

## Summary of Compliance matters Under the Proposed Partly Operative Selwyn District Plan Review

**Note** The proposal is not assessed under the former operative district plan as all relevant provisions have been replaced by the Review.

### A. Medium Density Zone Residential Rules

Activity	Activity Status Rule	Status
Church	<p><b>MRZ-14 – Community Facility</b></p> <p><b>Definition</b> Community Facility means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</p> <p>The proposed Church is a place of worship and therefore is a Community Facility.</p>	<b>Discretionary</b>

### MRZ Rule Requirements

MRZ – REQ1 Servicing	<ol style="list-style-type: none"> <li>Any residential unit or other principal building shall be connected</li> <li>Any residential unit or principal building in a township with a reticulated sewer network shall be connected to that network.</li> </ol>	Church will be connected to a Council reticulated water supply.	<p><b>Complies</b></p> <p><b>Complies</b></p>
RMZ-REQ-3 Site Coverage	The maximum building coverage of all buildings must not exceed 50% of the net site area.	Church building is 11%, existing building is 1.5%	<b>Complies</b>
REQ-4 Height	Buildings must not exceed 11m in height, when measured from ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in MRZ-DIAGRAM1} - Measurement of Height.	The building is 9.8 metres high at its peak.	<b>Complies</b>
REQ 5 Height in relation to boundary	Any building or structure shall comply with the Height in Relation to Boundary D requirement in APP3 - Height in Relation to Boundary.	The building has wide offsets from road boundaries due to the accessways and parking, and a shallow roof angle	<b>Complies</b>

REQ-6 Setbacks	Road Boundary 1.5m Internal Boundary 1m	Church Building is approximately 10 metres from Goulds Rd, 10 metres from north side boundary and 6 metres from south side boundary	<b>Complies</b>
REQ-7 Windows to Street	1. Any residential unit, or other principal building, facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. 2. The primary pedestrian entrance shall be visible and accessible from the road.	About 45% is glazing and the entrance is visible from the street	<b>Complies</b>

#### **B. General District Wide Rules**

<b>Earthworks</b>			
	<b>Rule</b>	<b>Description</b>	<b>Activity Status</b>
EW- 1 Earthworks	<p><b>Activity status:</b> PER</p> <p>1. Earthworks that are or will be subject to a building consent.</p> <p>Where:</p> <p>It occurs within 2m of the outer edge of the exterior wall of the building.</p> <p>And this activity complies with the following rule requirements:</p> <p>EW-REQ3 Excavation and filling</p> <p>NH-REQ4 Natural Hazards and Earthworks</p> <p>ECO-REQG Earthworks and Ecosystems and Indigenous Biodiversity</p>	Earthworks will occur at greater than 2 metres from the building and will not comply with EW-REQ1 (volume)and EW-REQ3.1 (Depth).	<b>Restricted Discretionary</b>

EW-R2-Earthworks	<p>1. Earthworks not subject to any of EW-R1, EW-R5A or GRUZ-R21</p> <p>Where this activity complies with the following rule requirements:</p> <p>EW-REQ1 Volume of Earthworks</p> <p>EW-REQ2 Maximum Slope Gradient</p> <p>EW-REQ3 Excavation and Filling</p>	Activity will not comply with EWREQ1 Volume, and EW-REQ3.1 (Depth). Any potentially contaminated soils will be removed from the site.	<b>Restricted Discretionary</b>
EW-REQ1-Volume of Earthworks	The volume of earthworks is not to exceed the threshold outlined in EW-TABLE1: Earthworks Volumes by Zone over any consecutive twelve month period.	Volume exceeds 150m <sup>2</sup> per site	<b>Restricted Discretionary Activity</b>
EW-REQ2 Maximum Slope Gradient	Earthworks are not to be carried out on land with a slope gradient greater than 1 in 4	Land is essentially flat	<b>Complies</b>
EW-REQ3 Excavation and Filling	<p>1. Earthworks, excluding those earthworks associated with offal pits, shall not exceed a maximum depth below or height above natural ground level of:</p> <p>2m, when 1.5m or more from the boundary of a site in separate ownership; or</p> <p>0.5m, when within 1.5m of the boundary of a site in separate ownership.</p> <p>2. All filling of land, excluding those earthworks associated with offal pits, shall consist of cleanfill material only.</p>	<p>Filling will exceed 0.5m within 1.5m of boundary.</p> <p>All potentially contaminated soils on the site will be removed.</p>	<b>Restricted Discretionary Activity</b>

EW-REQ4 Rehabilitation and Reinstatement	No more than twelve months after the earthworks commenced and on completion of the earthworks, the area of land disturbed as a result of earthworks activities is to be built upon, sealed with hardstand material, landscaped, or recontoured and replanted. This requirement does not apply to earthworks associated with offal pits.	Rehabilitation may not be completed within 12 months	<b>Restricted Discretionary Activity</b>
<b>Transport</b>			
TRAN-R1: Works and activities in a land transport corridor	Relevant transportation requirements for this Rule are: <ul style="list-style-type: none"> <li>TRAN-REQ1 Location of works</li> <li>TRAN-REQ19 Formation standards</li> </ul>	The works within the land transport corridor are defined as including the formation of the vehicle crossings, but the provisions of the two Rule Requirements only refer to the formation of roads. They are therefore not relevant in this case.	<b>Complies</b>
TRAN-R2:	Creation of a new land transport corridor	The proposal does not involve the creation of a new land transport corridor.	<b>Complies</b>
TRAN-R3	Works and activities not in a land transport corridor	The works not within the land transport corridor are defined as including the formation of the vehicle crossings, but the provisions of the two Rule Requirements only refer to the formation of roads. They are therefore not relevant in this case.	<b>Complies</b>
TRAN-R4: Vehicle crossings	Relevant transportation requirements for this Rule are: <ul style="list-style-type: none"> <li>TRAN-REQ2 Access restrictions</li> </ul>	Part 1 requires that a vehicle crossing is not formed onto an Arterial Road with a 60km/h speed limit or greater. However Goulds Road is not an Arterial Road  The remaining parts of the Rule Requirement are not relevant to this location	<b>Complies</b>

	TRAN-REQ3 Number of vehicle crossings	<p>Part 1 requires that there is no more than one vehicle crossings per site, and in this case two are proposed.</p> <p>Remaining parts of this Rule Requirement are not applicable in this case.</p>	<b>Restricted Discretionary Activity</b>
	<ul style="list-style-type: none"> <li>TRAN-REQ4 Siting of vehicle crossings</li> </ul>	<p>Part 1a requires the vehicle crossings to be sited at least 30m away from the nearest intersection and this is achieved.</p> <p>Part 1c requires sightlines of 65m in each direction and these are achieved.</p> <p>Remaining parts of this Rule Requirement are not applicable in this case.</p>	<b>Complies</b>
	<ul style="list-style-type: none"> <li>TRAN-REQ5 Vehicle crossing design and construction</li> </ul>	<p>Part 1 requires vehicle crossings to be formed at 4m to 7m width, and this is achieved with a 5.5m width provided at both locations.</p> <p>Remaining parts of this Rule Requirement are not applicable in this case.</p>	<b>Complies</b>
	<ul style="list-style-type: none"> <li>TRAN-REQ6 Vehicle crossing surface</li> </ul>	<p>Part 1 requires the vehicle crossing to be sealed over its full length and this is achieved</p>	<b>Complies</b>
TRAN-R5: Vehicle accessways	<p>Relevant transportation requirements for this Rule are:</p> <p>TRAN-REQ7 Accessway design, formation and use</p>	<ul style="list-style-type: none"> <li>In the MRZ, Parts 11B and 11C requires that the formed widths are no greater than in TRAN-TABLE6 and every accessway is to be formed and sealed. These are achieved.</li> <li>Remaining parts of this Rule Requirement are not applicable in this case.</li> </ul>	<b>Complies</b>
TRAN-R6: Parking, manoeuvring and loading areas	<p>Relevant transportation requirements for this Rule are:</p>		

	<p>TRAN-REQ8 Location of parking spaces</p> <p>All parking areas shall be on the same site from where the activity operates.</p>	<p>Part 1 requires all parking is on the same site as the activity, and this is achieved.</p>	<b>Complies</b>
<p>TRAN-REQ9</p> <p>On-site parking</p>	<p>1. On-site parking spaces are formed to comply with the minimum dimensions listed in TRAN-TABLE10 - Minimum parking area dimensions and illustrated in TRAN-DIAGRAM13 - Parking area formation dimensions.</p> <p>Remaining parts of this Rule Requirement are not applicable in this case.</p>	<p>The 90-degree spaces are 5.0m long (plus 0.4m overhang), 2.5m wide and have an aisle of at least 5.8m. These meet the requirements for medium term users.</p> <p>The three parallel spaces on the northern side are 6.1m long, 2.1m wide and have an aisle of 6.6m width. The stall width is less than the required width of 2.5m</p>	<b>Restricted Discretionary Activity</b>
	<p>TRAN-REQ10 Mobility parks</p> <p>Part 1 requires a total of 3 mobility spaces to be provided, and 3 are shown.</p>	<p>The spaces proposed are 5.0m long (plus 0.4m overhang), 3.6m wide and have an aisle of at least 6.0m width.</p> <p>Part 2 specifies the minimum dimensions for mobility spaces. However the Plan requires mobility spaces to be 6.1m in length and this is not achieved.</p>	<b>Restricted discretionary Activity</b>
<p>TRAN-REQ11</p> <p>Cycle parks and facilities</p>	<p>Part 1 requires cycle parking to be provided at a rate of 1 cycle parking space per 30 people the facility is intended to accommodate for visitors, plus a further 10% for staff. The facility is intended to accommodate a maximum of 1,284 people meaning that 43 cycle parking spaces are required plus 4 spaces for staff.</p>	<p>Required cycle parking is not provided</p>	<b>Restricted discretionary Activity</b>
	<p>TRAN-REQ14 Access gradients</p> <p>The site is relatively flat and so there will be no difficulties in meeting the maximum gradients for access and breakover angles.</p>	<p>Land is flat</p>	<b>Complies</b>

	<p>TRAN-REQ15 Queuing spaces</p> <p>Parts 1 and 2 requires queuing space to be provided based on the number of spaces provided. From the information provided, we understand that the church will only used on Sundays, and which time we expect that traffic volumes on Goulds Road will be relatively low (when compared with other days of the week). There is therefore a reduced likelihood that a vehicle passing the site would be obstructed by another vehicle waiting to enter this site.</p> <p>We also highlight that there is a further 7m of width available between the edge of the formed carriageway and the site boundary, where a vehicle could wait to enter the site without obstructing through traffic. Moreover, a vehicle waiting in this location would not obstruct any passing pedestrians as there is no footpath on this side of Goulds Road.</p> <p>Accordingly, the effective queuing space at each location is around 18m, sufficient for each to serve 101-150 parking spaces.</p> <p>18 metre Queuing spaces are not provided</p> <p>With 101 to 150 spaces provided, queuing space of 18m is required, measured from the site boundary to the point at which conflict with another vehicle might arise. However where more than one access to provided, this can be apportioned in accordance with anticipated usage of each access. The northern access has 11m queuing space, sufficient for this serving up to 50 spaces, with a similar distance being provided at the southern access. There is therefore a shortfall in each location.</p>		
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	<p>TRAN-REQ16 Vehicle manoeuvring</p> <p>Part 1 requires that drivers are not required to reverse off the site, and the proposed layout means that this will be achieved.</p>	<p>Part 2 requires that drivers do not undertake more than one reverse movement when exiting a space. The parking spaces all meet the District Plan required dimensions and/or the overarching Standard,.</p>	Complies
	<p>TRAN-REQ17</p> <p>The Plan requires the surface of parking and loading areas to be sealed and marked.</p> <p>o</p>	<p>The parking area will be sealed and marked as required.</p>	<p>C</p> <p><b>Complies</b></p>
	<p>TRAN-REQ28 Landscape Strip for Parking Areas</p> <p>A 3m wide landscaping strip across the front of the property is required</p>	<p>The plans show a 3m wide landscaping strip across the front of the property .</p>	<b>Complies</b>
TRAN-R8 High Trip generating Activities	<p>The establishment of a new, or expansion of an existing activity listed in TRAN-TABLE2-HTGA thresholds and ITA requirements Where:</p> <p>The activity does not exceed the basic ITA threshold in TRAN-TABLE2 - HTGA thresholds and ITA requirements;</p>	<p>50 to 120 vehicle movements will be generated in the peak hour. This triggers the need for a Basic Transportation Assessment.</p>	<b>Restricted Discretionary Activity</b>
<b>Light</b>			
LIGHT R2 Artificial Outdoor Lighting	<p><b>Activity status:</b> <a href="#">PER</a></p> <p>1. Artificial outdoor lighting for any activity not otherwise provided for in LIGHT-R2, LIGHT-R3, LIGHT-R4 and LIGHT-R5</p> <p>Where this activity complies with the following rule requirements:            LIGHT-REQ1 Light Spill            LIGHT-REQ2 Glare            LIGHT-REQ3 Sky Glow</p>	<p>Does not comply with LIGHT-REQ1 and LIGHT-REQ2</p>	<b>Restricted Discretionary Activity</b>



LIGHT REQ1 Light Spill	The maximum level of light spill from artificial outdoor lighting shall not exceed the horizontal or vertical illuminance levels outlined in LIGHT-TABLE1 below on an adjoining site, including roads.	Light spill at side boundaries will be 3.1 lux	<b>Restricted Discretionary Activity</b>
	Table 1 RESZ 200 Hours to 0600 2 lux 0600 to 2200 10 lux		<b>Restricted Discretionary Activity</b>
LIGHT REQ2 Glare	Artificial outdoor lighting is directed away from and/or screened from adjoining properties and roads.	Lighting will not be directed away or screened from adjoining properties and roads.	<b>Restricted Discretionary Activity</b>
LIGHT REQ3 Glare	All artificial outdoor lighting shall be directed downward and shielded from above to ensure that all light shines below the horizontal.	Lighting is directed downward and shielded from above	<b>Restricted Discretionary Activity</b>
<b>Noise</b>			
Noise-R1	Activities not otherwise specified	Activity is not otherwise specified	
NOISE-REQ1	Any activity that generates noise shall meet the noise limits of the zone of the site receiving noise from an activity, as set out in NOISE-TABLE5 - Zone Noise Limits.	Activity may exceed noise limit	<b>Restricted Discretionary Activity</b>
	NOISE-TABLE5 RESZ Any point within any site receiving noise  0700 to 2200: 50 dB LAeq (15min)  2200 to 0700: 40 dB LAeq (15min) / 70 LAFmax	Noise may be up to 55dBA	<b>Restricted Discretionary Activity</b>