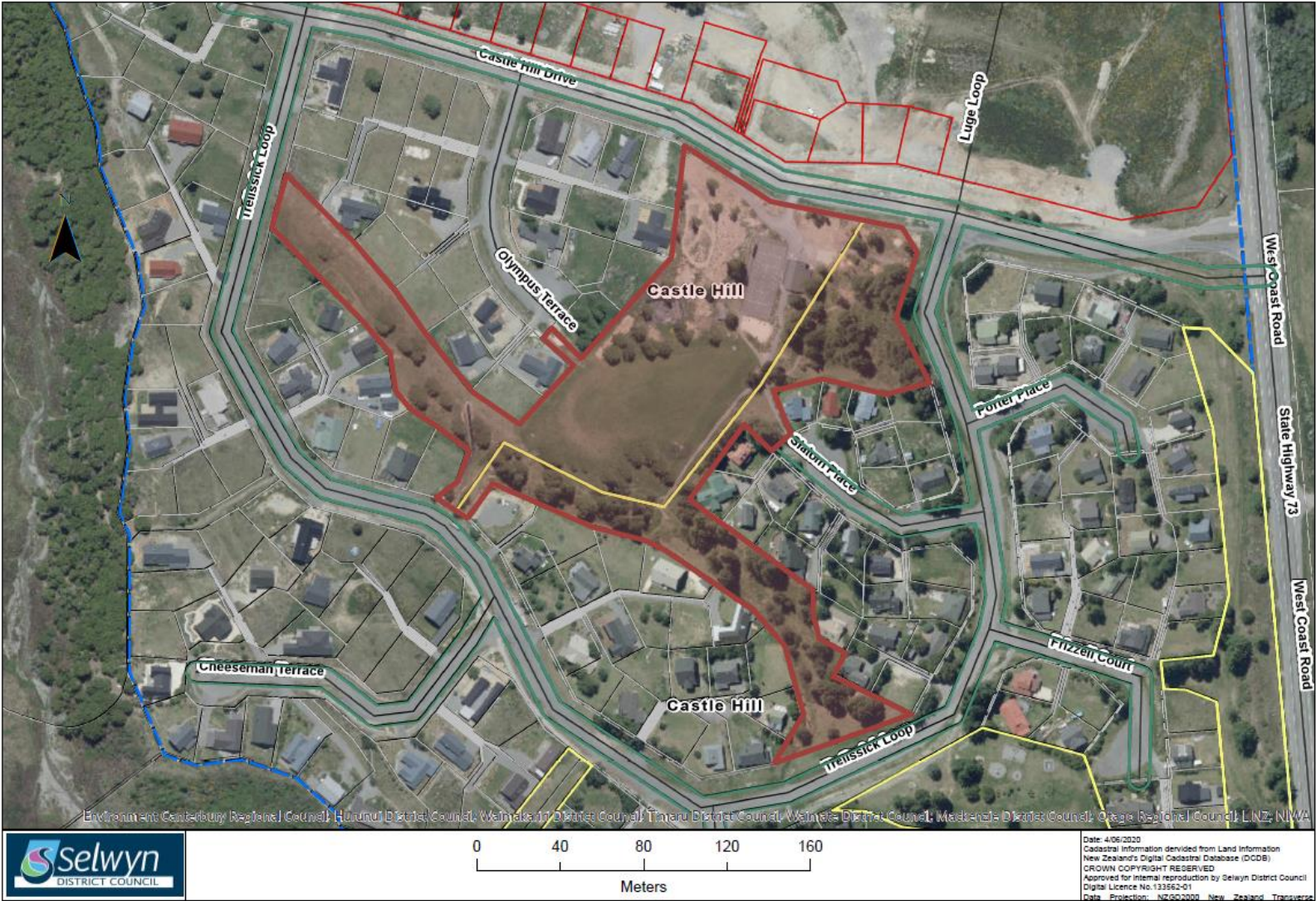
(or person authorised to sign on behalf of person giving notice)



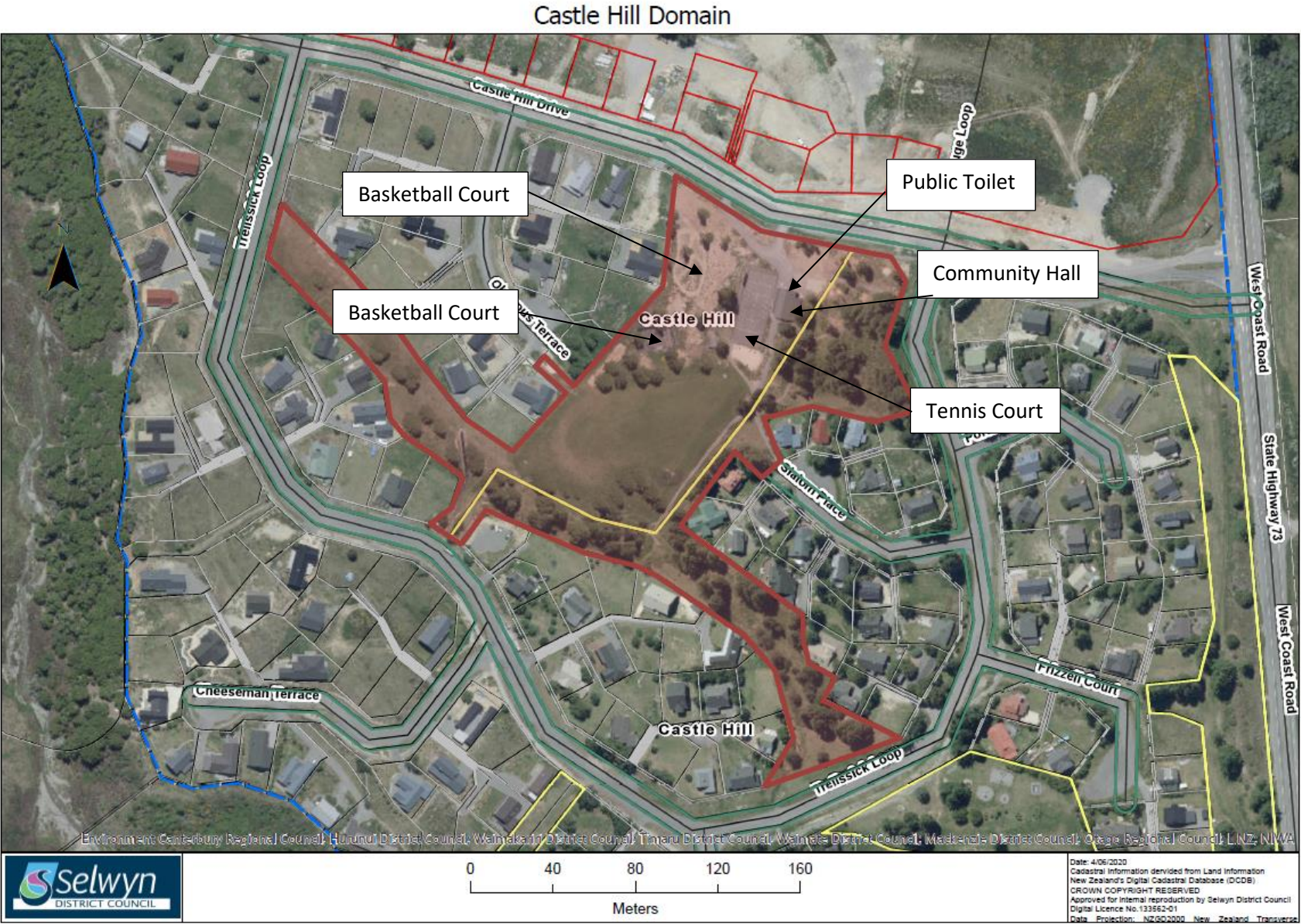
Mark Rykers

Date: 17 June 2020

Castle Hill Domain



Exististing facilities





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




R.W. Muir
Registrar-General
of Land

Identifier CB39C/12
Land Registration District Canterbury
Date Issued 23 August 1994

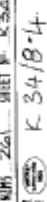
Prior References
CB23A/343

Estate	Fee Simple
Area	2.9553 hectares more or less
Legal Description	Lot 1002-1004 Deposited Plan 45980
Purpose	Recreation reserve

Registered Owners
The Selwyn District Council

Interests

Subject to the Reserves Act 1977





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




R.W. Muir
Registrar-General
of Land

Identifier 550551
Land Registration District Canterbury
Date Issued 12 December 2011

Prior References

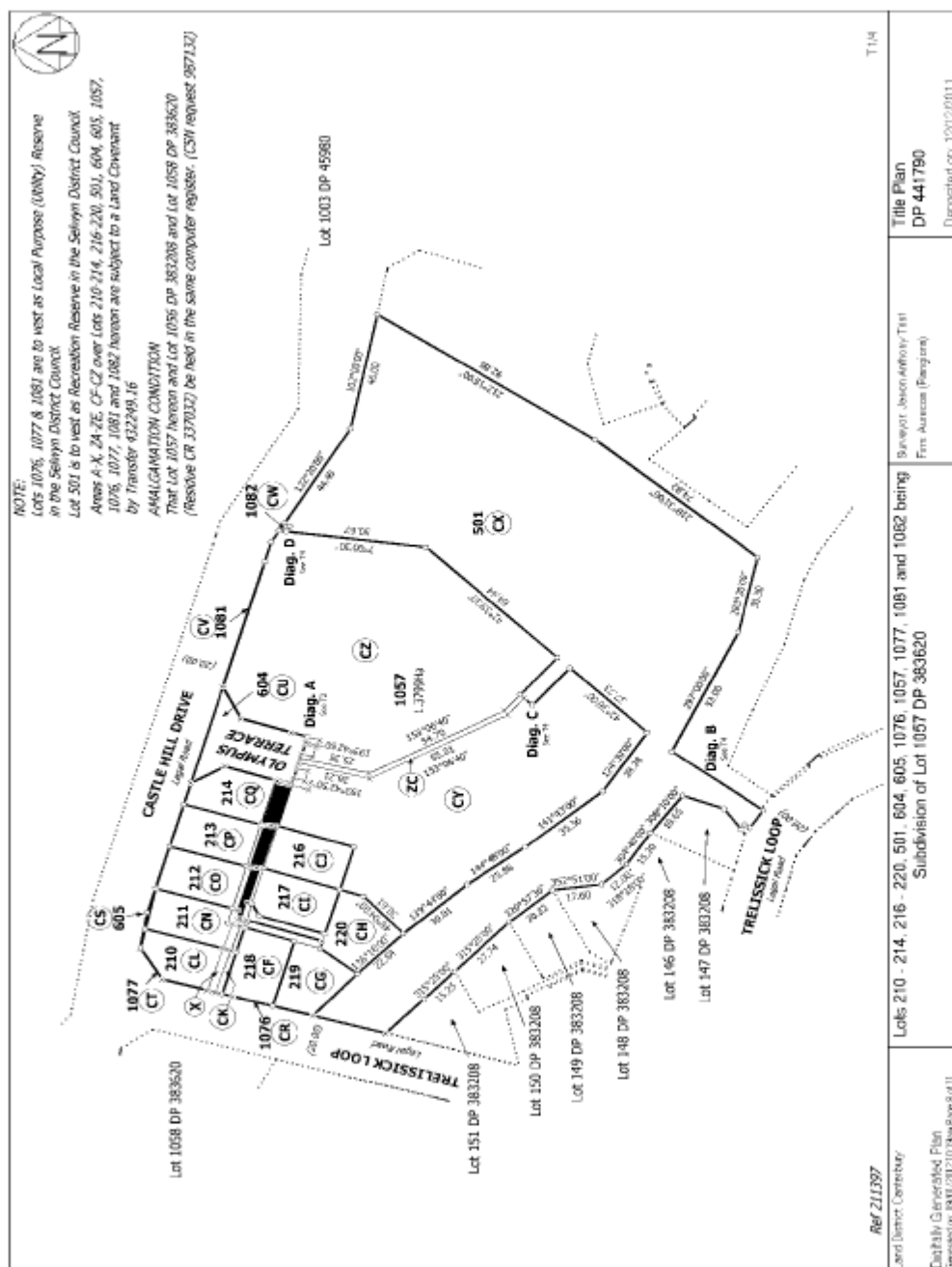
337032

Estate	Fee Simple
Area	1.6845 hectares more or less
Legal Description	Lot 501 Deposited Plan 441790
Purpose	Recreation Reserve

Registered Owners
Selwyn District Council

Interests

Land Covenant in Transfer 432249.16 - 19.5.1983 at 10:55 am
Subject to the Reserves Act 1977



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; and b) Modelled luminous intensity from any luminaire for any viewing angle at 1.5m above grade level, at a distance equal to 45m beyond the edge of the field, shall not exceed 1000 candela (absolute); and c) Luminaires shall not emit more than 250 lumens in the "Very High" glare zone, ranging from 80° to 90° above nadir; and d) All <u>artificial outdoor lighting</u> shall have a maximum correlated colour temperature of 5,700K; and e) The maximum level of <u>light spill</u> from all <u>artificial outdoor lighting</u> shall not exceed the horizontal or vertical illuminance level of 10 lux between 6am and 10pm on an adjacent <u>site</u> zoned Rural or Residential and 25 lux on an adjacent site zoned Commercial, Mixed Use or Industrial, excluding <u>roads</u>. 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.	

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.