

## Partially Operative Selwyn District Plan Rules

## - Compliance Assessment

Rule	Requirement	Provided	Compliance
<b>Part 2 – District Wide Matters TRAN Chapter Rules</b>			
TRAN-R4	<b>Vehicle Crossings</b> GRUZ 1 a)The vehicle crossing is located no closer to an intersection with a State Highway or arterial road than; i. 60m to the departure side of any intersection; and ii. 30m to the approach side of any intersection; and b)The vehicle crossing does not service any: i. Service station; ii. Truck stop; or iii. Activity that generates more than 40vm/d. And this activity complies with the following rule requirements: TRAN-REQ2 Access restrictions TRAN-REQ3 Number of vehicle crossings TRAN-REQ4 Siting of vehicle crossings TRAN-REQ5 Vehicle crossing design and construction TRAN-REQ6 Vehicle crossing surface	<p>Vehicle crossings on local roads, activity generates more than 40vm/d</p> <p>Refer to assessment of TRAN-REQ2 to REQ6</p>	RDIS (TRAN-MAT2)
TRAN-REQ2	<b>Crossing Access Restrictions</b> GRUZ 10. Where a vehicle crossing is formed within an arterial road it shall comply with the following:  a)No alternative legal access is available from a collector road or local road; and b)Sufficient on-site manoeuvring is available so reversing onto the arterial road shall not occur.	No vehicle crossings onto arterial roads	Yes
TRAN-REQ3	<b>Number of vehicle crossings</b> <b>GRUZ 7.</b> There are no more than two vehicle crossings per road frontage per site.	Three vehicle crossings proposed to Goulds Road One vehicle crossing to Shillingford Boulevard One vehicle crossing to new local road	RDIS (TRAN-MAT2)
TRAN-REQ4	<b>Siting of vehicle crossings All zones</b> 1. Vehicle crossing(s) shall: a. comply with TRAN-TABLE4 Vehicle crossing distances from intersections as illustrated in TRAN-DIAGRAM1 Accessway separation from intersections (with speed limit of 60km/h or less, 30m requirement on collector roads and 20m requirement on local roads); and b. be located a minimum distance of 10m from the end of any splitter or approach island to a roundabout; and c. comply with TRAN-TABLE5 Vehicle crossing sight distances as illustrated in TRAN-DIAGRAM2 Sight distance measurement and values (with existing speed limit of 60km/h, 140m requirement on collector and local roads; and d) not be formed within a State Highway.	a. 30m separation to nearest intersections achieved at Shillingford Boulevard vehicle crossing. Goulds Road car park vehicle crossing more than 30m from Edgar Way and roundabout. Online exit and service vehicle access point within 30m of Edgar Way intersection. Local road service vehicle exit more than 20m from any intersection. b. No vehicle crossings within 10m of a roundabout island.	<p>No, re proximity of Goulds Road access points to Edgar Way intersection</p> <p>Sightline at new local access road will not be 140m</p> <p><b>RDIS</b> TRAN-MAT1 and TRAN MAT2</p>

		c. 140m sightlines available at all access points, <b>except new local road service exit access.</b> d. No State Highways fronting site	
	5. Vehicle crossing(s) shall be no closer than 30m to the intersection of any railway line when measured from the nearest edge of the vehicle crossing to the limit line at the level rail crossing.	No railway level crossings near the site	Yes
	7. Where a vehicle crossing(s) is to be formed it shall comply with the minimum access separation distances listed in TRAN-TABLE6A - Accessway separation from other accessways	Not applicable as frontage road speed limits less than 70km/h	N/A
TRAN-REQ5	<b>Vehicle Crossing Design and Construction</b> GRUZ 5. Vehicle crossing(s) (excluding those on a State Highway) shall comply with the following standards: b. TRAN-DIAGRAM6 - Vehicle crossing design standards - Arterial and Collector roads where the vehicle crossing provides access to either: i. a residential unit not on a local road; or ii. any other activity on a local road, arterial road, or collector road.	TRAN-DIAGRAM6 is a rural vehicle crossing design, not suitable for the proposed environment.	<b>RDIS</b> B. TRAN-MAT1.7 Characteristics of the site or use  a. TRAN-MAT2 Vehicle crossings and access
TRAN-REQ6	<b>Vehicle Crossing Surface- All zones</b> 1. Vehicle crossings where they adjoin a sealed carriageway shall be sealed for the full width and length of the vehicle crossing between the carriageway and the site boundary.	All vehicle crossings will be sealed	Yes
TRAN-R5	<b>Vehicle accessways</b> Assessed as not applicable as there are no vehicle accessways proposed between any of the frontage roads and the site.		
TRAN-R6	<b>Parking, manoeuvring and loading areas (Non-residential activity, all zones)</b> 3. Any parking, manoeuvring and loading areas associated with any activity that is not a residential activity.  Where the activity complies with the following rule requirements (for GRUZ): TRAN-REQ8 Location of parking spaces TRAN-REQ9 On-site parking TRAN-REQ10 Mobility parks TRAN-REQ11 Cycle parks and facilities TRAN-REQ12 Vehicle loading areas TRAN-REQ13 Parking and loading gradients TRAN-REQ14 Access gradients TRAN-REQ15 Queuing spaces TRAN-REQ16 Vehicle manoeuvring TRAN-REQ17 Surface of parking and loading areas TRAN-REQ28 Landscape Strip for Parking Areas (N/A)		Yes
TRAN-REQ8	<b>Location of Parking Spaces</b> 7. All car parking associated with any activity shall be wholly on the same site where the activity operates, or on an adjoining site..	Parking will be on-site	Yes
TRAN-REQ9	<b>On-Site Parking- Not applicable in GRUZ</b>	Not Applicable	Not Applicable
TRAN-REQ10	<b>Mobility Parking- All zones</b> 1. All activities shall provide the following number of mobility parking spaces: a. One mobility parking space is provided with the first 20 vehicle parking spaces;	Five mobility spaces proposed.  Mobility parking spaces 3.7m wide by 6.1m	Yes

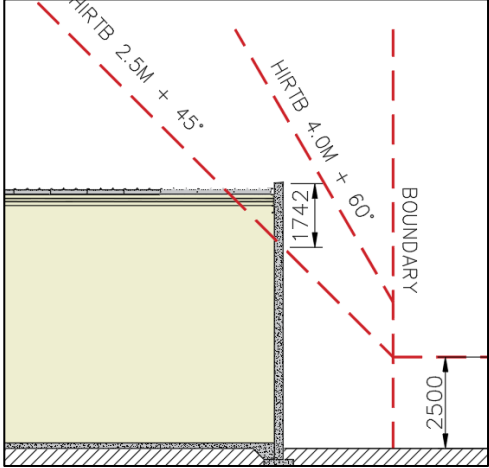
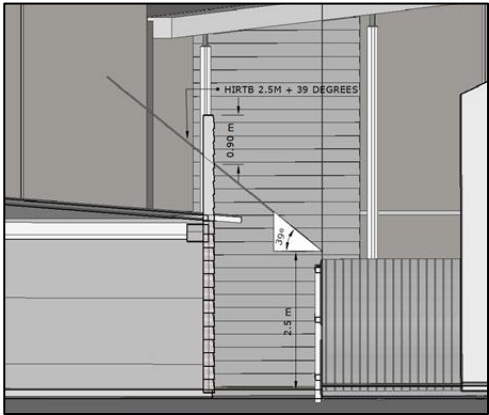
	<p>b. Not less than two mobility parking spaces is provided for up to 49 vehicle parking spaces; and</p> <p>c. One additional mobility park space for every additional 50 parking spaces is provided</p> <p>Five mobility spaces required for 184 spaces.</p> <p>2. All mobility parks shall comply with the design requirements listed in TRAN-TABLE10 - Minimum parking area dimensions and illustrated in TRAN-DIAGRAM13 - Parking area formation dimensions (3.6m wide x 6.1m deep)</p>	deep allowing for shared spaces.	
TRAN-REQ11	<p><b>Cycle parks and facilities</b></p> <p>Not Applicable in GRUZ</p>	Not Applicable	Not Applicable
TRAN-REQ12	<p><b>Vehicle loading areas</b></p> <p>Not Applicable in GRUZ</p>	Not Applicable	Not Applicable
TRAN-REQ13 and 14	<p><b>Parking and loading area gradients and Maximum access gradients to parking areas</b></p>	Flat site means compliance will be achieved with gradient standards.	Yes
TRAN-REQ15	<p><b>Queueing Spaces</b></p> <p>Not Applicable in GRUZ</p>	Not Applicable	Not Applicable
TRAN-REQ16	<p><b>Vehicle manoeuvring- All zones</b></p> <p>1.All activities shall provide sufficient on-site manoeuvring to ensure that vehicles do not reverse either onto or off a site which has access:</p> <p>c. To an accessway that serves a site with six or more vehicle parking spaces.</p> <p>2. Parking and loading areas are formed so that vehicle operators do not need to undertake more than one reverse manoeuvre to exit the parking space or loading area</p>	No reverse manoeuvring onto or off the site will be necessary. No more than one reverse required when exiting spaces.	Yes
TRAN-REQ17	<p><b>Surface of vehicle parks and loading areas-</b></p> <p>6. Any vehicle parking or loading areas expected to be used by vehicles accessing the educational facility or activity involving the retailing of goods and services to the public shall be either metalled or sealed</p>	All parking, loading and access areas will be formed, sealed and drained.	Yes
TRAN-R8	<p><b>High trip generating activities</b></p> <p>Full ITA threshold: 900m<sup>2</sup> GLFA</p>	4,240m <sup>2</sup> GFA warrants a full ITA.	<p><b>RDIS</b></p> <p>TRAN-MAT8A assessment matters.</p>

Rule	Requirement	Assessment
<b>Part 2 – District Wide Matters Natural Hazards</b>		
<b>NH-R2</b>	<p><i>New Buildings and Structures in Natural Hazard Overlays</i></p> <p><i>Activity Status: PER</i></p> <p><i>3. The establishment of any new residential unit or other principal building.</i></p> <p><i>Where:</i></p> <ul style="list-style-type: none"> <li><i>a. The building is not located in a high hazard area; and</i></li> <li><i>b. The building is not located between any surface water body and any stopbank designed to contain floodwater from that surface water body; and</i></li> <li><i>c. The building finished floor level is equal to or higher than the minimum floor level stated in a Flood Assessment Certificate issued in accordance with NH-SCHED1 Flood Assessment Certificates.</i></li> </ul>	<p>✓ Compliant</p> <p>✓ Compliant</p> <p>✓ Compliant- The FFL for the enclosed buildings will be 40.80m, with spaces covered by canopies at 40.65m. The FFL for all buildings will be a</p>

		minimum of 300mm above the lowest level along the road boundary to Goulds Road.
<b>Part 2 – General District Wide Matters Earthworks</b>		
<b>EW-R1</b> <b>EW-R2</b>	<p>Activity status: <i>PER</i></p> <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> <ul style="list-style-type: none"> <li>EW-REQ1 Volume of Earthworks</li> <li>EW-REQ2 Maximum Slope Gradient</li> <li>EW-REQ3 Excavation and Filling</li> </ul>	<p>The full earthworks are not provided for as associated with an approved building consent.</p> <p>An assessment of the Proposal against the following standards:</p> <ul style="list-style-type: none"> <li>EW-REQ1 – Earthworks will exceed 250m<sup>3</sup> / ha of site area. Some 14,000m<sup>3</sup> of earthworks are proposed.</li> <li>EW-REQ2 – Earthworks will not be carried out within a slope gradient of 1:4 (Compliant).</li> </ul> <p>EW-REQ3 – Earthworks may exceed a depth of 0.5m within 1.5m of an adjoining boundary, but will not exceed 1.0m.</p> <p><b>✖ Restricted Discretionary.</b></p>
<b>Part 2 – General District Wide Matters Light</b>		
<b>LIGHT-R1</b>	<p>Activity status: <i>PER</i></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:</p> <ul style="list-style-type: none"> <li>LIGHT-REQ1 Light Spill</li> <li>LIGHT-REQ2 Glare</li> <li>LIGHT-REQ3 Sky Glow</li> </ul>	<p>Lighting and glare will largely comply with the respective PODP light spill and glare standards as set out in LIGHT-R1, LIGHT-REQ2, LIGHT-REQ3 and LIGHT-Table 1</p> <ul style="list-style-type: none"> <li>LIGHT-REQ1 Light Spill ✖ - Will exceed 1 lux between 2200 and 0600</li> <li>LIGHT-REQ2 Glare ✓ Compliant</li> <li>LIGHT-REQ3 Sky Glow - ✓ Compliant</li> </ul> <p><b>✖ Restricted Discretionary</b> LIGHT-REQ1</p>
<b>Part 2 – General District Wide Matters Noise</b>		
<b>NOISE-R1</b>	<p>Activity status: <i>PER</i></p> <p>1. Any land use activity not listed elsewhere in NOISE-R1. that generates noise, unless any of NOISE-R2 - NOISE-R16 applies</p> <p>Where this activity complies with the following rule requirements:</p> <p>NOISE-REQ1 Zone Noise Limits</p>	<p>Noise will not comply with the respective GRUZ limits as set out in NOISE-Table 5 – Zone Noise Limits.</p> <p>At the notional boundary of any noise sensitive activity within any site receiving noise.</p> <p>0700 to 2200: 55 dB LAeq (15min)</p> <p>2200 to 0700: 45 dB LAeq (15min) / 70 LAFmax</p> <p><b>✖ Restricted Discretionary</b> NOISE-REQ1</p>
<b>Part 2 – General District Wide Matters Signage</b>		
<b>SIGN-R1</b>	<p>Activity status: <i>PER</i></p> <p>2. Any sign not listed in SIGN-R1.1., SIGN-R2, SIGN-R3, SIGN-R4 and SIGN-R5</p> <p>And this activity complies with the following rule requirements:</p> <p><b>SIGN-REQ1 Free standing signs</b></p>	

	<p><i>Where this activity complies with the following rule requirements:</i></p> <p><b>NOISE-REQ1 Free Standing Signs GRUZ Limits</b></p> <p>8. There shall be a maximum of one free standing sign per site for sites 4ha or less in area.</p> <p>9. There shall be a maximum of three free standing signs per site for sites over 4ha in area. Signs shall be a minimum of 50m apart.</p> <p>10. The maximum area of a sign shall be 3m<sup>2</sup>.</p> <p>11. The maximum height above ground level at the top of the sign shall be 6m.</p>	<p>8. There is 17 signs (Supermarket, freestanding, blade, directional and tenancy sign).</p> <p>9. Signs are not 50m apart.</p> <p>10. The total area of signage is 226.37m<sup>2</sup></p> <p>11. The height of the Woolworths Brand sign is below the façade height level but exceeds 6m</p> <p><b>✖ Restricted Discretionary</b> SIGN-REQ1</p>
	<p><b>SIGN-REQ2 Built Form – Signs Attached to Buildings</b></p> <p>3. Where any sign is attached to a building, it shall comply with the requirements set out in SIGN-TABLE1 - Signs Attached to Buildings.</p> <p><b>GRUZ:</b></p> <p>Total Maximum: 3m<sup>2</sup> per building and 9m<sup>2</sup> per site, whichever is lower</p> <p>Maximum height above ground level at the top of the sign: 6m or façade height, whichever is lower</p>	<p><b>✖ The total area of signage is 226.37m<sup>2</sup></b></p> <p>✓ All building affixed signage is below the façade height, and / or less than 6m.</p> <p><b>✖ Restricted Discretionary</b> SIGN-REQ2</p>

Rule	Requirement	Assessment
<b>Part 3 – Area Specific Matters – GRUZ</b>		
<b>GRUZ-R2</b>	<p>Activity Status: <i>PER</i></p> <p>1. The erection of a new, or relocation, or alteration, or expansion of an existing structure not used as either a residential unit or a minor residential unit</p> <p><i>Where this activity complies with the following rule requirements:</i></p> <ul style="list-style-type: none"> <li>GRUZ-REQ1 Building Coverage</li> <li>GRUZ-REQ2 Structure Height</li> <li>GRUZ-REQ3 Height in Relation to Boundary</li> <li>GRUZ-REQ4 Structure Setbacks (5m internal, 10m road boundary)</li> </ul>	<p>Subject to:</p> <p>GRUZ-REQ1 – <b>✖</b> The total extent of buildings is 5,491m<sup>2</sup> over 1.35ha (or 40.5% of site coverage).</p> <p><b>✖ Restricted Discretionary</b> GRUZ-REQ1</p> <p>GRUZ-REQ2 – <b>✓</b> All buildings are below 12m</p> <p>GRUZ-REQ3 – <b>✖</b> The western recession planes are breached by some 1.742m as associated with the Supermarket, and 0.9m by the northern ancillary retail.</p>

		  <p> <b>✖ Restricted Discretionary</b> GRUZ-REQ3            GRUZ-REQ4 – The principal building is set back:           <ul style="list-style-type: none"> <li>• 9.20m (canopy) to the southern boundary.</li> <li>• 2.8m (Supermarket) and 1.8m (ancillary retail) to the western boundary .</li> <li>• 4.0m (canopy) to Goulds Road.</li> <li>• 6.0m (ancillary northern retail) to Shillingford Boulevard</li> </ul> <b>✖ Restricted Discretionary</b> GRUZ-REQ4         </p>
<b>GRUZ-R9</b>	<p>Activity status: <i>PER</i></p> <p>1. <i>The establishment of a new, or expansion of an existing rural selling place or commercial activity</i></p> <p>Where:</p> <p>a. <i>The area of land associated with the rural selling place is less than 100m<sup>2</sup>; or</i></p> <p>b. <i>The area of land associated with the commercial activity is less than 100m<sup>2</sup>.</i></p> <p>And this activity complies with the following rule requirements:</p> <p>GRUZ-REQ6 Hours of Operation</p> <p>GRUZ-REQ7 Full Time Equivalent Staff</p>	<p>When compliance with GRUZ-R9.1.b is not achieved: NC</p> <p>The land area associated with the Commercial Activity is 1.35ha.</p> <p><b>✖ Non-Complying</b></p> <p><b>In addition:</b></p> <p>Hours of operation exceed GRUZ-REQ6</p> <p><b>✖ Discretionary</b></p>

		Full time equivalent staff exceed 50 – GRUZ-REQ7  ✖ <b>Discretionary</b>
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