



**PUBLIC AGENDA**

**FOR THE MEETING OF**

**DISTRICT PLAN COMMITTEE**

**TO BE HELD AT THE**

**SELWYN DISTRICT COUNCIL OFFICES,**  
**COUNCIL CHAMBERS**

**ON WEDNESDAY 10 OCTOBER 2018**

**COMMENCING AT 10:40AM**

## **Committee Members**

### Chair

Environmental Services Manager Tim Harris

### Selwyn District Council

Mayor Sam Broughton

Councillor Mark Alexander

Councillor Jeff Bland

Councillor Debra Hasson

Councillor Murray Lemon

Councillor Malcolm Lyaall

Councillor Pat McEvedy

Councillor Grant Miller

Councillor John Morten

Councillor Bob Mugford

Councillor Nicole Reid

Councillor Craig Watson

Chief Executive David Ward

### Te Taumutu Rūnanga

Hirini Matunga

### Environment Canterbury

Councillor Peter Skelton

### Te Ngāi Tūāhuriri Rūnanga

Tania Wati

### Project Sponsor

Jesse Burgess

Phone 347-2773

### Project Lead

Justine Ashley

Phone 027 285 9458

## **Agenda Items**

Item	Page	Type of Briefing	Presenter(s)
Standing Items			
1. Apologies	3	Oral	The Chair
2. Declaration of Interest	3	Oral	
3. Deputations by Appointment	3	Oral	
4. Outstanding Issues Register	3	Written	
5. Confirmation of Minutes	4-17	Oral	
Specific Reports			
6. Vegetation and Ecosystem Update	18-21	Written	Andrew Mactier
7. Tourism/Porters/EDAs <ul style="list-style-type: none"><li>• Preferred Option Report</li><li>• Communications and Engagement Plan</li></ul>	22-160	Written	Ben Baird
8. Temporary Activities <ul style="list-style-type: none"><li>• Preferred Option Report</li><li>• Communications and Engagement Plan</li></ul>	161-202	Written	Lisa Steele (Planz)
9. Alpine Villages <ul style="list-style-type: none"><li>• Preferred Option Report</li><li>• Communications and Engagement Plan</li></ul>	203-307	Written	Jocelyn Lewes
10. Living 3 <ul style="list-style-type: none"><li>• Preferred Option Report</li><li>• Communications and Engagement Plan</li></ul>	308-396	Written	Jocelyn Lewes
11. Council Assets & Buildings Update	397-408	Written	Jane Whyte (Response Planning)

## **Standing Items**

### **1. APOLOGIES**

Councillor Morten, Councillor Lyall

### **2. DECLARATION OF INTEREST**

Nil.

### **3. DEPUTATIONS BY APPOINTMENT**

Nil.

### **4. OUTSTANDING ISSUES REGISTER**

<b>Subject</b>	<b>Comments</b>	<b>Report Date / Action</b>	<b>Item Resolved or Outstanding</b>
Family Flats	Confirm implications of Preferred Options for the rating and development contributions of a minor residential unit	22 August 2018	Resolved

### **5. CONFIRMATION OF MINUTES**

Minutes from the meeting of the District Plan Committee on 22 August 2018.





**District Plan Committee meeting  
Held on Wednesday 22 August 2018 at 9.00am  
at Selwyn District Council,  
Rolleston**

**Present:** Mayor S Broughton, Councillors M Alexander, M Lemon, P McEvedy, N Reid, Cr B Mugford, G Miller, M Lyall, J Bland, C Watson, J Morten, & Mr D Ward (CEO SDC)

**In attendance:** T Harris (Chair), Messrs J Burgess (Planning Manager), B Rhodes (Strategy & Policy Team Leader), R Love (Strategy and Policy Planner), C Friedel (Planning Consultant), Mesdames J Ashley (District Plan Review Project Lead), R Carruthers (Strategy and Policy Planner), J Tuilaepa (Senior Strategy and Policy Planner), V Barker (Planning Consultant), K Johnston (Communications Consultant), & N Brown (District Plan Administrator).

**Standing Items:**

**1. Apologies**

Councillor P Skelton (Environment Canterbury), Mr Hirini Matunga (Te Taumutu Rūnanga), Ms T Wati (Te Ngāi Tūāhuriri Rūnanga) for absence, and Councillor D Hasson for lateness.

**Moved – Councillor Alexander / Seconded – Councillor Miller**

*‘That the apologies received from the above Councillors be received for information.’*

**CARRIED**

**2. Declaration of Interest**

Nil.

**3. Deputations by Appointment**

Nil.

Given the apologies received for the 26 September District Plan Review Committee meeting, the Chair asked for feedback from the Committee whether the meeting should be rescheduled to the proposed date of Wednesday 10 October.

The Committee members agreed to the cancellation of the meeting of 26 September 2018 and to reschedule the meeting on 10 October 2018. N Brown to confirm proposed date and schedule in Committee members' calendars.

#### 4. Confirmation of Minutes

25 July 2018

- Page 11 – Councillor Murray – Should be '**Councillor** Lemon'
- Page 18 – Watson out 11.31am – Should be '**Councillor** Watson out 11.31am'.
- Page 19 – Watson in 11.37am – Should be '**Councillor** Watson in 11.37am'.

Amendment of the following recommendation:

*That the Committee endorses the Preferred Option for 'Noise and Vibration' for further development and engagement, except that Recommendation 3.1.8(a) be amended to "further consider the CIAL related provisions and update and amend as required in consultation with CIAL."*

Councillor Reid wished to clarify a comment on page 8 of the Agenda considering Port Zone in Rolleston and their difference to a normal shipping based port zone.

Councillor Watson wished to clarify his comment on page 8 of the Agenda concerning the hierarchy of townships. Councillor Watson acknowledged the explanation that the township hierarchy was based on population, but wished to have it noted that Southbridge although having less population has more functionality than West Melton.

Councillor Miller is concerned about the effects of the paper presented previously by Mahaanui Kurataiao and the ramifications for the ratepayer around wahi tapu and wahi tāonga and the significant cost added to the consenting process. Councillor McEvedy added that the rules have to be complementary to those of regional plans, particularly around sites of cultural significance when it comes to undertaking an activity.

Councillor Miller asked for clarity on how recommendations are approved. The Chair stated that the range of opinions during the discussion are noted and recognition given that it is the Committee's view that the preferred option paper is to be endorsed and that these documents are the preferred starting point for consultation. The views from the Committee will be factored in, in terms of the overall development of the preferred option. Ms Ashley added that feedback from the Committee is taken into account and staff will return post consultation with recommendations confirming the preferred option or any amendments to it.

*Councillor Hasson in 9.12am*

Mr Burgess gave an example about the quarrying topic. Feedback was received from the Committee on setbacks which has filtered through to the public consultation. Mr Burgess agrees with the Chair and Ms Ashley that feedback has been taken on board and those views from the community also.

Councillor Miller asked about the process to pass an amendment if he felt particularly strong about a certain issue. The Chair responded that if there was support from the

Committee, then raising an amendment would be an appropriate way to address concerns.

**Moved – Councillor Lyall / Seconded – Councillor Mugford**

*‘That the Committee accepts the minutes of the 25 July 2018 as amended being true and correct’.*

**CARRIED**

8 August 2018

Taken as read and accepted

**Moved – Councillor Lyall / Seconded – Councillor Mugford**

*‘That the Committee accepts the minutes of the 8 August 2018 as being true and correct’.*

**CARRIED**

**5. Outstanding Issues Register**

Subject	Comments	Report Date / Action	Item Resolved or Outstanding
Family Flats	Confirm implications of Preferred Options for the rating and development contributions of a minor residential unit	8 August 2018	Resolved

The Chair asked for a verbal report from Ms Lewes and to provide clarification of the above issue raised at the last meeting.

Ms Lewes provided clarification on the correlation in terms of the District Plan and Council's rating policy. In terms of the District Plan, we take into consideration the built form, and the proposed location. The way the Plan is currently worded, the occupancy is restricted to family only. The preferred option for the Proposed Plan would remove the occupancy restriction and look at the built form.

In terms of rating, the Council's approach to rating is to use the definition of "a separately used or inhabited part of a rating unit". A family flat or minor residential unit by definition is separately used (own kitchen, bathroom facilities), and is separate from the main dwelling. The approach currently taken is to rate the demand on Council service. It is considered that a family flat puts a demand on the services of Council. In regards to development contributions, these are determined by looking at the household unit equivalent and the demand that it puts on Council Services. Family Flats have a smaller footprint, so a discount factor is applied, however, the built form still creates the demand. From the point of view of rating or development contributions, Council is not concerned with occupancy.

There is currently a misalignment between the District Plan which says only family can occupy Family Flats and rating and development contributions policy, which is not concerned with occupancy, only of the demand that is placed on council services.

The recommendation that the Committee previously adopted is to remove occupancy restrictions on minor residential units in the proposed District Plan. This will address the misalignment between the ratings approach and the District Plan and it becomes more equitable.

## **6. Preferred Option Report and Communications and Engagement Summary Plan – Coastal Environment**

Mr Mactier introduced Mr Bentley and Ms Kelly (Boffa Miskell). Mr Bentley spoke to his presentation and explained the extent of the Coastal Environment through showing diagrams and photos.

The recommendation is to adopt the findings of the Coastal Environment Study and Planning Assessment, identify the coastal hazard line, include a section for the coastal environment policy framework and generally rely on rules in other appropriate chapters/sections. Mr Mactier commented that we are currently waiting on updated Coastal Hazard Lines information from ECAN.

A discussion point was raised whether there was support from the Rūnanga regarding the boundaries around the lake. All reports have been reviewed by Rūnanga representatives and this work purely identifies the coastal environment.

Councillor Hasson asked about the Wahi Tapu sites located near the Rakaia River and near the Te Taumutu Marae. Ms Kelly responded that this topic 'Coastal Environment' brings together various workstreams and related topics, so it will all be integrated– including cultural aspects.

Mr Ward asked what assumptions have been made and what science is behind variations to the coastal margins over the next 30-50 years, as a result of climate change? Mr Bentley responded that what is currently mapped is influenced by the coastal hazard line, which includes things like sea change and large surf breaks that occur.

A question was asked about Coopers Lagoon or Muriwai which was marked on the map and asked what rules are relevant in regards to the practicality of activity that already occurs there. Mr Mactier responded that rules which apply to the coastal environment are covered by the general rural rules and states the need to ensure that relevant workstreams are integrated. The next phase will be talking to landowners including about strategic infrastructure in a lower Ellesmere sense.

The Mayor supports the preferred option presented and highlighted the importance that the lake is identified as a coastal environment, which the map presented depicts.

A discussion was held on the importance of integration of workstreams. Across all topics, it is critical that the rules are complementary. The principle of the District Plan

is that rules aren't duplicated, and acknowledged that it is a challenge. Ms Kelly added that this is the reason why there are no specific rules relating to the Coastal Environment included in any of the preferred options. To address Councillors' concerns, the Chair proposed adding to the recommendations:

*"The Committee notes the need to integrate and not to duplicate work programmes and rules".*

The Committee agreed with the addition of the proposed recommendation.

**Moved – Councillor Miller / Seconded – Councillor Morten**

### **Recommendation**

*"That the Committee notes the report."*

*"That the Committee endorses the Preferred Option for 'Coastal Environment' for further development and engagement."*

*"That the Committee notes the summary plan."*

*"The Committee notes the need to integrate and not to duplicate work programmes and rules".*

**CARRIED**

## **7. Preferred Option Report and Communications and Engagement Summary Plan – Heritage Items and Protected Trees**

Mr Mactier gave a brief overview and introduced Dr Ann McEwan and Stephanie Styles (Boffa Miskell).

The Committee discussed the unintended consequences of nominating heritage items, and nomination of earthquake damaged historic buildings and the associated upkeep costs. Dr McEwan explained that she engaged with nominees in April and explained the iterative process. Nominations need to go through a robust vetting process. Whilst Mr Ward agrees with the Committee's point, he stated that he is concerned about the resource and cost of doing the exercise of the process and urged the Committee to be aware of the time and significant additional cost.

Dr McEwan commented that the requirement of buildings to meet the criteria for scheduling is significant. It is positive that Selwyn District Council waives the resource consent fees for heritage buildings and has an incentive fund. No council in the country has done anything yet about demolition by neglect. The current District Plan provisions are a reactive measure for protecting historic heritage.

A question was asked about having assets in Reserve Management Plans, versus having them in the District Plan proposal. Ms Styles commented on heritage items, if it is nominated or comes through in a submission, then an assessment would be

carried out. Reserve Management Plans have a different purpose and have a more holistic management of resources and what's in it and the intentions for the uses of this (ie: protection of elements). This can work in parallel with the District Plan.

The Committee spoke about a few specific examples: a historic cottage in Edward Street, and the first church in Rolleston (built in 1975). Dr McEwan responded that to be nominated, it would need sufficient evidence to make a case whether it can be applied to assessment criteria. It was suggested at least 30 years plus minimum. 1970s is borderline. Councillor Watson commented on the recommendation to remove Rolleston clock tower from list. He wished to make it clear that there will be backlash and that it is risky removing it from the list.

A question was asked whether it is possible to remove items from the list. Ms Styles responded, yes, although it will go through the submission or plan change process. It can be removed if something changes, such as if it no longer meets the criteria or another reason that outweighs significance. Dr McEwan commented that there are isolated cases of owners applying for a plan change to remove buildings from the heritage schedule, but it more customary if you want to get it out of the District Plan, to apply to demolish the building and have a consent granted.

The Mayor highlighted that there is a social significance of these sites and the question is whether our society value these things in a way is greater than what an owner might. That is why they are on the list – to protect them, or have steps in place to protect these items.

Councillor Lyall stated that he won't take part in voting as he has a clear conflict of interest as his property is on the list but encouraged the Committee to consider the economic consequence of having an item listed on the schedule.

There was a discussion on the Rolleston Inn. Councillor Watson asked what level of changes to the original design before it is not of heritage value? In a previous Committee meeting, 'partial heritage recognition' was discussed. Ms Styles responded that she thought the conversation was about the degree of alteration and change, and whether things are distinguishable parts. Dr McEwan would determine through the assessment of each part of the building as a whole or in components, and determine whether that structure passes the threshold to be considered.

Councillor Watson stated that he does not support the addition of the Rolleston Inn building to the schedule, as the owner rightly is looking to demolish it. The Chair confirmed that Councillor Watson's concerns have been noted, and that there are definite plans that the building will be demolished before plan is notified. However, it does not take away from the principle of Councillor Watson's point.

The Chair asked Dr McEwan for confirmation specifically in regards to the Rolleston Inn, whether the pub as a whole structure deserves inclusion on the schedule, taking into account the assessment criteria? Dr McEwan responded yes, that her recommendation is that the building as a whole should be included on the schedule. Via submission, the necessity would be for someone to provide the evidence for partitioning off some aspects as typically the whole building would be scheduled. You could do a conservation plan for the least significant aspects and agree more readily

to the demolition whilst maintaining and enhancing the significant aspect. This tends to happen more in a Conservation Plan, and not in a District Plan schedule.

The Chair echoed the Mayor's view that if we value preserving heritage items, there is a clear set of criteria against which we have assessed various nominations and a schedule is in place. There is also the formal submission process available. The Chair notes the Committee's concerns regarding the cost involved. It comes back to the fundamental philosophical question in front of us, whether we as a society/community have a public good that potentially outweighs the private rights of individual?

The Committee raised the issue that there is not sufficient financial help available to the owner to remove a heritage item from the schedule. The onus and significant expense is on the owner to deregister part of a building. The Chair responded that through this process we are imposing restrictions on private property rights. It is on the onus of the Council to provide that evidence. Therefore, costs would be shared, or more heavily fall on Council to provide justification on the restrictions. This is the tension between private property rights and the public good.

The Chair suggested that this could be part of discussion at full Council meeting – regarding the funding support of heritage items and confirmed that a recommendation can be added to highlight this issue.

Councillor Watson asked for clarification that in the endorsement of this report today, this means that the Rolleston Inn will be added to the list, and therefore the onus is on the owner to provide the evidence in order to opt out of the schedule? The Chair confirmed that this is the preferred option, so there will be further opportunity for engagement. Through that process, if the Rolly Inn remained on list, then it would go through a formal submission process where the evidence will be weighed by a set of Commissioners.

Councillor Reid asked for clarification that in the consultation going forward, whether the individual owners with heritage items on the list will be contacted? Mr Ward clarified what we are saying is that this is our preferred position - for consultation. Owners will be contacted as part of the engagement phase. Mr Ward reiterated Councillor Lemon's point about the unintended consequences, and stated that Council needs to be conscious about the resource required, cost of this exercise and timeframes.

The Chair summarised that an additional recommendation will be added to reflect the position of the Committee.

A question was asked why certain trees did not meet the threshold criteria, namely some oak trees in the Waihora Reserve. Ms Styles confirmed that Treotech have confirmed that individual trees did not pass the thresholds to meet list.

*Councillor Watson out 10.38am*

Councillor Alexander asked about a tree in the Rolleston College grounds and another in Foster Park, and commented that there is a reluctance to list trees that are on a designation. Perhaps it could be part of the Management Plan?

*Mr Ward out 10.46am*

Ms Styles commented that none of the trees in their own right passed the threshold. The parameters of a protected tree is about assessing trees against the criteria. Ms Styles suggests that the Council recommend to the group that looks after the Reserve Management Plans that they protect and manage these trees appropriately through other processes also. Given the hierarchy of the Resource Management Act, the designation would always override this. It is a pragmatic approach, but she has noted Councillor Alexander's concerns and is happy to raise this with the school. The Chair commented that this will be noted in the minutes for clarification.

*Councillor Watson in 10.47am*

*Mr Ward in 10.50am*

The Mayor stated that he will move the two recommendations presented, and would like the following recommendation added to address what the Committee has raised: *"Following public consultation, the Committee request a report that includes current owners' willingness to work with Council on new heritage items and trees being listed, and those that are against, and that the Council prioritises working with the willing".*

The Chair summarised that following public consultation, a further report will be presented that will identify who are willing to work with Council.

**Moved – The Mayor / Seconded – Councillor Mugford**

### **Recommendation**

*"That the Committee notes the report."*

*"That the Committee endorses the Preferred Options for 'Heritage Items and Protected Trees' (Parts A & B) for further development and engagement."*

*"That the Committee notes the summary plan."*

*"Following public consultation, the Committee request a report that includes current owners' willingness to work with Council on new heritage items and trees being listed, and those that are against, and that the Council prioritises working with the willing".*

**CARRIED**

## **8. Preferred Option Report and Communications and Engagement Summary Plan – Water**

Ms Hunter (Stantec) provided a summary of the key findings of the *Water Baseline Report*, which evaluated the statutory obligations on Selwyn District Council relating to the management of water and waterbodies in the District.

No discussion was held, summary plan was taken as read and accepted.



**Moved – Councillor Watson / Seconded – Councillor Hasson**

## **Recommendations**

*“That the Committee notes the report.”*

*“That the Committee endorses the Preferred Option for ‘Water’ for further development and engagement.”*

*“That the Committee notes the summary plan.”*

**CARRIED**

## **9. Update and Preferred Options Report and Communications and Engagement Summary Plan – Transport**

Mr Friedel introduced Ms Jeanette Ward from Abley Transportation Consultants, who was also involved in the preparation of the earlier baseline report along with Jasmax.

*Councillor McEvedy out 11.08am*

It was mentioned that ECan has the ability to adjust bus routes as new subdivisions happen, but advice is needed from Territorial Authorities when a large subdivision is at Resource consents/Plan Change stage to actively include public transportation routes. The example of Faringdon was given. In terms of strategic planning, a roading hierarchy has been identified in the greenfield areas and referenced in outline development plans. Bus networks are catered for in the higher classification roads. ECan determine the alignment of bus routes in consultation with the community and Council. Ms Ward added that it comes down to the roading hierarchy and road design standards for those high level roads that allows for buses in the future and to ensure that road widths reflect that. Other infrastructure, such as bus stops can be retrofitted at the public transport route planning stage.

*Councillor McEvedy in 11.13am*

Councillor Alexander suggested working with ECan so when subdivisions are developed that public transport networks are simultaneously planned for. Ms Ward confirmed that it is important that public transport is reflected in the policies and objectives. The conversation about where bus routes go can happen after developments are done, as long as there is some future-proofing also. So, likely routes within the likes of Faringdon, allow for that.

A question was asked whether the Council's Engineering Code of Practice and Subdivision Guidelines would be reviewed so that they are up to date. Mr Friedel responded that both documents will be reviewed in line with the District Plan to ensure there is a connection.

Councillor Reid commented about walkable blocks and questioned the pedestrian links to cul-de-sacs. Mr Friedel confirmed that the ideal is to have through connections, which are required by the current rules – which encourages those through

connections. This will be covered in further detail in the section 32 evaluation phase when rules and provisions will be drafted.

The Chair confirmed the position that we aren't at this level of detail yet and suggested adding a general statement to the recommendation that:

*"The Preferred Options for 'Transport' for further development and engagement which will be refined through further detail.* The Committee agreed.

Councillor Reid asked whether having minimum cycle parking rates was considered, as it would be easier than having a floor area rate. Ms Ward responded that the intent would be reflective of the activity. The example of an office was provided, where the amount of people in that floor area would be different to that of a warehouse. It is the same philosophy as car parking. Councillor Reid added that a minimum rate would be easier to put across. Ms Ward responded that this is essentially the same approach as the CCC is taking.

A point was raised in regards to the provision for on-road or off-road cycle facilities on state highways, Arterials and Collector Roads. There needs to be planning for the use of E-bikes and provided for also. A start would be to have cycle ways on arterial routes and Collector Roads as well. Ms Ward explained the rationale behind providing cycle facilities in a network and stated that it is problematic to try and define things too prescriptively in a District Plan, especially when it's unknown what the adjacent land use is. That is the rationale behind not changing what is in place currently, and encouraging those discussions to happen at the outline development plan and early planning stages.

Councillor Reid asked specifically about having cycle ways on all Arterial Roads. Mr Friedel responded that the current category status enables both on-road and off-road to be accommodated in the Arterial and Collector Road classifications. It comes down to capital works upgrades and whether Council has a preference for on or off road facilities.

A suggestion was made to investigate increasing the single footpath width as an alternative to requiring double sided footpaths to support mobility scooters and in particular for emergency service access. Mr Friedel noted the Councillors' concerns for further development and that it has informed the preferred option to re-evaluate the widths.

**Moved – Councillor Reid / Seconded – Councillor Hasson**

## **Recommendations**

*"That the Committee notes the report, including the update on car parking management."*

*"That the Committee endorses:*

- *the approach to address car parking management (Section 5.0); and*
- *the Preferred Options for 'Transport' for further development and engagement which will be refined through further detail.*

*“That the Committee notes the summary plan.”*

**CARRIED**

## **10. Preferred Option Report and Communications and Engagement Summary Plan – Vegetation**

Mr Love spoke to his report, and clarified the National Environmental Standard for Plantation Forestry (NES-PF) definitions for Plantation Forestry, and the District Plan definitions for Plantations, Amenity Planting, and Shelterbelt terms.

Councillor Watson asked about the definition regarding plantation forestry, and what percentage of the block needs to be plantation as opposed to a normal working farm? Mr Love responded that the NES doesn't go into that type of detail. The definition of a plantation forestry is a forest over one hectare, commercially harvested, which does not include shelter belts less than 30 metres wide.

*Councillor Alexander out 11.35am*

Councillor Miller made reference to the recent landowner consultation completed, and asked what the outcome was in relation to the discussions. ONL covers his entire farm and is likely to restrict his activities heavily.

*Councillor Alexander in 11.36am*

Mr Love responded that the landowners would like to see Council remove all restrictions completely and allow everything to be permitted. However, activities in an ONL is a section 6 matter under the Resource Management Act, so it is a matter of national importance. As such these areas need to be provided for and protected under the District Plan.

Councillor Miller asked, if the landowner wanted to plant a forest tomorrow, what would the restrictions be under the Proposed Plan? Mr Love concluded that the landowner would need to apply for a resource consent as a non-complying activity for a plantation forestry within the ONL.

**Moved – Councillor Alexander / Seconded – Mr Ward**

### **Recommendations**

*“That the Committee notes the report.”*

*“That the Committee endorses the Preferred Option for ‘Vegetation’ for further development and engagement.”*

*“That the Committee notes the summary plan.”*

**CARRIED**

## **11. Preferred Options Report and Communications and Engagement Summary Plan – Business: Ellesmere & Malvern capacity**

Ms Tuilaepa gave a brief background of the Ellesmere and Malvern Area Plans and outlined the capacity of business zones.

There was a discussion about the proactive rezoning for industrial land in Leeston. Councillor McEvedy supports the option to investigate further industrial zoning in Leeston and urged the Committee to take initiative in this area to support this option also. Councillor Miller agrees with Councillor McEvedy and stated a strategic approach to possible locations should be taken. The Committee supports this view.

Councillor Alexander supports growth in our communities but asked the question of who bears the cost of the reports and investigation of the zoning? Subject to further information, Councillor Alexander does not support that Council bear the cost. The Chair responded that the report sets out a series of work that would occur if we proactively rezoned land, including factors such as assessments around contamination, transportation, urban design etc. The cost of this investigation and assessments would be on Council in proactively rezoning land.

Councillor Lemon commented on the unintended consequences of not providing enough zoned land and gave an example of a current application for a business to operate out of a rural zone as their existing location could not support the expansion of their business. Leeston is an expanding town and rural economy that needs to be supported. It is a small investment to proactively rezone to achieve the town's future growth and to make it a viable place for people to live. Councillor Lemon supports Councillor Miller's strategic approach point but that further investigation is required for industrial land. Councillor Alexander commented that there is an increasing problem that people are setting up commercial businesses on rural properties due to the cost of setting up in Izone or IPort.

The Mayor stated that on two occasions previously, Council voted not to proactively rezone land during the DPR process. On both those occasions the discussion was focused on residential land but the recommendation that was passed stated that Council would not actively rezone land and the cost would fall on landowners through submissions. Both times, the Mayor voted the other way and he thinks we should be actively rezoning land in our towns, particularly in Leeston and Darfield. Industrial land is needed in Leeston, and Councillor McEvedy has articulated that issue well. Mr Ward is in support also.

Councillor Morten supports Councillor McEvedy and referred his comments to Darfield. There isn't the same degree of pressure (for industrial land) as there is in Leeston. Councillor Mugford is also in support.

The Chair summarised the view around table which was that proactive rezoning of industrial land around Leeston is warranted, with further analysis and assessment required. An amendment to the recommendation was suggested. The Councillors all agreed that the proposed recommendation meets the view of the Committee.

**Moved – Councillor McEvedy / Seconded – Councillor Lyall**

## Recommendations

*“That the Committee notes the report.”*

*“That the Committee endorses the Preferred Options for ‘Business: Ellesmere & Malvern capacity’ for further development and engagement, with the exception of a further detailed report making an assessment for the proactive industrial zoning of land in Leeston.*

*“That the Committee notes the summary plan.”*

**CARRIED**

## 12. Update Report on Dairy Processing Management Areas

Ms Barker provided a brief update on the development of the Dairy Processing Management Area (DPMA) Topic and Work Programme.

Councillor McEvedy asked what the changes in noise contours amount to in decibels. Ms Barker responded that detail has been provided but it wasn't able to be included with the report, due to when the Agenda closed. Ms Barker commented that this detail is still being worked through but at this stage an approximate-change of 5 decibels is proposed in relation to the development of sensitive activity within the noise contour. An Acoustic consultant engaged by Council will be reviewing the proposed changes.

Councillor McEvedy asked whether the noise contours were the same rules as Izone (considering there is rural area on both boundaries), given previous issues, the rules need to be consistent. Ms Barker reassured the Committee that the work will be integrated where appropriate.

Councillor McEvedy asked, if that was the case, whether through this review process the Izone rules would be reviewed as it is slightly different to Christchurch City; so everything is consistent regionally as well as throughout the District. Ms Barker responded that the noise limits that apply to the IZone / Rural interface are being considered as part of the Noise and Vibration Topic.

The Chair commented that this discussion is about DPMA noise contours which is different to the noise standards that apply to Izone. These are different mechanisms. There is a recommendation that noise-related rules relating to Izone are amended to reflect the industrial activity that occurs. It is currently at the boundary, and the proposal is to consider moving it back to the notional boundary of a house.

Noise was a contentious issue before Synlait got their processing zone. Have the affected neighbours been consulted with yet? Councillor Alexander stated that he would be unhappy at first glance to accept this proposal without the consultation occurring. Ms Barker responded that this has not been done yet, but reiterated that work is currently underway on an engagement strategy with both companies, which includes approaching affected landowners. This would address Councillor Alexander's concerns.

The Chair reiterated that this is an update and there will be a further update and information presented to the District Plan Committee in 2019.

**Moved – Councillor Lyall / Seconded – Mr Ward**

**Recommendations**

*“That the Committee notes the report.”*

*“That the Committee endorses the approach to the ‘Dairy Processing Management Areas’ topic and indicative work programme outlined in Section 3.0 of the report for further development and engagement.”*

**CARRIED**

## **Specific Reports**

### **6. Vegetation and Ecosystem Update**

Author:	Andrew Mactier, Strategy & Policy Planner
Contact:	(03) 347 2802

#### **Purpose**

To provide a regular update on the progress of the Biodiversity Working Group.

#### **Recommendation**

***“That the Committee receives the report.”***

#### **Attachments**

‘Natural Environments Topic: Vegetation and Ecosystems – Regular update on the Biodiversity Working Group’

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# REPORT TO DISTRICT PLAN COMMITTEE

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**DATE:** 27 September 2018

**TOPIC NAME :** Natural Environments Topic: Vegetation and Ecosystems

**DESCRIPTION:** Regular update on the Biodiversity Working Group

**PREPARED BY:** Andrew Mactier – Strategy and Policy Planner

## EXECUTIVE SUMMARY

<i>Purpose of report</i>	To provide a regular update on the progress of the Biodiversity Working Group.
<i>Recommendation</i>	That the Committee receives the report.
<i>DPC Decision</i>	





## Introduction

The District Plan Committee (the Committee) approved the establishment of a 'Biodiversity Working Group' (the Working Group) at its meeting on 26 July 2017. The purpose of the Working Group is to meet on a monthly basis to hear from relevant technical experts, and to discuss and resolve issues associated with the protection and management of ecosystems and indigenous biodiversity and to ultimately make recommendations to the Committee on a preferred planning framework for the Proposed District Plan when that is notified.

At its meeting on 27 September 2017 the Committee endorsed the Working Group Terms of Reference, which included provision for reporting back to the Committee at regular intervals, along with a process for updating the Terms of Reference should the need arise.

This is the second report back to the Committee on progress made by the Working Group.

## Overview of meetings held to date

Since the last report to the District Plan Committee on 28 February 2018 the Working Group has had one additional field trip in late February 2018 to a number of farms in the Malvern Hills area along with visits to High Peak Station and Snowdon Station.

The purpose of the field trip was to show Working Group participants examples of what is and is not considered to be 'significant' indigenous biodiversity, various management and protection mechanisms (including a number of QEII Trust covenants), and for the Group to share their thoughts on the management and protection of indigenous biodiversity in a less structured and formal setting.

A third field trip was scheduled for March 2018 in the area around Castle Hill but was postponed and ultimately cancelled due to adverse weather conditions, and was not rescheduled due to the need for the Working Group to start discussions and making decisions on the details of the Vegetation and Ecosystems topic.

A further 6 meetings of the Working Group have been held monthly since March 2018, with the most recent meeting occurring on Wednesday 19 September 2018. The next meeting is scheduled to occur on Wednesday 17 October, with a final meeting scheduled for Wednesday 21 November.

Decisions made at meetings include:

- Agreement that landowner involvement in the Significant Natural Areas (SNAs) assessment programme will be on a voluntary basis;
- Agreement that the listing of SNAs in the District Plan will be on a voluntary basis (including those SNAs which have been assessed in recent years);
- Policy direction in the Plan identifying that the Council will continue with the SNA assessment process;

- Discussions and subsequent decisions on permitted activities rules to be included in the District Plan 'Straw Man'.

The August and September meetings involved discussions and decisions related to detailed planning rules.

The most recent September meeting included a proposal from Fish and Game North Canterbury representatives that the Working Group consider an alternative approach to the relatively conventional planning approach of referencing an 'improved pasture' definition to help manage and protect significant indigenous biodiversity, with an approach that maps areas of 'improved pasture' instead.

After much debate the Working Group agreed that the Fish and Game proposal should be developed further (by Fish & Game) but that the proposal the Working Group had been working on would continue to its natural conclusion, with a presentation of its recommendations to the District Plan Committee. This may include a recommendation that the Fish and Game proposal is continued to be developed and may become a variation to the Proposed District Plan in the future.

It is anticipated the Working Group recommendations will be presented to the District Plan Committee for endorsement at their February 2019 meeting.

## Summary of Recommendations to DPC

The Project Team recommends that:

- 1 the Committee receive the information relating to progress of the Biodiversity Working Group.

## **7. Preferred Option Report and Communications and Engagement Summary Plan – Tourism, Porters Ski Area and Existing Development Areas (EDAs)**

Author:	Ben Baird, Strategy & Policy Planner
Contact:	(03) 347 1854

### **Purpose**

To brief the Committee on the Preferred Option Report, which provides a summary of the baseline reports that sought to better understand the issues in relation to Tourism, Porters Ski Area, and Existing Development Areas (EDAs) within Selwyn District and the effectiveness of the current Operative District Plan provisions. The key deliverable of this report is broad policy and rule options to incorporate tourism, and manage Porters Ski Area and the EDAs in Selwyn District.

The attached Communications and Engagement Summary Plan is to inform the Committee of the engagement activities to be undertaken in relation to the 'Tourism, Porters Ski Area and EDAs' topic.

### **Recommendation**

***“That the Committee notes the report.”***

***“That the Committee endorses the Preferred Options for ‘Tourism, Porters Ski Area and EDAs’ for further development and engagement.”***

***“That the Committee notes the summary plan.”***

### **Attachments**

'Preferred Option Report for Tourism, Porters Ski Area, and EDAs'

'Tourism, Porters Ski Area, and EDAs – communications and engagement summary plan'

# PREFERRED OPTION REPORT TO DISTRICT PLAN COMMITTEE

<b>DATE:</b>	<b>10 October 2018</b>
<b>TOPIC NAME:</b>	<b>Tourism, Porters Ski Area and EDAs (Existing Development Areas)</b>
<b>SCOPE DESCRIPTION:</b>	<b>Preferred Option Report for Tourism, Porters Ski Area and EDAs</b>
<b>TOPIC LEAD:</b>	<b>Ben Baird</b>
<b>PREPARED BY:</b>	<b>Ben Baird</b>

## EXECUTIVE SUMMARY

<i>Issue(s)</i>	<ol style="list-style-type: none"> <li>1. The issues for Tourism is the lack of definitions and policies supporting tourism activities</li> <li>2. The issues for Porters Ski Area is the integration within a new chapter format</li> <li>3. The issue for EDAs is the appropriate zoning for each EDA.</li> </ol>
<i>Preferred Option</i>	<ol style="list-style-type: none"> <li>4. That Tourism is integrated through zone chapters and the introduction of policies and definitions, where necessary, to support tourism.</li> <li>5. That Porters Ski Area is consolidated into a special purpose zone.</li> <li>6. That EDAs are zoned rural with Terrace Downs and Grasmere zoned special purpose.</li> </ol>
<i>Recommendation to DPC</i>	That the preferred option for Tourism, Porters Ski Area and EDAs is endorsed for further development (targeted stakeholder engagement, Section 32 and Drafting Phase).
<i>DPC Decision</i>	



## 1.0 Introduction

There are three Baseline Reports prepared for this omnibus topic - Tourism, Porters Ski Area and Existing Development Areas (EDAs). The baseline reports sought to better understand the issues in relation to Tourism, Porters Ski Area, and EDAs within Selwyn District and the effectiveness of the current Operative Selwyn District Plan (the Operative District Plan) provisions. The key deliverable of this report is broad policy and rule options to incorporate tourism, and manage Porters Ski Area and the EDAs in Selwyn District. The baseline reports are attached as **Appendix 1, 2, and 3**.

The purpose of this Preferred Option Report is to provide a summary of the baseline reports, and to identify issues and options for addressing the management of Tourism, Porters Ski Area, and EDAs within Selwyn District.

A preferred option has been identified and is outlined. If endorsed by Council, this preferred option will form the basis of further engagement with targeted stakeholders as part of the District Plan Review project.

## 2.0 Summary of Issues

### 2.1 Tourism

The following is a summary of the issues identified in the Tourism baseline report (Appendix 1):

1. There is inconsistency with definitions relating to accommodation and tourism-related activities across the District Plan, which can lead to confusion;
2. There is no definition differentiating types of visitor accommodation, such as bed and breakfast and short-term rentals; and
3. There is a lack of an explicit policy or policies recognising and supporting tourism-related activities.

### 2.2 Porters Ski and Recreation Area

The following is a summary of the issues identified in the Porters Ski and Recreation baseline report (Appendix 2):

1. The consolidation of the recent plan change work into a new plan format;
2. There is a low earthworks threshold that is triggered for all improvements in the area and this can delay or frustrate small development in the area.

### 2.3 EDAs

The following is the key issue identified in the EDA baseline report (Appendix 3):

1. The appropriate zoning for each EDA.

## 3.0 Statement of Operative District Plan approach

### 3.1 Tourism

The operative District Plan enables economic opportunities within the district while protecting and enhancing the land. This objective encompasses tourism but does not explicitly mention it nor promote tourism activities beyond general economic opportunities. Tourism is not defined within the plan but there are several tourism-related activities/definitions within the plan, with some differing across the Township and Rural volumes. The types of activities relate to visitor accommodation, commercial activities, and passive and active tourism either for commercial gain or not.

### 3.2 Porters Ski and Recreation Area

The Porters Ski and Recreation Area was a recent inclusion in the operative District Plan and underwent extensive research and as such the current provisions are comprehensive. In addition, no major development utilising these provisions has begun. These provisions are based around a development plan outlining where major buildings can occur, and generally development requires consent (from controlled to non-complying) due to the special nature of the area. The effectiveness of these provisions have not been tested, and therefore no significant change is expected.

### 3.3 EDAs

EDAs are currently individually zoned pockets across the district brought through from previous plan changes and were needed to recognise their distinct nature compared to the surrounding environment. The operative standards relate to subdivision and site size, this allows smaller sites to be subdivided and developed, and once developed the provisions are that of the rural area. There are 13 EDAs in the district and for the purpose of understanding their characteristics, they are separated into three distinct groups. There are: EDAs focused around a Tourism activity – Grasmere, Terrace Downs, and Rocklands; EDAs that have fully developed – Bealey Spur, Devine Acres, Kingcraft Drive, Jowers Road, Johnsons Road, Raven Drive, Railway Corner, and Edendale; EDAs that have not developed – Greendale, and Yorktown.

## 4.0 Summary of relevant statutory and/or policy context

These are the particularly relevant matters to the statutory and policy context for tourism, Porters Ski Area, and EDAs in Selwyn District, specifically the Selwyn 2031, Canterbury Regional Policy Statement 2013, and the Mahaanui Iwi Management Plan 2013.

### 4.1 Selwyn 2031

Selwyn 2031 identifies the need for the District to create destinations and iconic events which will encourage people to visit, stay and contribute to the local economy. Its vision is “to grow and consolidate Selwyn District as one of the most loveable, attractive, and prosperous places in New Zealand for residents, businesses and visitors”. Tourism has not played as much of a significant role as anticipated in the 2005 Economic Development Strategy. This is particularly relevant for tourism and Porters Ski Area.

## 4.2 Canterbury Regional Policy Statement 2013

Chapter 5 Land-Use and Infrastructure is considered to be the most relevant section of the RPS. The provisions within Chapter 5 seeks to enable people and communities to provide for their economic well-being in a consolidated and sustainable way, which also maintains, and where appropriate enhances, the overall quality of the natural environment, and encourages sustainable economic development by enabling business activities in appropriate locations (5.2.1). The policies (5.3.3) seek to ensure high-quality developments through promoting a diversity of residential, employment and recreational choices while the quality of the environment is maintained, or appropriately enhanced.

EDAs are outside the urban boundary identified on Map A of Chapter 6, meaning they are rurally zoned. They were also not identified within the rural residential strategy. This leaves them inconsistent with the Regional Policy Statement.

## 4.3 Mahaanui Iwi Management Plan 2013

The Mahaanui Iwi Management Plan 2013 seeks to retain cultural amenity values and protection of wāhi tapu and wāhi taonga values from inappropriate subdivision and use (WK9). These sites can be important tourist destinations and as such, suitable management is required. Generally, the Ngā Paetae (objectives) of the Papatūānuku chapter are relevant, notably (7) - Subdivision and development activities implement low impact, innovative and sustainable solutions to water, stormwater, waste and energy issues, and (8) - Ngāi Tahu cultural heritage values, including wāhi tapu and other sites of significance, are protected from damage, modification or destruction as a result of land use.

# 5.0 Summary of Options to address Issues

The following are the options to assess Tourism, Porters Ski Area and EDAs.

## 5.1 Tourism

### 5.1.1 Option 1 – Status Quo

Under this option, no specific tourism-focused activities or definitions are added, nor are clear visitor accommodation definitions, and there are no explicit policies in place to support tourism. Therefore, a rollover of the current provisions would continue the issues identified in Section 2 of this report, and is therefore considered ineffective. There would be a significant lost opportunity to improve the efficiency and effectiveness of tourism activities in the District if the existing provisions were rolled over. However, this would be the most cost and time efficient option in the short-term for the Council, but rolling over the existing provisions will result in potential confusion regarding the status of activities and lack of support for tourism activities.

### 5.1.2 Option 2 – Update Plan to provide clear tourism direction

Under this option, consistent distinct definitions relating to accommodation are investigated and there is policy support through the zone chapters that supports tourism activities and their positive benefits. Further investigation into whether tourism-focused definitions are needed or whether proposed activities (when developed) are sufficient. The principal risk with this option is creating effective provisions without making it overly complicated. This option will incur some time and cost to Council in preparation of an

updated set of provisions and ensuring they are integrated with other plan provisions. Providing consistent distinct definitions make the plan more user friendly and can avoid unnecessary consenting costs.

***Stakeholder and Community Interests:***

Major tourist activity providers and associated organisations.

***Recommendation:***

Proceed with Option 2.

## 5.2 Porters Ski and Recreation Area

### 5.2.1 Option 1 – Status Quo

This option essentially takes the current framework as it is and places it into the Proposed District Plan as a ‘precinct’ (as defined by the Planning Standards) within the rural area. A precinct is where additional provisions apply that modify the policy approach of the underlying zone. For Porters Ski and Recreation Area, the adjacent and potential underlying zone, is Rural. The provisions are incongruous with the rural zone and so the use of a precinct is not the most effective option. Further, a rollover of the current provisions would continue the issues identified in Section 2 of this report, and is therefore considered ineffective. There will also be a lost opportunity to improve the efficiency and effectiveness of management of Porters Ski and Recreation Area if the existing provisions were rolled over.

### 5.2.2 Option 2 – Minor Variation as a Special Purpose zone

The option takes the current framework and makes it as a Special Purpose zone (as defined by the Planning Standards). This identifies the unique nature of the Porters Ski and Recreation Area and provides a framework to recognise this. Updating the provisions to fit with the planning standards will make the plan more user friendly and can help avoid unnecessary consenting costs. The principal risk with this option is creating effective provisions without making it overly complicated, while avoiding re-litigating the recent plan change. Through this process the key issues of activity definition can be resolved including:

- Consolidation of objectives and policies;
- Define critical activities;
- Investigate adjusting the earthworks threshold; and
- Convert the chapter into the planning standards template

***Stakeholder and Community Interests:***

Porters Ski Area.

***Recommendation:***

Proceed with Option 2.



## 5.3 EDAs

There are three broad potential approaches to managing EDAs. First, grouping all EDAs together within a Special Purpose zone; second, to remove all zoning and rely on surrounding zoning; lastly, to provide a special purpose zoning for bespoke activities where needed, otherwise relying on the underlying zone with specific controls for density.

### 5.3.1 Option 1 – Status Quo

Under this option, the existing zones will be continued as Special Purpose zones, with the associated subdivision and site sizes and/or development plans. A rollover of the current provisions would continue the issues identified in Section 2 of this report, and is therefore considered ineffective. There would be a significant lost opportunity to improve the efficiency and effectiveness of management of EDAs in the District if the existing provisions were rolled over. There is a risk that this may provide scope for new or expanding EDAs.

### 5.3.2 Option 2 – Re-zone to Rural

Under this option, the existing zones will become part of the rural zone, with the tourism-focused EDAs (Terrace Downs and Grasmere) becoming Special Purpose. This approach is consistent with the Canterbury Regional Policy Statement and is aligned with other similar development in the district created through a resource consent process. This approach also matches current plan provisions, where the EDA standards only relating to subdivision. The risk for this option is that existing EDA landowners will need to continue to rely on existing use rights for any future additions, replacement or alterations to existing dwellings.

EDA	Preferred Approach
<b>Tourism EDAs</b>	
Terrace Downs	Special Purpose Zone
Grasmere	Special Purpose Zone if commercial activities are not permitted in rural zone
Rocklands	Rural Zone unless 'eco-village' standards are still relevant
<b>Developed EDAs</b>	
Bealey Spur	Rural Zone unless Alpine Village provisions are applicable
Devine Acres	Rural Zone
Kingcraft Drive	Rural Zone
Jowers Road	Rural Zone
Johnsons Road	Rural Zone
Raven Drive,	Rural Zone
Railway Corner	Rural Zone
Edendale	Rural Zone
<b>Undeveloped EDAs</b>	
Greendale	Rural Zone
Yorktown	Rural Zone

### 5.3.3 Option 3 – Re-zone to Rural with an overlay

Under this option, the existing zones will become part of the rural zone but with an overlay providing for site specific standards relating to additions, replacement or alterations to existing residential dwellings, with the tourism-focused EDAs becoming Special Purpose. This approach expands on the current provisions and provides additional clarity for minor changes to the existing residential dwellings. However, this is not necessarily required. The principal risk with this option is that an overlay may result in an unnecessarily complex District Plan and inconsistent with the higher order documents.

#### ***Stakeholder and Community Interests:***

EDA Landowners.

#### ***Recommendation:***

Proceed with Option 2.

## 6.0 Preferred Option for further engagement

The Project Team recommends that:

Tourism – Option 2 (5.1.2) is recommended to be the preferred option for further development. This will look to provide policy and definition support for tourism-related activities, where appropriate.

Porters Ski and Recreation Area – Option 2 (5.2.2) is recommended to be the preferred option for further development. This maintains the current framework but is re-shaped to comply with the Planning Standards. Some minor changes will be required but not the substance of the existing rules.

EDAs – Option 2 (5.3.2) is recommended to be the preferred option for further development. This identifies Terrace Downs and Grasmere as a special purpose zone recognising their unique characteristics, while the remaining EDAs are zoned rural, recognising that most have developed and the provisions are no longer needed. For the two undeveloped EDAs (Yorktown and Greendale), this would mean additional subdivision could not happen.

Appendix 1 – Tourism Baseline Report

Appendix 2 – Porters Ski Area Baseline Report

Appendix 3 – EDA Baseline Report

## Tourism Facilities and Activities

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# Baseline Report



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## 1. Introduction

Tourism plays an important role in New Zealand and locally within the Selwyn District. It contributes to the regional and local economy and creates local employment. Tourist facilities and activities operate through a multitude of zones within the District, and tourism related provisions are subsequently integrated into both the Township and Rural Volumes of the Operative Selwyn District Plan (Plan). There are two elements to tourism activities in terms of the District Plan, the tourism activity (such as horse-riding, climbing, golf, and events), which may require buildings and infrastructure, and the ancillary activities (such as accommodation, and cafes) supporting this.

The Proposed Plan will be an activity based plan. Accordingly, the Council needs to ensure that it understands the types and location of different tourism facilities and activities currently operating within the District. The investigation involves research and stakeholder engagement to inform the District Plan Review in respect of how effectively Selwyn currently provides for tourism and what potential tourism opportunities exist. The report also considers how the Proposed Plan could provide for current and future tourism opportunities and highlights risk areas where the District Plan may constrain tourism opportunities.

## 2. Methodology

The methodology followed these steps:

- 1 A desk-top review of tourism facilities and activities within Selwyn District and a resource consent data base search. This review sought to identify:
  - The types of tourism facilities and activities that are currently operating in Selwyn District.
  - What tourism agencies have an interest in Selwyn District and can be identified as potential stakeholders.
  - The current Operative District Plan provisions relevant to tourism
  - Resource consent applications relevant to tourism.
- 2 Engaging with Selwyn District Council's Tourism Advisor Elizabeth Pitcorn to assist in identifying the types and locations of existing tourism facilities and activities and future tourism opportunities, and to assist with preparing a stakeholder engagement plan.
- 3 Review of Selwyn District Planning Documents – Selwyn 2031 and the Operative Selwyn District Plan
- 4 Review neighbouring district plans to understand how they provide for tourism facilities and activities as a comparison.
- 5 Review the Mahaanui Iwi Management Plan and identify relevant policy guidance or outcomes anticipated in respect of tourism facilities and activities.
- 6 Engage with the identified stakeholders to obtain feedback on how effectively Selwyn currently provides for tourism and what potential future tourism opportunities exist.
- 7 Identify how the Proposed Plan could potentially provide for current and future tourism opportunities, and highlight risk areas where district plan matters may constrain realising those opportunities.

### Links to Other Reports

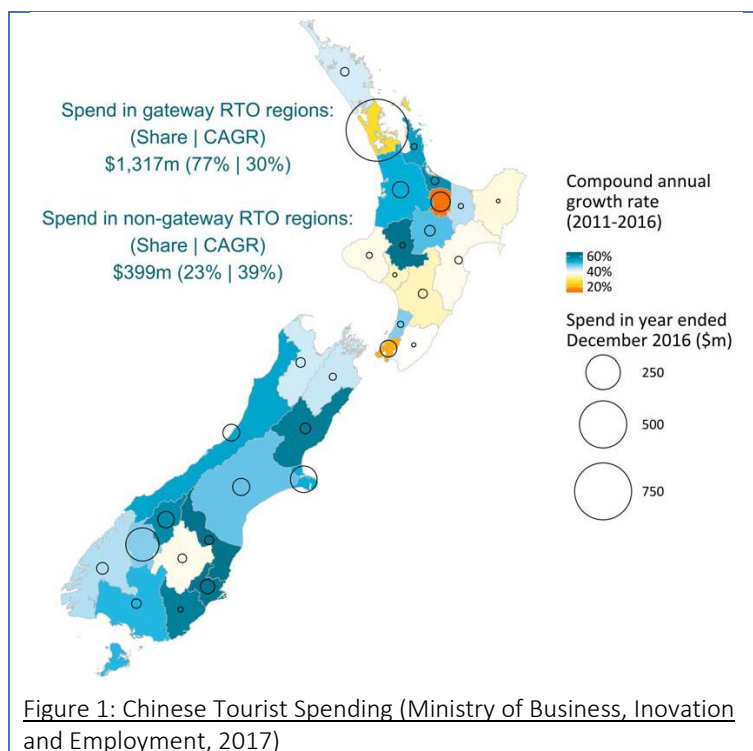
Tourism facilities integrates a variety of activities that the Plan manages. Due to cross disciplinary activities there is a need for an integrated planning approach. This report links into the following reports:

- Community and Recreation Facilities. This includes some tourism focused activities and facilities, such as golf courses, motor sports, and hot air ballooning.
- Rural Environment. This includes business activities located in the rural environment.
- Business and Innovation. This addresses a wide range of business activities.
- Council Property and Assets. This addresses Council owned activities.
- Porters Ski and Recreation Area. This addresses the Porters Ski Area.
- Heritage Buildings. This addresses heritage items that may be used for tourism.
- Temporary activities. This includes markets, events and other potential tourism focused activities.
- EDAs. There are a few sites, Terrace Downs and Grassland that include potential tourism activities.

### 3. Background

#### Nationally

Nationally, international tourism<sup>1</sup> is forecasted to grow at 4.8 percent per year, to 2023. It is expected that China and Australia will remain key markets over the coming years, making up 55 percent of visitors by 2023 (Ministry of Business, Innovation and Employment, 2017). International visitor spending is forecasted to grow at a rate of 6.2 percent per year. The Chinese are the largest international spenders and they are visiting more regions than ever before, with strong growth in spending especially in the South Island regions [Figure 1].



#### Selwyn District

The geographical diversity, size and boundaries of Selwyn District have created an area which is not perceived as one tourist destination, yet it has individual tourist attractions and is part of and contributes to a wider national and regional tourism network. The eastern area of the District has a much closer association with Christchurch, while the more rugged western area has a distinctive alpine environment. These different environments and markets offer a wide range of tourism opportunities for both domestic<sup>2</sup> and international tourists.

Visitor arrivals into the District have increased 1.3% since 2010 [Figure 2]. Data for 2014 and 2015 was unavailable from StatsNZ. It is estimated that tourists spent \$102m in Selwyn District in 2017 (MBI&E, 2017). Domestic tourism made up the majority of spending with \$69m, while internationals spent \$33m [Figure 3&4].

<sup>1</sup> International tourism is defined as overseas residents arriving in New Zealand for a stay of less than 12 months (Pitcorn, 2017)

<sup>2</sup> Domestic tourism is defined as travelling at least 40km one way from the place you usually live or work for a day trip or staying overnight (Pitcorn, 2017).





Selwyn District is not specifically well documented on popular tourism guide websites like Lonely Planet and TripAdvisor. Locations are often grouped as Christchurch or the Canterbury Region. On popular tourism guide website Lonely Planet, Arthur's Pass National Park is listed as a top New Zealand attraction for visitors (Lonely Planet, n.d). Other natural features in Selwyn are also recommended

‘things to do in Canterbury Region’ by TripAdvisor. These include Port Hills (#41), Arthur’s Pass walking track (#81), Cave Stream (#113), Washpen Falls (#130), and Porter Pass Ski Area (#146). The TranzAlpine train is ranked as the tenth most popular thing to do in the Canterbury Region (TripAdvisor New Zealand, n.d). Lake Coleridge is ranked 125<sup>th</sup>, and Te Waihora is 139<sup>th</sup> out of 251 Nature & Parks in Canterbury Region.

## 4. Current Tourist Facilities in Selwyn

The desktop search of tourist facilities and activities throughout the Selwyn District found over 200 currently operating (Appendix C). Selwyn does not operate any I-sites, instead it uses information boards, libraries and event centres to relay information to travelers. Sensational Selwyn website<sup>3</sup> provides a central location for tourists to gather information, and for tourist facilities to register their activities. Many private sites or tourist sites advertised facilities as Christchurch based, even if they were located in the Selwyn District. Also Christchurch based facilities, that run activities in the district, predominately tours, have been excluded from the analysis.

Facilities and activities are vast, and through the analysis they have been grouped into three main categories, that relate specifically to tourism:

- Accommodation
- Active Recreation
- Passive Recreation

### Accommodation

The desktop search found 101 accommodation providers within the District [Figure 4.1]. This figure excludes short term private house or room rentals, such as Airbnb and bookabach.

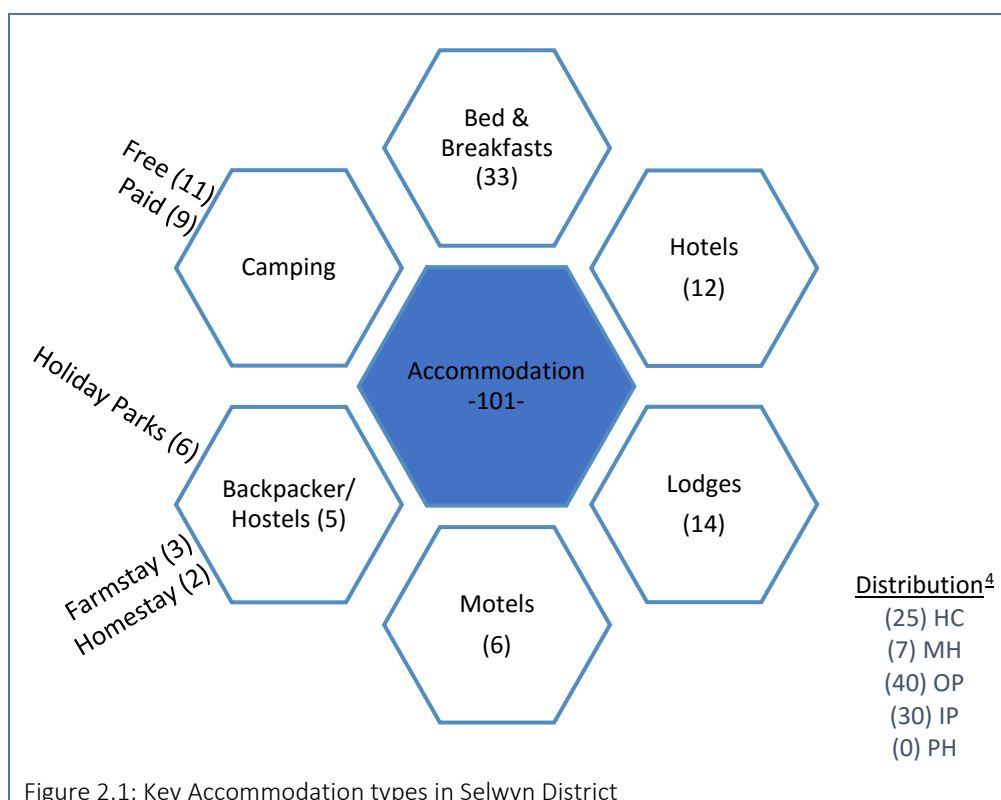


Figure 2.1: Key Accommodation types in Selwyn District

- Eight accommodation facilities had at least one resource consent on record. Resources consents were triggered by the size of the establishment, alterations to a heritage building for accommodation purposes, or erecting a sign advertising the accommodation.

<sup>3</sup> <http://www.sensationalselwyn.co.nz> (Pitcorn, 2017)

<sup>4</sup> High Country (HC), Malvern Hills (MH), Open Plains (OP), Inner Plains (IP), Port Hills (PH)

- Extensions to a motel, where the use of an existing building was to be used to accommodate more guests' triggered resource consent due to the scale of the activity. The proposed building to be used exceeded the minimal 300m<sup>2</sup> and the proposed was sign more than 2 metres in height and more than 1m<sup>2</sup> in size (115285).
- The rural volume has the definition for Travelling Accommodation, however it does not use this term within the volume. Instead it uses Visitor Accommodation throughout its policies and rules, which is defined in the township volume.
- Of the twenty campsite facilities across Selwyn, eleven are freedom camping sites. These freedom sites are mainly located in the High Country, or within the surrounding area of Te Waihora and the Selwyn River.

#### Camping

The Council has facilities for sludge from campervan and caravan toilets at: Springfield (Kowai Pass Domain), Rakaia Gorge Bridge, Glentunnel Holiday Park and Rakaia Huts Campground (District Plan).

Freedom camping is when people camp on public land that isn't a recognized camping ground or holiday park (New Zealand Government, 2018). Each district in New Zealand has its own rules about camping. Some districts limit the proximity and number of night's freedom campers are allowed within a township. The type of vehicle that is allowed to freedom camp also differs between districts. Freedom campers have posed a major problem for some councils. The waste left behind, misuse and overcrowding of sites are issues some districts face. The issues and options about freedom camping is a hot media topic (Stuff Nation, n.d.). The Tasman District's Bylaw has closed freedom camping areas (Daly, 2018). Auckland is trialing a dispersal programme that would see freedom campers spread over 29 sites around the city (Auckland tackles freedom camping issue, 2017). The Selwyn District is currently investigating the use of a Bylaw to manage freedom camping within the District<sup>5</sup>.

#### Private Rentals

Bookabach.co.nz was launched in 2000, to connect holiday home owners with potential renters (Bookabach Ltd, n.d). Bach is a unique term used in New Zealand for small, often modest holiday homes or beach houses. It is not an internationally used term, which affects its international appeal. However, the website now offers international connections through its association with HomeAway, which is part of Expedia. Airbnb was created in 2007 as a way to personalise rental accommodation in America. It has quickly grown worldwide interest and is offered in over 191 countries (Airbnb, n.d.). It is an online platform, where home owners can privately rent out their entire house or rooms for a nightly fee. Airbnb has become a growing trend for tourist accommodation. In 2014 the platform had 10 million guests and 550,000 properties listed worldwide (Brown, n.d).

The popularity of this type of accommodation is becoming problematic in popular tourist districts as it is removing houses from the long-term rental market. Queenstown-Lakes District Council is acting on this issue. Queenstown has had close to 3000 homes disappear from the long-term rental market in recent years. Their proposal would restrict all new short-term rentals to 28 days per year with no more than three separate lets (Queenstown Lakes District Council, 2017), existing providers will retain the full 90 day rights (Mau, 2017). The restriction would only apply to homes in low density areas outside of the city centre, with the hope that it would free up more long-term accommodation for workers and retain a community spirit (Radio New Zealand, 2017). Auckland is now also considering taking similar action, with a limit of 20 weeks and imposing higher rates for properties that are rented out longer (Radio New Zealand, 2017). Christchurch City has also been subject to Airbnb concerns

<sup>5</sup> Douglas Marshall advised that a Council Working Party has been established to address this topic. It is anticipated that Freedom Camping will be subject to a Bylaw and not the District Plan.

expressed in December 2017, regarding the possibility that operators will also cause an issue here. At the start of December the article titled 'Call for regulation as Airbnb grows fast in Christchurch' was published on stuff. It stated that now a fifth of Christchurch's visitor booking were now made through Airbnb. Over 2000 accommodation options in the city were Airbnb hosts, the figure has doubled within a year (McDonald, 2017). This is having an impact on the traditional accommodation services, who are seeing less bookings (McDonald, 2017). A neighbours noise complaints has led to a fine and closure of an operator in Christchurch. The operator was fined \$300 for a breach of the district plan, as her property did not have a resource consent for a guest accommodation (a discretionary activity in the residential medium density zone) (Hawkes, 2017). A third article was published in The Press, and on stuff in the 13 December. It identified that new building in the inner city were also activity advertised as "Airbnb investments" (Hawkes, Does Airbnb have potential to change social fabric of Christchurch rebuild?, 2017, p. A8).

In the Selwyn District Council, AirBnB rentals within the townships are limited (see Appendix D) and there have been no complaints or consents relating to them. There are a total of 37 whole houses for rental across Rolleston, Prebbleton, Lincoln, West Melton and Darfield. While these providers effect a broad scope of visitor accommodation, the scale of impact is largely unknown as this is a recent phenomenon, which ChristchurchNZ and Canterbury University will join forces to investigate<sup>6</sup>. The potential impacts are the undermining of the sense of community and the increased scale compared to standard residential activity, however this is based on where these rentals are located. These effects can be controlled through standards in a District Plan or through other methods, such as enforcement and/or a potential review of rates. The Christchurch City Council provides a brief overview of what operators are required to do under the District Plan and, if applicable, the Building Act<sup>7</sup>.

<sup>6</sup> <https://www.stuff.co.nz/the-press/news/105345079/airbnb-surge-triggers-canterbury-research>

<sup>7</sup> <https://ccc.govt.nz/consents-and-licences/resource-consents/general-resource-consent-topics/providing-guest-accommodation/providing-guest-accommodation-via-web-based-platforms/>

### Active Recreation:

New Zealand is known for its outdoor recreation activities and extreme sports. A review of tourist activities in the Selwyn District show the popularity of these types of activities. Active recreation has been grouped together where special equipment, and/or, a guide is needed to participate. If the main office of the company was not based in Selwyn it was excluded, even though they might run activities or tours within the District.



Figure 2.4: Active Recreational Activities in Selwyn District

- The High Country Zone is the most popular area for active recreation activities to occur, followed by the Outer Plains.
- These activities are all outdoor orientated, and some are season dependent. Such as snow activities in the winter and two of the pools are only open in the summer months.
- Selwyn has six ski fields and one business operating out of Darfield for snow activities.
- Tramping tracks are mostly run by DoC, but they bring tourists into the area. Though tourists are free to walk the tracks, equipment is needed, along with a supply of food and accommodation.
- The TransAlpine runs through the District, but it just provides a pick up/drop off service at set locations. Though it is a way for tourists to see the District, it contributes less directly to the District's economy.
- Cycling tours operate within the district, but their business offices are not located in the District. They make use of the 17 cycle tracks that the District has to offer.
- Significant mountain biking tracks are located in the Craighburn Range and Castle Hill areas.
- Tourist activities or businesses utilising rivers or lakes were not significantly present in the district. Five resource consents were lodged for Jet Boating activities on the Waimakariri and the Rakaia River, but two were withdrawn and one has been on hold, since 1994.

### Passive Recreation:

Passive recreation activities include paid and unpaid attractions where tourists are able to examine at will the contents or surroundings, and no special equipment is needed. The search found 47 self-guided activities in the district. Heritage Items have also been included in this group. Some are accessible to the public through memorial sites, accommodation and garden tours, while some remain private.

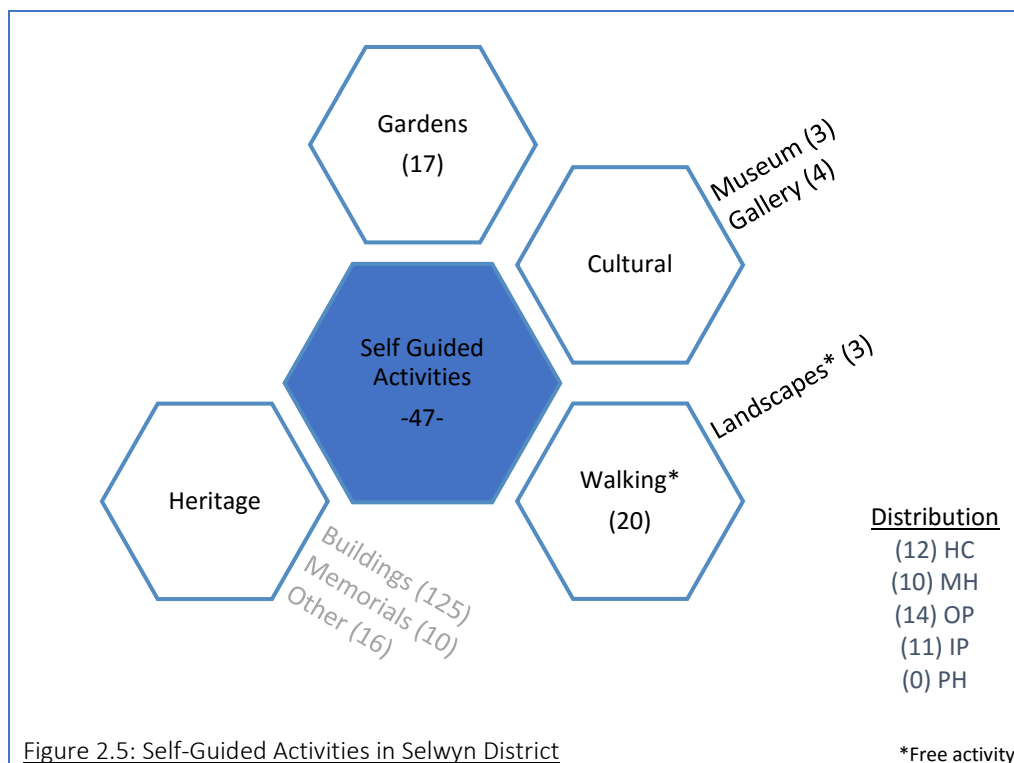


Figure 2.5: Self-Guided Activities in Selwyn District

- Walking tracks are a free activity.
- Selwyn district has a number of popular gardens, which are open to the public, the majority of which are privately owned. Some gardens also offer venue hire and personal tours.
- Heritage buildings are often incorporated with gardens, venue hire and accommodation. Selwyn currently has 151 Heritage Items, some of which have public access. As part of the district plan review Heritage items are being assessed.
- The key tourist landscape attractions were found in the High Country areas. They include, Castel Hill, Cave Stream and Flock Hill, which was a filming site for the movie Narnia. Te Waihora and the Selwyn area of the Port Hills were not found to be key landscapes for tourists to visit.

## Summary

- Selwyn offers a vast range of facilities and activities for tourists.
- No tourist facilities were found in the Selwyn area of the Port Hills. This location was recognised in TripAdvisor. However, the Selwyn area of the Port Hills is small and the Christchurch City Council is responsible for a significant area of the Port Hills that surrounds Selwyn District.
- Selwyn District provides a significant amount and range of accommodation, at a range of prices. It offers free camping through to high-end resorts and hotels. Motel like accommodation is predominately located within town centres. Boutique accommodation and camping is commonly in the rural areas.
- Private accommodation options such as Air BnB and Book a Bach is a growing trend nationally and within Selwyn District.
- The District's landscape attributes to a wide range of active recreation facilities. The Malvern Hills and High Country are key locations of active recreation. Natural bodies of water are not areas overly utilised by active recreation. Rural based activities are predominately in the district, with horse riding and farm tours. Cycle tracks for touring and mountain biking are located throughout the District.
- Passive Recreation in the district focuses around gardens, heritage buildings and walking tracks. The landscape feature of Te Waihora was found to be under utilised visiting area for tourists, while Castle Hill and Cave Stream are popular visitor locations, with allocated parking and restrooms.



## 5. Review of Selwyn District Planning Documents

### Selwyn 2031

Selwyn 2031 identifies the need for the District to create destinations and iconic events which will encourage people to visit, stay and contribute to the local economy. Its vision is “to grow and consolidate Selwyn District as one of the most loveable, attractive, and prosperous places in New Zealand for residents, businesses and visitors”. Tourism has not played as much of a significant role as anticipated in the 2005 Economic Development Strategy. However, this could be built on with more proactive promotion of the district (Selwyn District Council, 2014, p. 48). There is a need to develop more destinations in Selwyn and create events that attract more visitors (Selwyn District Council, 2014, p. 53). The plan suggests the investigation into utilising opportunities that may arise out of the use and development of ski fields in the district, a central hub/information centre in Darfield and developing or facilitating iconic District events. It includes advocating for large scale tourism projects where they can be delivered by the private sector. (Selwyn District Council, 2014, p. 53).

### Operative Selwyn District Plan

The Plan is an effects based plan with a limited number of direct references to tourism in its provisions. However, it does provide for tourism related activities, events and facilities.

#### Definitions

The Plan does not define ‘Tourism’ as such but contains a number of tourism related definitions. It is of note that the two Volumes of the Plan use different definitions for some of the identified tourist facilities and activities [Table 1].

Table 1: District Plan Definitions	
Township Volume	Rural Volume
	Camp Ground Facilities
Community Market	
Dwelling	
Food and Beverage	
Historic Heritage	
Noise Sensitive Activities	
On-site Public Space	
Pedestrian-cyclist link (Cycleway & Walkway)	
Public Transport Facility	
Recreational Facility or Recreational Activity	Recreational Facility
Residential Activity	
	Restaurant
Retail Activity	
	Sensitive Activity
Small Format Retail	
Temporary Activity	
	Travelling Accommodation
Visitor Accommodation	

## Objectives and Policies

The District plans objective is to enable economic opportunities within the district while protecting and enhancing the land. It recognises that landholders should be allowed to earn from their land. This general approach encompasses tourism. The economic value from tourist is important, but so is the district which the landscape draws the tourist in the first place. Policies look at managing the effects of activities on the environment, in particular noise and waste.

## Rules

Activities are required to meet the standards prescribed for the underlying zone (traffic movements, setbacks, building heights, noise etc.). The following is a summary of provisions. Detailed policies and rules of the Plan are listed in Appendix A.

### Accommodation

- Under the District Plan Airbnb and Book-a-Bach accommodation fits into the definition in the township volume as Visitor Accommodation: where the property is rented out for a daily tariff, and in the rural volume as Travelling Accommodation.
- Visitor accommodation (located on the ground floor) is a discretionary activity in Business 2 and 2A zones and a controlled activity located above the ground floor.
- Visitor accommodation is permitted in Port Hills, Malvern Hills and High Country, when associated with the following activities; crops or livestock, use of natural resources in the area or appreciation of the physical, area for conservation, protection and enhancement of natural resources.
- Camping ground facilities are a discretionary activity in the rural areas.

### Residential Activities

- Airbnb also allows for single rooms to be rented on a nightly basis, this type of rental is defined under both Volumes as a Residential Activity: where the owners live on the property while renting it out to no more than five people.
- Residential activity in B1, Prebbleton, that occupies more than 50% of the gross floor area of all buildings on site, is a non-complying activity.
- Residential activities located on the ground floor is a non-complying activity in the business zone.
- Residential activities located above the ground floor is a restricted discretionary activity in business zones.
- Residential activities and home based occupations are permitted in the Port Hills, Malvern Hills and High Country subject to the requirements for; earthworks, tree planning, building, roading, utilities, signage, hazardous substances, waste, and subdivisions.

### Other

- An activity which is not a residential activity is permitted if employed staff do not reside on the site and hours of operation are between 7am and 10pm on any day.
- Community facilities are permitted activities in the Port Hills, Malvern Hills and High Country.
- Recreation and tourism activities and facilities associated with the use of natural resources in the area or the appreciation of the physical surroundings are permitted activities in the Port Hills, Malvern Hills and High Country.
- Retail sales and other business activities which are ancillary to or associated with the following activities; crops or livestock, use of natural resources in the area or appreciation of the physical, area for conservation, protection and enhancement of natural resources.

## 6. Mahaanui Iwi Management Plan 2013

On review of relevant provisions of the Mahaanui Iwi Management Plan outcomes sought by Mahaanui include retaining cultural amenity values (p70), the management of water (p78), waste management (p112), protection of taonga species from commercial use (p136), and specific management of freedom Camping (p155). “Freedom Camping is have adverse effect on the environment and Ngāi Tahu values. Identify areas where freedom camping is prohibited or restricted. To support the use of incentives and information as tools to encourage campers in designated serviced sites as opposed to freedom camping.”

## 7. Review of Other District Plans

Although not required by the Topic Scope, this section reviews how other districts have provided for tourism facilities and activities through their definitions in their district plans.

### Christchurch District Plan

The Christchurch District Plan has an extensive list of definitions that incorporate tourism. The words are then used throughout each zone with rules detailing what activities are permitted. The Christchurch Plan defines nine tourist related terms: bed and breakfast; café; farmstay; food and beverage outlet; guest accommodation; hotels; restaurants; rural tourism and tavern [Appendix B contains the full definitions]. The use of the term ‘rural tourism’ groups together a wide range of tourist activities specific to and anticipated within the rural zones; i.e. agri-tourism, eco-tourism, nature tourism, wine tourism and adventure tourism.

### Ashburton District Plan

Ashburton’s District Plan definition of Commercial Activity is extensive. The definition includes food, shops, bars and also recreational activities where a tariff is paid, but excluded sport groups where memberships are paid. The Plan also defines Homestays, Recreational Lodges, Visitor Accommodation and Taverns. Ashburton’s District Plan also defines Manuhiri as visitor.

### Waimakariri District Plan

Waimakariri’s District Plan defines Non-Permanent Accommodation, which includes short term stay of visitors, through double rooms and caravans. Their definition for District Reserves provides for visitor needs. The Plan also defines Noise Sensitive Activities, Food and Beverage, and Retail.

## 8. Selwyn Tourism Stakeholders and Feedback

The following list identifies potential stakeholders.

Potential Stakeholder	Explanation of their interest
<b>Tourism New Zealand MBIE</b>	This is a national organization that can provide information on future tourism trends, threats.
<b>Christchurch and Canterbury Tourism</b>  <b>New Organisation: Christchurch NZ - Canterbury Development Corporation is soon to merge with Christchurch and Canterbury Tourism, International Education and Christchurch City Council's Major Events Team to form Christchurch NZ.</b>	The Regional Tourism Organisation (RTO) for the Canterbury Region. Promote Christchurch & Canterbury as a tourism destination to media, travel trade, conventions and directly to tourists themselves. With the help of Christchurch City Council and Business Partners, through funding support, actively marketing the region through utilisation of the website and affiliated social media and marketing tools; domestic and international campaigns; trade events, media and trade. Additionally they develop collateral pieces such as the meeting & incentive planner for conference and incentive groups, as well as direct mail pieces such as the Summer times excerpt (delivered throughout the North Island).
<b>District Tourism Organisation (DTO)</b>	Selwyn District Council <ul style="list-style-type: none"> <li>• We do it differently, and do not have I-Sites etc. it is all based within council, while in other districts this set up sits outside of local government.</li> <li>• Arthurs Pass contact – Chris Stewark</li> <li>• Rangiora Office – Kingsley</li> </ul>
<b>Tourism Industry Aotearoa (TIA)</b>	An NGO that represents members, not every tourist attraction <ul style="list-style-type: none"> <li>○ Their funding comes from membership fees</li> <li>○ They will help the operator in lobbying against government etc.</li> </ul>
<b>Department of Conservation (DOC)</b>	Have authority over many of the natural features in the Selwyn District
<b>Hospitality NZ</b> <a href="http://www.hospitalitynz.org.nz/">http://www.hospitalitynz.org.nz/</a>	Represents many hospitality and commercial accommodation businesses, gauging their views and providing advocacy
<b>Ski field operators - Porter Pass</b>	Major tourism provider within the region

## 9. Issues where the District Plan potentially constrains Tourism Opportunities

There are a few key areas of risk within the current District Plan relating to tourism, these are: inconsistent definitions and potentially policy support for tourism activities.

### Definitions

- There are inconsistent definitions used within the Township and Rural Volumes of the Plan relevant to Tourism.
- Not all tourism-related activities currently operating within the District are clearly defined. Though, they possibly don't need to be, activities which are not clearly defined or which may be covered by two or more definitions results in ambiguity or a lack of clarity in an activity based plan as to which set of provisions apply. Work will be required to make sure that tourism-related definitions across the zones are adequately provided for.
- There may need to be a clarification of definitions relating to different types of visitor accommodation and this will require integration across different chapters.

### Visitor Accommodation

- There is potential that the changing landscape of visitor accommodation poses a risk. However, the long-term impact of Airbnb on the overall rental market and its impact on the sense of community is unknown. Therefore, monitoring compliance and complaints regarding holiday rentals will be a critical first step. There are also other non RMA options which may be more appropriate for controlling these activities.

### Objectives and Policies

- There is a lack of explicit policy direction regarding tourism activities across the district. This may not provide adequate support or clarity regarding appropriate locations for tourism-related activities. Work will be required to make sure that tourism-related activities are highlighted within the policy framework.

## 10. Recommendations

- Definitions regarding tourism facilities and activities need to be reassessed to ensure tourism facilities and activities are adequately provided for and the definitions are used consistently throughout the District Plan.
- Policies and activity status' relating to tourism activities within the proposed district plan considers ways to support and promote tourism.
- Some tourism activities are potentially best dealt with within other subject scopes (e.g. recreation activities / commercial activities / visitor accommodation), in which case it is important that the policy framework for these subjects recognize and provide for support of tourism activities.
- A monitoring and compliance programme looking at the scale and effect of visitor accommodation.

## Appendix A – District Plan Reviewed Provisions

### Definitions

<b>Township Volume</b>	<b>Rural Volume</b>
	<b>Camp Ground Facilities</b> includes the use of any land, building or structure for the establishment or operation of a camping ground. Camping ground has the meaning set out in the Camping Ground Regulations 1985.
<b>Community Market</b> means a market which is community based, and run by a non profit organisation. This organisation shall have a committee consisting of the usual office holders, including but not limited to a chair, secretary and treasurer and shall hold an annual general meeting. A Community Market shall be no larger than 500m <sup>2</sup> with no more than 35 stalls.	
<b>Dwelling</b> means any building or buildings or any part of a building or buildings which is used as a self-contained area for accommodation or residence by one or more persons; where that area collectively contains: bathroom facilities, kitchen facilities and a sleeping/living area. The term dwelling includes a family flat up to 70m <sup>2</sup> , except where the Plan has separate provisions that apply specifically to family flats. A dwelling does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless that building or part of a building is being used for overnight accommodation. Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling.	
<b>Food and Beverage</b> means a retail activity involving the sale of food and, or beverages prepared for immediate consumption on or off the premises including restaurants, taverns, cafes and takeaway bars but does not include supermarkets, dairies or bottle stores.	
<b>Historic Heritage</b> means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: <ul style="list-style-type: none"> <li>• archaeological;</li> <li>• architectural;</li> <li>• cultural;</li> <li>• historic;</li> <li>• scientific;</li> <li>• technological; and</li> </ul> Includes- <ul style="list-style-type: none"> <li>• historic sites, structures, places, and areas; and</li> <li>• archaeological sites; and</li> <li>• sites of significance to Māori, including Wāhi tapu; and</li> <li>• surroundings associated with the natural and physical resources.</li> </ul>	
<b>Noise Sensitive Activities</b> Residential activities other than those in conjunction with rural activities that comply with the rules in the plan; Educational activities including pre-school places or premises; Travellers' accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants; Hospitals, healthcare facilities and elderly persons housing or complex.	
<b>On-site Public Space</b>	

means de-facto public space occurring on private sites. This includes all places where the public may be present including visitor car parking areas, private lanes and access ways to buildings. It excludes areas such as service lanes for the delivery of goods.	
<b>Outdoor Display Area</b>	
For the purpose of calculating car parking requirements, outdoor display area shall include the area of any land within a site where goods are on display for sale.	
<b>Pedestrian-cyclist link (Cycleway &amp; Walkway)</b>	
means a green transport corridor for pedestrians and, or cyclists that for example links a road to a road, or a road to a reserve or facility. They are also known as 'walkway/cycleway links'. There is generally a pathway provided within the corridor for pedestrians and cyclists to share. (Cycleway: See <a href="#">Pedestrian-cyclist Link</a> ; Walkway: See <a href="#">Pedestrian-cyclist Link</a> )	
<b>Public Transport Facility</b>	
means land and buildings, used for, or ancillary to, scheduled passenger transport services. This may include a public transport interchange, bus bays, taxi ranks, drop-off and pick-up points, park and ride facilities, cycle parking, shelters, waiting rooms, ticket office, information centre, luggage lockers, public toilets, showers, changing rooms and ancillary activities.	
<b>Recreational Facility or Recreational Activity</b>	<b>Recreational Facility</b>
includes the use of any land, building or structure for the primary purpose of recreation or entertainment and is available to be used by members of more than one household.	
<b>Residential Activity</b>	
means the use of land and buildings for the purpose of living accommodation and ancillary activities. For the purpose of this definition, residential activity shall include: a) Accommodation offered to not more than five guests for reward or payment where the registered proprietor resides on-site b) Emergency and/or refuge accommodation c) Supervised living accommodation and any associated caregivers where the residents are not detained on the site Residential Activity <u>does not include</u> : a) <a href="#">Travelling accommodation</a> activities (other than those specified above) b) Custodial and/or supervised living accommodation where the residents are detained on site.	
	<b>Restaurant</b>
	means any land and/or buildings, or part thereof, principally used for the sale of meals or light refreshments to the general public and the consumption of those meals or light refreshments on the premises. Such premises may be licensed under the Sale of Liquor Act 1989.
<b>Retail Activity</b>	
the use of land or buildings for displaying or offering goods for sale or hire to the public, including service stations. For the purposes of calculating car parking requirements, slow trade and bulk goods retail shall mean large goods which typically have a low turn-over such as building supplies, white wares, furniture and vehicles. <b>Note:</b> This definition does not apply in the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22	



<p>(Precincts 2-4 only) and Appendix 43 – see definition below.</p> <p>Retail Activity (in the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43): means the use of land and/or buildings for displaying or offering goods for sale to the public, including Small and Large Format Retail. <u>It excludes food and beverage</u>, drive through facilities, commercial services, service stations, garages and workshops, trade suppliers, and furniture and lighting outlets.</p>	
	<p><b>Sensitive Activity</b></p> <p>Includes any of the following activities;</p> <ul style="list-style-type: none"> <li>• Residential Activity;</li> <li>• Travelling Accommodation;</li> <li>• Community Facility;</li> <li>• Recreational Facility or Recreational Activity;</li> <li>• Place of Assembly;</li> <li>• Restaurant;</li> <li>• Educational Facility;</li> <li>• Camping Ground Facility;</li> </ul> <p>but excludes Temporary Accommodation</p>
<p><b>Small Format Retail</b></p> <p>means any individual retail tenancy with a gross floor area (GFA) of less than 450m<sup>2</sup> - refer to applicable definition of <a href="#">Retail Activity</a>.</p>	
<p><b>Temporary Activity</b></p> <p>(including any associated buildings) means:</p> <p>Buildings, structures and activities ancillary to a construction project for a period of up to 12 months or the duration of the construction project, whichever is the lesser.</p> <p>A <a href="#">community market</a>, provided that it does not occur on any site for more than one day per week.</p> <p>Any other activity provided that it does not occur:</p> <ul style="list-style-type: none"> <li>• On any site for a period of not more than 15 consecutive hours in any 24 hour period and no more than twice per month, with a total of 12 occurrences in a 12 month period; or</li> <li>• On any site for a period which does not last longer than a total of 7 consecutive days at any one time and occurs on not more than 3 times at any one site in any 12 month period.</li> </ul>	
	<p><b>Travelling Accommodation</b></p> <p>means the use of land and buildings for temporary residential accommodation offered for a daily tariff which may involve the sale of liquor to in-house guests and the sale of food and liquor in conjunction with food to both the public and in-house guests. Travelling accommodation includes motels, holiday flats, motor and tourist lodges and hostels.</p>
<p><b>Visitor Accommodation</b></p> <p>means the use of land and buildings for transient accommodation offered on a daily tariff, except as provided for under the definition of a <a href="#">residential activity</a>. Visitor accommodation may involve the sale of food and liquor to in-house guests.</p>	



## Township Volume:

Provision		Summary of Provision	
B1 Land and Soil			
Policy B1.1.1		Ensure activities do not contaminate soil.	
B2 Physical Resources			
Issues		Heavy Vehicles: <u>Tourism ventures</u> may lead to an increase in bus trips.	
Issues		with Waste Disposal Issues associated with waste disposal in Selwyn District are described below: Facilities A lack of appropriate facilities for disposing of some waste, such as: hazardous substances. The Council has facilities for sludge from campervan and caravan toilets at, but not limited to, Springfield (Kowhai Pass Domain), Rakaia Gorge Bridge, Glentunnel Holiday Park and Rakaia Huts <u>Campground</u> . Effects Effects on the environment from disposing of waste include: contaminants leaching into groundwater; creating unstable or contaminated land; odour, vermin or litter; and effects on the aesthetic or amenity values of areas around disposal sites.	
Objective B2.4.1		People’s awareness of the environmental effects of producing and disposing of waste, is increased.	
Objective B2.4.2		Adverse effects on the environment from the collection, treatment, storage or disposal of waste are reduced.	
Policy B2.4.3		Ensure any services or facilities for collecting or storing of waste in townships protect the amenity values of the area.	
Policy B2.4.1		Promote initiatives to reduce waste generated in the District and to reuse or recycle goods.	
Policy B2.4.5		Avoid treating or disposing of solid waste in townships, unless any adverse effects, including effects on amenity values are minor: and minimise adverse effects on the environment from disused waste treatment or disposal sites.	
Policy B2.4.8		Consider the taking of bonds or other mechanisms to cover any costs of managing adverse effects from sites used to treat or dispose of waste, when the site is established.	
B3 Health Safety and Values			
B3.3 Issues		Provide economic opportunities for <u>tourism</u> , recreation and marketing	
Policy B3.4.29		Ensure structures and buildings maintain the mix of ‘small, historic workers cottages’ and the ‘alpine chalet’ style of buildings at Arthur’s Pass Village. Modern buildings are present in Arthurs Pass because of businesses relying on <u>tourism</u> and recreation in the area. This creates a range of buildings	
B4 Growth of Townships			
General Policies			
Policy B4.3.111		Enable residential (above ground floor) and <u>visitor accommodation</u> activities within Key Activity Centres, whilst managing any reverse sensitivity effects that may result from the establishment of activities.	
C13 BZ Status Activities			
13.1.7		The following activities shall be discretionary activities in Business 2 and 2A Zones:	
13.1.7.2		Any of the activities listed in (a) to (g) below, irrespective of whether they comply with the conditions for permitted activities in Rules <u>14</u> to <u>23</u> . (f) <u>Visitor accommodation</u>	
Table 13.1 Activity Status Key Activity Centre			
	Precinct 1 (Core Retail)	Precinct 2 (Retail Fringe) Precinct 3 (Office) Precinct 7(Community	Precinct 8 (Community Anchor/Town Square)

		Precinct 4 (Commercial Fringe)		
<u>Visitor Accommodation</u> Located on the Ground Floor	D Except that associated pedestrian access, reception / foyer, administration and food and beverage are permitted (see <a href="#">Rule 22.8.12</a> )		D Except that associated pedestrian access, reception / foyer, administration and food and beverage are permitted (see <a href="#">Rule 22.8.12</a> )	
<u>Visitor Accommodation</u> Located above the Ground Floor	C (see <a href="#">Rule 22.8.4</a> )		C (see <a href="#">Rule 22.8.4</a> )	
<b>C22 BZ Activities</b>				
22.8	<b>Dwelling and Visitor Accommodation</b>			
	<u>Controlled Activities</u>			
	22.8.4	<u>Visitor accommodation</u> in Key Activity Centre Precincts 1 (Core Retail) and 8 (Community Anchor/Town Square) located above the ground floor level (except for pedestrian access, reception/foyer areas, administration and/or food and beverage activities associated with the visitor accommodation, which may be located at ground floor level) shall be a controlled activity.		
22.8.5	Under <a href="#">Rule 22.8.4</a> , the Council shall reserve control over the following matter:			
	22.8.5.1	The degree to which acoustic design of the <u>visitor accommodation</u> facility will minimise the potential for reverse sensitivity effects on existing and permitted activities within Key Activity Centre Precincts 1 and 8.		
	<u>Discretionary Activities</u>			
	22.8.12	Any <u>visitor accommodation</u> in Key Activity Centre Precincts 1 (Core Retail) or 8 (Community Anchor/Town Square), as identified in Appendices <a href="#">29A</a> or <a href="#">29B</a> , located on the ground floor level, except for areas exclusively used for pedestrian access, reception/foyer areas, administration and/or food and beverage activities associated with the <u>visitor accommodation</u> .		
<b>E01 Monitoring Schedule</b>				
Issue	Resource Management Aspect	Indicator	Information Sources	Frequency Monitoring
Effects of Rural Development on the Townships	Effects on the amenity values of the township.	Changing land uses including – residential; forestry; diversification of crops etc.; industrial activities; <u>tourism facilities</u> ; recreation facilities.	Council records – valuation data re land use; subdivision applications; building consents. -Aerial photography. -Satellite Imagery. -Resident surveys	4-5 years

Rural Volume:

Provision	Summary of Provision
<b>A4 Finding Material</b>	

A4.5	<p>Hill and High Country are dominantly used in pastoral farming, <u>tourism</u> is an increasing activity. While there is pressure from interest groups to protect and enhance land, there is also a need or desire for landholders to earn from their land</p> <p>Recreation is an important activity within the High Country. The mountains of the District are accessed for a range of passive and <u>active sporting activities</u> including fishing, hunting, tramping, mountain-biking, skiing, and other snow sports. There are a number of Ski Areas within the Selwyn District. These include Porters, Mt Cheeseman, Broken River, Mt Olympus, Craigieburn Valley and Temple Basin. Of these Ski Areas, Porters is the largest commercial area and has been up-graded and expanded into the adjoining Crystal Basin. It is specifically recognised with a Ski and Recreation Area zoning which enables ski-field infrastructure and activities to be established and developed. Porters Ski Area is also distinguishable as providing New Zealand's first on-mountain village with permanent and <u>visitor accommodation</u> and commercial activities. This village base enhances accessibility to the mountains in this locality and is a <u>year-round tourist destination</u>.</p>
<b>B1 Natural Resources</b>	
B1.2 Issues	to contribute to economic wellbeing through activities such as grazing, beekeeping and <u>tourism</u>
Policy B1.4.25	<p>The provision of a Ski and Recreation Area acknowledges the relative importance of this concentration of development to the ski industry and the district and region in terms of <u>tourism</u> and economic wellbeing. It puts in place a special management framework which is site specific and responsive to the values of this particular locality. The management framework has been derived from a comprehensive master planning and investigative process and delivers an outcome with a high level of certainty in respect of layout and effects on the values of the site.</p> <p>Policies <a href="#">B1.4.32</a> and <a href="#">B1.4.33</a> apply to specific sites which are outside the Areas of Outstanding Landscape, but which are managed to help maintain the views of Areas of Outstanding Natural Features and Landscapes, from SH 73 and the Midland Railway. SH 73 is the main road from Christchurch to the West Coast and the Midland Railway is the railway from Christchurch to the West Coast. Both are popular <u>tourist routes</u>. The properties along this route have the potential to earn revenue from <u>visitor accommodation</u> and other tourism related activities and several properties are involved in these activities.</p>
Policy B1.4.31	<p>Recognise the surrounding high country area as a backdrop to the Areas of Outstanding Landscape and maintain the rural character of that area by:</p> <p>(b) Encourage new dwellings and other principal buildings to be located in clusters in the high country, preferably in existing clusters, where practical. Where this is impractical, ensure the location of any new building node is managed in accordance with <a href="#">Policy B1.4.24</a>.</p> <p><a href="#">Policy B1.4.31(b)</a> manages the location of dwellings and other principal buildings in the high country, generally. The policy encourages new buildings to be clustered together (in accordance with <a href="#">Policy B4.1.2</a>) to retain the character of small, isolated settlement in the high country. Where practical, new buildings are encouraged to be located in an existing building node. Building node is defined in <a href="#">Part D</a> of the Plan and includes an area of existing buildings such as the farm homestead, workers accommodation, woolshed and other main buildings. The policy recognises that it may not be practical to locate all new buildings adjoining existing building nodes. For example, holiday homes or <u>visitor accommodation</u> which is desirable to be located away from the farm buildings for the privacy of both residents and visitors, or the establishment of a new property. In these cases, a single dwelling on an allotment of 120 hectares or greater may be erected as a permitted activity (no resource consent required). The location of a cluster of dwellings requires a resource consent for a discretionary activity. The purpose of the rule is to ensure the site is appropriate for residential uses. Under <a href="#">Policy B1.4.31(c)</a> this includes an assessment of the visual impacts of the new building node, in accordance with <a href="#">Policy B1.4.24</a>.</p>

Policy B1.4.33	Encourage buildings, earthworks, shelterbelts and plantations to be designed and sited to maintain the panoramic views of the Upper Waimakariri Basin from along SH 73 and the Midland Railway.
Policy B1.4.33	Keep the area identified on the planning maps at the southern end of Moana Rua/Lake Pearson free of structures and plantations (exotic or indigenous) to maintain the view of the lake from SH 73.
	Policies <a href="#">B1.4.32</a> and <a href="#">B1.4.33</a> apply to specific sites which are outside the Areas of Outstanding Landscape, but which are managed to help maintain the views of Areas of Outstanding Natural Features and Landscapes, from SH 73 and the Midland Railway. SH 73 is the main road from Christchurch to the West Coast and the Midland Railway is the railway from Christchurch to the West Coast. Both are popular tourist routes. The properties along this route have the potential to earn <u>revenue from visitor accommodation</u> and other <u>tourism related activities</u> and several properties are involved in these activities.
<b>B2 Physical Resources</b>	
Issues	<u>Tourism ventures</u> may lead to increases in bus trips
Policy B2.1.24	The takeoff or landing of aircraft for top-dressing, frost prevention, crop and pest spraying, recreation, <u>tourism</u> , construction work, and logging, is part of the rural environment. Residents in rural areas can expect to hear noise from aircraft taking off and landing on sites around them from time to time
Issues B2.3	<p>Community Facilities and Recreational Areas</p> <ul style="list-style-type: none"> <li>-Ongoing use and maintenance of existing community facilities.</li> <li>-Public access to recreational areas and effects of public access on recreational areas and adjoining landowners.</li> <li>-<u>Camping</u> areas in inappropriate places.</li> </ul> <p>Recreation Areas, Access and <u>Camping</u></p> <p>The rural area is an important area for outdoor recreation and camping in the District. Recreation areas in the rural areas include:</p> <ul style="list-style-type: none"> <li>-Domains and grounds for organised sports.</li> <li>-Lakes and rivers, mountain and bush areas, held in national parks or reserves.</li> <li>-The character of the rural area generally – the open space, scenery and green areas. A drive or ride in the country or roadside picnic are popular recreational past-times. Popular outdoor recreation areas in the District include: the Port Hills; Te Waihora/Lake Ellesmere; the Waikiriri/Selwyn, Rakaia and Waimakariri Rivers; the high country generally; and the Southern Alps/Kā Tiritiri o te Moana.</li> </ul> <p>There are three issues associated with recreational areas in the Rural zone:</p> <ul style="list-style-type: none"> <li>-Access to lakes, rivers and reserve areas.</li> <li>-Funds to purchase, develop or enhance recreation areas.</li> <li>-Effects of camping grounds.</li> </ul> <p><u>Camping Grounds</u></p> <p>Camping in the countryside is a traditional Kiwi pastime. There are private camping grounds in the District, camping grounds at reserves run by the Department of Conservation or the Council, and casual camping alongside roads, rivers and lakes and on private land.</p> <p>One or two people camping in a tent or campervan overnight will have only a minor effect on the environment. When an area becomes an established camping ground for many people effects increase; for example, toilet, shower and cooking facilities may be needed. Local roads may need to be upgraded to manage additional traffic. Wildlife, Wāhi tapu sites and the natural character of places may be affected, especially if camping areas become scattered around a lake or reserve, rather than concentrated in one area. A continuing issue is baches or cabins that have been erected on unformed roads, public land or other inappropriate places.</p> <p>The District Plan does not prevent camping in the rural area. It does manage the development of camping ground facilities to ensure potential effects on the</p>

Objective B2.3.2	environment are addressed. The Camping Ground Regulations 1979 outline the requirements for camping grounds to provide facilities such as toilets and power.
Policy B2.3.6	The use of areas for recreation and camping, and camping facilities, and access to them will not detract from the amenity values or their surrounds.
Policy B2.3.7	Encourage <a href="#">camping ground facilities</a> to be concentrated in specific defined areas around any lake, river, reserve or other recreational area.
	Ensure any <a href="#">camping ground facility</a> 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.
<b>B3 Health Safety Values</b>	
B3.3 Issues	Provide economic opportunities in heritage, <a href="#">tourism</a> , recreation, restoration and marketing
Policy B3.4.8	Provide for a concentration of built development in the Porters Ski and Recreation Area. <a href="#">Policy B3.4.8</a> recognises that the Porters Ski and Recreation Area is recognised as a node for the maintenance and further development of Ski Area activities. In addition to new Ski Area infrastructure, the zone anticipates the development of a Village with permanent and <a href="#">visitor accommodation</a> , commercial activities such as restaurants and complementary recreation activities. This built development would be at a higher density and form than is anticipated elsewhere in this high country but reflects the significance of the Porters Ski Area as a recreation area and <a href="#">tourist destination</a> .
Policy B3.4.21	Provide for the establishment of rural residential activities within the Greater Christchurch area covered by Chapter 6 of the Canterbury Regional Policy Statement only in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 to reduce the risk of potentially adverse reverse sensitivity effects on the productive function of rural zoned land, strategic infrastructure and on established education and research facilities. <a href="#">Policy B3.4.21</a> protects activities which are established from potential reverse sensitivity effects caused by potentially incompatible activities locating close to them. The most common activity is erecting houses. Other potentially incompatible activities include: restaurants; schools; and other forms of residential or <a href="#">visitor accommodation</a> . This policy is necessary to enable established businesses to operate efficiently and with some certainty, and to avoid creating unpleasant living environments for people. The most common tool to mitigate reverse sensitivity effects is to maintain appropriate buffers or separation distances between activities. However, there may be other methods which can be used to avoid reverse sensitivity effects.
<b>B4 Growth Rural</b>	
B4.1 Issues	Meeting <a href="#">international visitor demands</a> for on-mountain accommodation. People have houses in the rural area for a variety of purposes. For example: -Holiday homes, batches and other forms of <a href="#">visitor accommodation</a>
	In addition there are specific residential and <a href="#">visitor accommodation</a> demands associated with commercial Ski Areas. Ski Areas are a significant component of New Zealand's winter tourism industry for both domestic and international visitors, and the Porters Ski Area is the largest commercial Ski Area in the Selwyn District
Strategy	The Rural Volume of the District Plan uses the following basic strategy to address issues of residential density and subdivision: - Provide for permanent and <a href="#">visitor accommodation</a> in the Porters Ski and Recreation Area
Objective B4.1.4	A village with a concentration of accommodation and commercial activity at the base of the Porters Ski Area which is respectful of, and responsive to, the landscape and ecological values of the locality. <a href="#">Objective B4.1.4</a> is concerned with the development of residential and visitor accommodation, commercial and associated <a href="#">tourist</a> and recreation activities at the Porters Ski Area. The density of this development will be more concentrated than in other parts of the high country. This reflects the skier capacity of the Porters Ski and Recreation Area and the associated demand for on-mountain accommodation and

		convenient access as part of the recreation experience. It is appropriate that this residential development is concentrated to avoid the dispersal of potential environmental effects
Policy B4.1.4(a)		Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in <a href="#">Policy B4.1.1</a> , to occur within townships that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.
Policy B4.1.4(b)		Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, any new residential development at densities higher than those provided for in <a href="#">Policy B4.1.1</a> shall only be provided for in the Living 3 Zone in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.
		<a href="#">Policy B4.1.4</a> does not prevent new holiday homes, <u>tourist resorts</u> and other forms of <u>visitor accommodation</u> in the Rural Zone, provided any such development is at a scale which maintains the ratio of residential density set out in <a href="#">Policy B4.1.1</a> . The Porters Ski and Recreation Area is also exempt from this policy. The zone has been created to recognise the existing Porters Ski Area and its expansion, as well as providing for a concentration of residential development at the base of the Ski Area. Due to the scale of the skier capacity and its significance as a tourist and recreation destination within the District, a greater density of residential development is proposed within the zone than is provided for in other parts of the High Country.
Policy B4.1.8		To provide for the subdivision and development of residential, commercial and <u>visitor accommodation</u> buildings in the Porters Ski and Recreation Area, where effects on the ecological and landscape values of the environment are managed in accordance with the following:
<b>C9 Activities</b>		
Rule: 9.3	9.3.1	Permitted in Port Hills, Malvern Hills and High Country
	9.3.1.1	The growing or rearing of crops or livestock, including forestry, viticulture and horticulture
	9.3.1.2	Recreation and <u>tourism activities</u> and facilities associated with the use of the natural resources in the area or the appreciation of the physical surroundings;
	9.3.1.3	Areas for the conservation, protection and enhancement of natural resources
	9.3.1.4	<u>Visitor accommodation</u> , retail sales and other business activities any of which are ancillary to or associated with activities listed in Rules 9.3.1.1, Rules 9.3.1.2 or Rules 9.3.1.3;
<b>E25 Porter Ski Area</b>		
		Porters Ski Area, has provisions throughout the plan and an ODP to allow a concentration of built development in the area.



## Appendix B – Other District Plans

### Christchurch City Plan

	Definition
Bed and Breakfast	means the use of part of a <u>residential unit</u> for the provision of transient residential accommodation, at a tariff. It excludes the sale of alcohol.
Cafe	means a small <u>food and beverage outlet</u> that primarily provides breakfast, lunch, light meals, snack foods and drinks for sale. It excludes a restaurant.
Farm Stay	means transient accommodation offered at a tariff that is accessory to farming, conservation activity or rural tourism activity and in association with a residential unit on the site.
Food and beverage outlet	means the use of land and/or <u>buildings</u> primarily for the sale of food and/or beverages prepared for immediate consumption on or off the <u>site</u> to the general public. It includes <u>restaurants</u> , <u>taverns</u> , <u>cafés</u> , fast food outlets, takeaway bars and any <u>ancillary</u> services. It excludes <u>supermarkets</u> .
Guest Accommodation	means the use of land and/or <u>buildings</u> for transient residential accommodation offered at a tariff, which may involve the sale of alcohol and/or food to in-house guests, and the sale of food, with or without alcohol, to the public. It may include the following <u>ancillary</u> activities: <ol style="list-style-type: none"> <li>1. <u>offices</u>;</li> <li>2. meeting and conference facilities;</li> <li>3. fitness facilities; and</li> <li>4. the provision of goods and services primarily for the convenience of guests.</li> </ol> Guest accommodation includes <u>hotels</u> , resorts, motels, motor and tourist lodges, backpackers, hostels and camping grounds. Guest accommodation excludes <u>bed and breakfasts</u> and <u>farm stays</u> .
Hotel	means any <u>building</u> and associated land where <u>guest accommodation</u> is provided and which is the subject of an alcohol license. It may include <u>restaurants</u> , bars, bottle stores, conference and other <u>ancillary</u> facilities as part of an integrated complex
Restaurant	means any land and/or <u>buildings</u> , or part thereof, principally used for the sale of meals to the general public and the consumption of those meals on the premises. Such premises may be licensed under the <u>Sale and Supply of Alcohol Act 2012</u> .
Rural Tourism	means the use of land and/or buildings for agri-tourism, eco-tourism, nature tourism, wine tourism and adventure tourism activities, which may be provided at a tariff, with participants attracted to experience farming or conservation activities and/or the rural or natural environment. It includes: guiding, training, education and instructing; ancillary services such as booking offices and transportation; ancillary retail activity, including sale of alcohol to participants; walking and cycling tracks; and facilities to provide opportunities for viewing scenery.
Tavern	means any land or <u>building</u> which is the subject of an alcohol license authorising the sale of alcohol to, and consumption of it by, the general public on the premises. It may include a bottle store, <u>restaurant</u> and staff accommodation (but not <u>guest accommodation</u> ).

### Ashburton District Plan

	Definition
Commercial Activity	means an activity involving the <u>payment of fees for hire or reward</u> . <b>Commercial Activity</b> includes the use of land and buildings for the display, offering, provision, sale or hire of goods, <u>equipment</u> , or services, and includes, but is not limited to, shops, markets, showrooms, and <u>restaurants</u> , takeaway food bars, professional,

	commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas; but excludes passive recreational, community activities, home occupations, and farming activities. This includes a business providing personal, property, financial, household, and private or business services to the general public. It also includes recreational activities where a fee is paid to use facilities i.e. a commercial bowling alley. It does not include community sports facilities where a membership fee may be paid.
Home Stay	means the use of a residential unit for <u>visitor accommodation</u> for commercial purposes.
Manuhiri	means <u>visitors</u> .
Recreation Lodge	means an integrated development of <u>visitor accommodation</u> with all food preparation, dining, recreation and bar facilities being centralised and shared by all visitors.
Retail Activity	means the use of land or buildings for displaying or offering goods for sale or hire to the public and includes, but is not limited to, <u>food and beverage</u> outlets, small and large scale retail outlets, trade suppliers, yard based suppliers, second hand goods outlets and food courts.
Tavern	means a commercial activity which consists of the sale of liquor and other refreshments to the general public for consumption on the premises. A tavern may include a <u>restaurant</u> , but <u>excludes visitor accommodation</u> .
Visitor Accommodation	means the use of land and buildings for short-term, commercial, living accommodation where the length of stay for any one visitor is not greater than 4 months at any one time. <u>Visitor accommodation</u> may include some self-contained or centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, recreation and <u>bar facilities</u> , and associated parking areas for the use of those staying on the site.

### Waimakariri District Plan

	Definition
Non-permanent Accommodation	Non-Permanent Accommodation means the use of a building or area within a building for the day to day accommodation of tourists and short-stay visitors. For the purposes of this definition double rooms and powered van sites are counted as one single non-permanent accommodation unit.
District Reserves	District Reserves means land and/or facilities, which meet the needs of residents from throughout the District for open space and recreation, as well as the needs of visitors from outside the District.
Noise Sensitive Activities	<ul style="list-style-type: none"> <li>— residential activities other than those in conjunction with rural activities that comply with the rules in the plan;</li> <li>— education activities including pre-school places or premises;</li> <li>— travellers' accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;</li> <li>— hospitals, healthcare facilities and elderly persons housing or complex.</li> </ul>
Food and Beverage Outlet	Food and beverage outlet means the use of land or buildings primarily for the sale of food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes restaurants, taverns, cafes and takeaway bars, and excludes supermarkets.
Retail Activity	<p>a. any land, building or part of a building on or in which goods or services are displayed, sold, or offered for sale or hire direct to the public; or</p> <p>b. Within any Land Use Recovery Plan greenfield priority area, any land, building or part of a building in which goods or services are displayed, sold, or offered for sale or hire direct to the public and includes any Home Occupation.</p> <p>Retail Activity within a Land Use Recovery Plan greenfield priority area excludes any office, other than an office that is ancillary to the primary activity or any office for the purpose of a Home Occupation.</p>



## Appendix C – Activities and Resource Consent Tables

### Accommodation Table

Name	Location	Zone	Other Activities on site	RC 2006+	Other RC & Notes
<b>Backpacker/Hostel</b>					
The Sanctuary- \$26	Arthurs Pass	HC			
YHA - \$24	Arthurs Pass	HC L1			302019 - Provide tourist accommodation, parking, retail shop signage and remove native flora over 2m in height 303037 extension of 302019 307417- extensions to existing backpacker accommodation facility
Pinot Lodge Holiday Home - \$210	West Melton	IP		No	
Smylies Accommodation - \$70	Springfield	OP	tours		R300666 to convert old post office into motel, backpacker accommodation
YHA - \$27	Springfield	OP			
<b>Bed &amp; Breakfast</b>					
Arthur's Pass Cottage	Arthurs Pass	HC			
Arthur's Pass Village B&B	Arthurs Pass	HC			RC304509- existing dwelling into accommodation facility
Quickenberry Guesthouse	Lake Coleridge	HC			
Black Boc Cottage - \$130	West Melton	IP			
Cedar Park Gardens B&B - \$130	Rolleston	IP L1		No	
Chatterley Manor - \$250	Tai Tapu	IP			
Colcannon House Garden Apartments and B&B - \$155	Rolleston	IP L1B		135141 - consent for a second dwelling	R306133 Erect a sign for a B&B
Delamare Manor - \$130	Rolleston	IP			
Garden View B&B - \$145	Rolleston	IP L1			R307195 erect a sign for a B&B
Halkett Grove B&B - 189	West Melton	IP L1B		No	
Huntingdon Grange Bed & Breakfast	Prebbleton	IP			

Miners Arms B&B	Templeton	IP	Alpacas		
Newlands B&B - \$130	West Melton	IP		No	
Number 6 Homestead - \$110	Rolleston	IP			
Red Barn B&B	Rolleston	IP		No	
Royston Bed and Breakfast - \$252	West Melton	IP L1B		No	BC for 5 bedroom dwelling, with media room.
Silverbeech B&B- \$199	West Melton	IP			131 Langdales Road
StoneHill B&B - \$173	Rolleston	IP L1B			
The Cabbage Tree - \$85	West Melton	IP			
The Red Barns - \$300	Tai Tapu	IP			CC-Certificate of Compliance to utilise a residential accessory building for home office and 'bed and breakfast' activities
Waipuna Estate - \$170	Tai Tapu	IP	wedding		
Chelsea Motel B & B	Glentunnel	MH			
Peaceful Stay - \$150	Glentunnel	MH			
Arbourlea B&B - \$120	Hororata	OP		No	
Country Lane Gardens B&B - \$135	Leeston	OP LXA		No	
Glencarrin Estate	Darfield	OP			
Gunyah Country Esatate - \$216	Rakaia River	OP	Gardens/ Wedding	115043 - heritage dwelling repairs from earthquakes	300237 - Tourist facility consisting of restaurant, hold small functions, increase accommodation and directional signs
Ida Downs - \$160	Hororata	OP			
Kingfisher House B&B - \$130	Lincoln	OP		No	
Kirwee Guest House	kirwee	OP			
Lincoln Country Dream - \$130	Lincoln	OP			
The Oaks of Darfield - \$130	Darfield	OP	restaurant		305599 - Alter a heritage building for a home stay 306964 - Extend a homestay to include catering facility
Wagonstays Luxry Escape	Kirwee	OP			2115 old west coast road

Camping -Free					
Andrews Shelter Campsite	Bealey	HC			
Cave Stream Scenic Reserve	Lake Pearson	HC			
Harper River Diversion	Lake Coleridge	HC			
Klondyke Corner	Arthurs Pass	HC			
Lake Lyndon	Lake Lyndon	HC			
Lake Pearson (Moana Rua)	Lake Pearson	HC			
Chamberlains Ford Rec Reserve	Leeston	OP			
Coes Ford Reserve	Leeston	OP			
Lakeside Domain	Leeston	OP			
Timber Yard?					
Hawdon Hut	High Country	HC			Hike needed
Camping -Paid					
Avalanche Creek Shelter	Arthurs Pass	HC			
Craigieburn Shelter	High Country	HC			
Greyneys Campsite Shelter	Arthurs Pass	HC			
Rakaia Gorge Campground	Lake Coleridge	HC			
Rhodes Park Domain	Tai Tapu	IP		RC075006 alterations to heritage building to operate as accommodation lodge	
Waihora Park Domain	Motukarara	IP			
Whitecliffs Domain	Glentunnel	MH			
Kowhai Pass Domain	Springfield	OP			
Rakaia Huts Camping ground	Southbridge	OP			
Farmstay					
Ballymoney Farmstay and Garden - \$200	Tai Tapu	IP	Gardens	No	
Arbourlea Farmstay	Darfield	OP			
Warwick(z) Farm - \$155	Dunsandel	OP			
Homestay					
Accommodation in the Glen	Glentunnel	MH			

Kowai Bush Homestay - \$80	Springfield	OP		No	
<b>Hotel</b>					
Bealey Hotel - \$180	Arthurs Pass	HC			Has two RC's to operate telecommunication facilities (306697) R300019-signage to advertise the hotel BC's for a hotel and restaurant (1989), and alterations
Little River Hotel	Parkovers	IP			
Nut Point Cottage - \$?	West Melton	IP			
Tai Tapu Hotel Restaurant and Bar	Tai Tapu	IP	bar	145093 erect a function room on site of Tai Tapu Hotel 135690-part demolition and alterations to heritage building, tai tapu hotel 085398-canopy addition around front of hotel	
Terrace Downs-\$250-870	Windwhistle	MH			
Darfield Hotel - \$90	Darfield	OP B1	bar		300236 -erect a free standing sign
Famous Grouse Hotel	Lincoln	OP	bar	075496-to reduce carparking space to 30 115013-earthquake recovery	
Pinegrove Homestead	sheffield	OP			
Sheffield Hotel	Sheffield	OP	food		
Southbridge Hotel	Southbridge	OP B1		No	General BC's, alterations, extension
Springfield Hotel and Backpackers	Springfield	OP		30668-Retrospect to operative existing campsite (withdrawn)	R301101-to relocate buildings and establish accommodation in the old hall on hotel site
Springston Hotel	Springston	OP		No	
<b>Lodge</b>					
Flock Hill Lodge	Castel Hill	HC	outdoor venue and Bar	085331 Certificate, existing use for accommodation (further info requested)	

Lake Coleridge Lodge - \$ 149	Lake Coleridge	HC L1			304657-establish retail shop 301942-erect sign 300709-operate small holiday venture/business
Lake Lyndon Lodge	Lake Lyndon	HC			
Wilderness Lodge - \$600	Arthurs Pass	HC			301021 - construct and operate a tourist lodge and staff accommodation 305567 - Erect dwelling for staff accommodation
Otahuna Lodge - \$2415	Tai Tapu	IP			306103 - Establish and operate tourist lodge in historic homestead and stables 301381 - host garden tours weddings and social activities in historic homestead
Tai Tapu Lodge - \$400	Tai Tapu	IP			
Glenthorne Station	Glentunnel	MH			
Bahara Accommodation	Springfield	OP			
Boutique & Lodge \$250	Springston	OP			
Fantail Lodge on Greenpark - \$110	Lincoln	OP			
Mt Hutt Lodge - \$130	High Country	OP		No	
Quickenberry Lodge - \$232	High Country	OP			
Silverstream - \$250	Lincoln	OP			
Springfield Motel & Lodge	Springfield	OP L1		115285 - Use dwelling as accommodation for up to 6 guests	Also has consent from 1995 to extend backpackers operation (307118 and 306414 )
<b>Motel</b>					
Alpine Motel - \$115	Arthurs Pass	HC L1		No	300182 - non complying setback
Mountain House Motel - \$135	Arthurs Pass	HC			
Blue Gum Lodge Motel	Rolleston	IP			
Rolleston Highway Motel - \$121	Rolleston	IP		155740 variation to R155177 (expansion) revised floor plan and carpark numbers 115226 to develop 11 unit motel	11 unit motel

Darfield Motel - \$150	Darfield	OP B1			R303849 : variation of R301330 R303417 : extend R301330, erect and operate motel, café, wine, bar R301330 : erect and operate motel, café, wine, bar
Lincoln Motel - \$145	Lincoln	OP B1 - identified KAC		No	Commercial Motel Complex- Underlying zone allows for motel- 2 storey, 18 accommodation, 3 bedroom unit with office single garage
<b>Holiday Park</b>					
Alpine View Holiday Park	Arthurs Pass	HC			
Castle Hill Holiday Home	Castle Hill	HC			
Flock Hill Station (mixed acom)	Rolles/Castle Hill	IP	wedding		
Glentunnel Holiday Park	Glentunnel	MH			
Glenroy Lodge (baptist camp)	Hororata	OP			
Lincoln Views Holiday Home	Lincoln	OP			

## Food and Beverage Table

Name	Location	Zone	Other Activities on site	Resource Consent Notes	General Notes
<b>Bakery</b>					
Les Delices Bakery & Patisserie	West Melton	IP			
Darfield Bakery	Darfield	OP B1		115367 - Extend existing bakery, not enough carparks. DP requires 16 only have 9	
<b>Bar</b>					
Silver Dollar Bar	Rolleston	IP B2		155030 - Establish and operate a bar with insufficient parking. Is also restricted activity in I-zone	
The Pedal Pusher	Rolleston	IP			
The Rock Bar	Rolleston	IP			
Finnegan's Irish Bar	Prebbleton	OP B1		No	

The Famous Grouse	Lincoln	OP B1		075496 - Reduce carparking 115013 - rebuild hotel with over height chimney	
The Laboratory	Lincoln	OP B1	producer	125480 - This is a shared consent for car parking with Library.	
<b>Café</b>					
Arthur's Pass Cafe & Store	Arthurs Pass	HC L1			
Blue Duck	Motukarara	IP			
Cafe I zone	Rolleston	IP B2		095198 - establish café complex with non-complying siting 105312 - expansion of café	Does not comply with activity status, car parks etc.
Raspberry Café	Tai Tapu	IP			304706 - relocate building for tea rooms in conjunction with berry fruit operation
The Store @ Tai Tapu	Tai Tapu	IP L1A		165348 - More than 2 full time employees. Existing use rights	Had a consent 304724 for a lawn mowing repair retail shop in 2001
Doughboys	Darfield	OP B1			
Edendale Café		OP		085161 - to establish and operate commercial café including wine tasting and sales 115077 - change of conditions for opening hours	
Espress Yourself	Darfield	OP			
Hillyer's Cafe	Leeston	OP			
Hillyer's Cottage Café	Lincoln	OP B1			
Rubicon Valley Tourist Centre Cafe	Springfield	OP		No	300195 - Has consent for public access to the Waimakariri as part of Jet boating
Rustic Bakery Cafe	Lincoln	OP			
Southbridge Cafe	Southbridge	OP			
Springfield Cafe Restaurant	Springfield	OP			
Station 73 Café	Springston	OP		No	Appears to be part of a railway, is not a designation though.
The Famous Sheffield Pie Shop	Sheffield	OP L1		095250 - extension of bakery in LZ	301018 - operate a bakery

The Fat Beagle Café	Darfield	OP B1			304559 - operate a business without meeting car parking 305560 -variation 59, extension of hours
The Hororata Cafe	Hororata	OP			
The Yellow Shack Café	Springfield	OP L1			303117 - convert café into licensed restaurant
Thyme Cafe	Prebbleton	OP L1			
White House Restaurant and Café	Dunsandel	OP			R306391 - Reopen the white house (03). The DP at the time did not provide for the activity in the zoning
Mixed					
Little River Store		IP	Café & shop		
Springfield Store & Cafe	Springfield	OP	Café & shop		
Dragonfly Cafe & Gifts	Rolleston	IP	Café & Shop		
Wobbly Kea Cafe & Bar	Arthurs Pass	HC L1	Café +wine		305248 - erect dwelling for staff accommodation 302840 - Alterations and extensions to existing tearooms/petrol station/dwelling
Terrace Winebar & Cafe	Darfield	OP B1	Café +wine		301294 - Establish restaurant/wine bar/ café 306312 - extend café/bar without additional car parking
Hororata Village Café and Wine Bar	Hororata	OP L1	Café+ wine		306701 - Establish and operate a café. The DP at the time did not provide for the activity in the zoning
Catering					
Lincoln University Catering	Lincoln	OP			
Produce					
Borchii Park (truffles)	West Melton	IP			
Chocolate Traders Chocolaterie	Robinsons Road	IP			
Cookie Time	Templeton	IP			



Dunsinane's Black Garlic	West Melton	IP			
Lassad (saffron and Chestnuts)	Chattertons Road	IP			
Lavender Downs (oil, flowers)	West Melton	IP			
Stromboli Olives	West Melton	IP			
Airborne Honey	Leeston	OP			
Aroha Drinks	Leeston	OP			
Emili's Cheese	Rolleston	OP			
Gruff Junction (goats cheese)	Springston	OP			
The Hazelnut Company	Kirwee	OP			
<b>Restaurant</b>					
A Pocket Full of Spice	Rolleston	IP			
Bicycle Thief	Tai Tapu	IP			
Corianders Indian	Rolleston	IP B1		No	Covered under the shopping mall consent from Rolleston Mall
Dragonfly	Rolleston	IP			
Monkey Spices (pizza)	Rolleston	IP			
Rolly Thai	Rolleston	IP			
Teppan Yaki FLAME	Rolleston	IP B1		No	Covered under the shopping mall consent from Rolleston Mall
Thai Terrace	Rolleston	IP B1		No	Covered under the shopping mall consent from Foodstuffs
Two Fat Possums	West Melton	IP B1		No	Was consented under a commercial development
Avica Fine Dining - Terrace Downs		OP EDA		No	Terrace Downs EDA This has many consents, but not specifically for a café/restaurant
Curry Pot on Lincoln	Lincoln	OP B1		105105 - Erect a retail building with non-complying parking 115062 - non complying parking again	
Lucky Thai	Lincoln	OP			
Oriental Taste	Lincoln	OP B1		075087 - Erect a café with non-complying car parking	

Poppita's restaurant/café (pizza)	Leeston	OP B1		No	Change of use, from bookshop to tearoom
The Bridge Restaurant	Prebbleton	OP B1			
Veenuzindiandzire Restaurant	Prebbleton	OP B1		No	
Memorys Restaurant	Springston	OP EDA		155092 - establish and operate a café, gallery and nursey	
Quartz Wine Bar & Restaurant	Rolleston	IP B1	& Bar		304995 - establish bar with less than required car parks
Black Door (The Tea House)	Lincoln	OP B1	Bar	105256 - Create 12 carparks offsite	
<b>Tavern</b>					
West Melton Tavern	West Melton	IP		No	General BC's, signs, extensions, plumbing
Coalgate Tavern	Coalgate	MH B1		No	BC's to extend tavern etc., general
Crate and Barrel	Leeston	OP			
Dunsandel Tavern	Dunsandel	OP			
Kirwee Tavern	Kirwee	OP L1		No	General BC's, alterations, extension
<b>Tearoom</b>					
Darfield Tearoom	Darfield	OP B1			
Dunsandel Tearooms	Dunsandel	OP			
<b>Winery</b>					
Bentwood Wines	Tai Tapu	IP	Homestay		
Braided River Wines	West Melton	IP			
Cossars Wineshed	Tai Tapu	IP	Wedding		
Langdale Vineyard Restaurant	West Melton	IP	Wedding	No	
Larcomb	Rolleston	IP	wedding		
Melton Estate	West Melton	IP	Wedding	085209 - function room expansion 115207 - variation to include pergolas	305918 - Operate a function centre and restaurant facility
Rosendale Restaurant	Tai Tapu	IP	Wedding		
True and Daring Winery	West Melton	IP		075082 - erect barn to move wine making inside	300304 - winery with associated sales
Lone Goat Vineyard	Burnham	OP			
Ngapuarata Vines & Wines	Kirwee	OP			

Straight 8 Estate	Burnham	OP		095266 - establish a winery from existing vineyard including the erection of a shed and farm machinery	
Trents Estate Vineyard (weddings)	Prebbleton	OP	wedding		

### Events

Name	Location	Zone	Season	Notes
<b>A&amp;P Shows</b>				
Courtenay A&P Show		OP	Spring	
Ellesmere A&P (Major Event)	Ellesmere	OP	Spring	
Malvern A&P Show	Sheffield	OP	Autumn	
South Island Agricultural Field Days (every second year)	Kirwee	OP	Summer	
<b>Cultural</b>				
Art Couture NZ Wearable Art Competition 2017	Tai Tapu	IP	Spring	
Motukarara Fireworks	Motukarara	IP	Spring	
Summer in Selwyn – Picnic in the Park Tai Tapu	Summer	IP	Summer	
Christmas Encraftment Market		OP	Summer	
Christmas in the Park - Darfield		OP	Summer	
Community Bonfire Event	Lincoln	OP	Spring	
Darfield Art Week	Darfield	OP	Spring	
Have a Go Day	Lincoln	OP	Winter	
Leeston Christmas Parade	Leeston	OP	Summer	
Lincoln Christmas Parade	Lincoln	OP	Summer	
Matariki Celebration		OP	Summer	
Rolleston Fireworks (Major Event)	Rolleston	OP	Spring	
Selwyn Movie Night	Selwyn	OP	Summer	
Selwyn Parenting network Children's day (major event)	Rolleston	OP	Autumn	
Selwyn Sounds	Lincoln	OP	Autumn	165405/175194 16-onoff event, 17-To run a one day music festival event annually in March until 2020.
Summer in Selwyn – Outdoor Movie Lincoln	Lincoln	OP	Summer	
Waitangi Day Picnic	Darfield	OP	Autumn	
<b>Fairs</b>				
Country Fair, vintage machinery and transport show	Aylesbury	OP	Autumn	
Hororata Highland Games	Hororata	OP	Spring	

Hororata Parish Spring Fair	Hororata	OP	Spring	
<b>Festival</b>				
KidsFest	Multi	All	Winter	
Colour Fun Day	Rolleston	OP	Summer	
Culture Fest	Culture	OP	Spring	
Mid Winter's Ale Festival	Rolleston	OP	Winter	
Selwyn Motor Festival	Rolleston	OP	Spring	
<b>Fete</b>				
Clearview Fete	Rolleston	IP	Autumn	
Te Whāriki Fete	Lincoln	IP	Spring	
Leeston Fete	Leeston	OP	Autumn	
Malvern High Country Fete	Malvern	MH	Spring	
<b>Garden</b>				
Selwyn Garden Tour		All	Spring	
Ellesmere Spring Fling	Prebbleton	OP	Spring	
<b>Market</b>				
Rolleston Kids Market	Rolleston	IP	Summer	
Prebbleton Community Market - 1st Sunday of the month 12-3	Prebbleton	IP	All	
Rolleston Envirotown Market - 2nd Sunday	Rolleston	IP	All	
West Melton Market - Sat 9-12	West Melton	IP	All	
Edendale Events - Sunday Car Boot Sale		OP	Fall	
Darfield Market - Saturday 10-1	Darfield	OP	All	
Leeston - 1st and 3rd Saturday	Leeston	OP	All	
Lincoln Farmers and Craft Markets - Saturday 10-1 (The Lincoln Green)	Lincoln	OP	All	
Selwyn timebank orientation - 2-3 session in November		OP	Spring	
Selwyn Twilight Market - 1&3rd Sunday between October-March		OP	Summer	
<b>Sport</b>				
Coast to Coast	Multi	All	Summer	
Koru Games (Major Event, various venues)		All	Spring	
Spring Stampede		All	Spring	
The Breeze Walking Festival (various events and venues)		All	Spring	
PhysioMed Women's Triathlon and Duathlon	Foster Park	IP	Summer	
Lake Crichton Series – Triathlon & Duathlon	Dunsandel	OP	Summer	

Shoe Clinic Selwyn Running Festival and Half Marathon (Major Event)	Leeston	OP	Spring	
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## Active Recreation

Name	Location	Zone	RC 2006+	Other RC & Notes
<b>Air</b>				
Wyndon Aviation	Templeton	IP	095081-CC for aircraft movements leaving the zone	
Ballooning Canterbury	Hororata	OP		
<b>Cycle tracks</b>				
Avoca Homestead (Hut)	Castle Hill	HC		
Broken River Ski Field Road	Broken	HC		
Craigieburn Valley & Lyndon Saddle Loop	Craigieburn	HC		
Craigieburn Forst Park	Craigieburn	HC		
Dracophyllum Flat Track	Dracophyllum	HC		
Hogs Back Mountain Bike Track	Hogs	HC		
Korowai Torlesse Tussocklands Park	Korowai	HC		
Lyndon Saddle	Lyndon	HC		
Mt White Road	Arthurs Pass	HC		
Poulter Valley	Arthurs Pass	HC		
Starvation Gully To Trig M	Starvation	HC		
Little River Rail Trail	Prebbleton	IP		
Aquados Tour of Selwyn Route	Lincoln	OP		
McHugh's Forest Park	Darfield	OP		
Rolleston to Lincoln Cycleway	Rolleston	OP		
<b>Education</b>				
Arthur's Pass Outdoor Education Centre	Arthur's Pass	HC		
<b>Farm Tours</b>				
Barnscote Hobby Farm	West Melton	IP		
Sherlin Alpaca Farm Tours	West Melton	IP		
Southern Alpacas Stud,	West Melton	IP		
Watford Grange Llama Park	Templeton	IP		
Alpaca Farm Tour (Awatara)	Springston	OP		

Middle Rock	Darfield	OP		
Toby Hill Farm	Springston	OP		
Warwickz Farm	Dunsandel	OP		
<b>Golf</b>				
Tai Tapu	Tai Tapu	IP		
Weedons Country Club and Golf Course	Rolleston	IP		
Terrace Downs	Windwhistle	MH	085064-establish equestrian activities	R303197-erect one block of houses (Lapsed) T300142 -construct a clubhouse and accommodation facilities (91) R304500- to erect clubhouse in resort (00) R305078 -install LPG facility (01)
Burnham Golf Club	Burnham	OP		
Ellesmere Golf Club	Ellesmere	OP		
Greendale Golf Club	Greendale	OP		
Hororata Golf Club	Hororata	OP	175417-To establish and operate a café within the Hororata Golf Club	R300414 -relocate house onto the recreation reserve (92)
Lincoln	Lincoln	OP		
Templeton Country Club and Golf Course	Templeton	OP		R300917-construct a golf driving range(94)
<b>Horse Riding</b>				
High Country Horse Adventures	Lake Coleridge	HC		
Kate Tapley Horse Treks	Tai Tapu	IP		
Otahuna Horse Riding	Tai Tapu	IP		
Rubicon Valley Horse Trek	Springfield	OP		R300195-allow tourist across property to river for water activities of mainly jetboating, farm tours, tramping etc.(93) R304946-allow access over property for jet boat activity -REPLACING R300204 (01)
Four Season Safaris - Hunting	Darfield	OP		
<b>Jet Boating</b>				
Discovery Jetboat,	Windwhistle	MH		
Waimak Alpine Jet	Springfield	OP		R307568 -CC for erection of building for storage of jet boating activities(05)
<b>Motorised</b>				

Adventure Trailrides Ltd	Springfield	OP		
Motukarara Raceway	Motukarara	OP		
Moore Park Speedway	West Melton	IP		
<b>Pools</b>				
Rolleston Aquatic Centre	Rolleston	IP	115252-to establish and operated the Aquatic Centre 125011 -erect signage for the duration of construction 135052-to establish freestanding signage at the Aquatic Centre	
Darfield	Darfield	OP	R305168 -to add recreation room, SPA and steam room to community pool (07)	R304642-to enclose & cover existing learners & toddlers pools(01) R304747-to erect shed in N/C position (00)
Sheffield	Sheffield	OP	145249-To erect new pool changing rooms with non-complying setback.	
<b>Shooting</b>				
Darfield Clay Target Shooting	Darfield	OP	145300-Replace a small-bore shooting range damaged by the earthquakes. (Discretionary)	
Target Demolition	Motukarara	OP	115178-rural boundary adjustment 155194-To erect a new clubhouse exceeding permitted size for non-rural non-residential activities.	
<b>Skiing</b>				
Broken River (ski)	Castle Hill	HC		R302804-extend existing toe sky ramp (97, FIR)
Cheeseman Snow field	Castle Hill	HC		R302762-to paint advertising sign no existing water tank adjacent to SH3 (97) R302147-extension to ski lodge & replacement to tow shed in RC Zone(96,WD)
Craigieburn Snow field	Castle Hill	HC		R303312-erect extension to existing tractor shed (98) R303643-erect replacement day lodge(99)
Mt Olympus Snow field	Lake Coleridge	HC		R300338-(FIR,92)

Porters Snow field	Lake Lyndon	HC	PC100025 -Private Plan Change to rezone land currently known as Porter Heights Ski Field from Rural (High Country) to a Ski Zone.(12)	R302306 -paint advertisement on existing building adjacent to SH3(97) R302546-earthworks for ski trails in ONL (97) R303089-earthworks for ski trails in ONL (98) R303289-relocate barrack building (98) R303200-to erect ski tuning room (Lapsed,11)
Temple Basin Ski Area	Arthurs Pass	HC		
Gnomes Snowsports	Darfield	OP		
<b>Tamping</b>				
Avalanche Peak	Arthurs Pass	HC		
Bealey Spur	Arthurs Pass	HC		
Camp Saddle Track		HC		
Carroll Hutt	Arthurs Pass	HC		
Cass Saddle-Lagoon Saddle	Arthurs Pass	HC		
Howdon Hut	Arthurs Pass	HC		
Mt Aicken	Arthurs Pass	HC		
Mt Bealey	Arthurs Pass	HC		
Mt Cassidy	Arthurs Pass	HC		
O'Melleys Track	Arthurs Pass	HC		
Otria valley	Arthurs Pass	HC		
Temple Basin	Arthurs Pass	HC		
Peak Hill	Glentunnel	MH		
Te Araroa	Glentunnel	MH		
<b>Photography</b>				
Phototours	Lincoln	OP		
<b>Transportation</b>				
Selwyn Shuttles and Tours	Selwyn	All		
Torlesse Travel LTD	Torlesse	ALL		
Tranzalpine	Tranzalpine	All		But does not stop in Selwyn only for pick up/drop off on request
Travlon Coachlines Ltd	Travlon	All		
West Coast Shuttle	West	All		But does not stop in Selwyn

### Passive Recreation

Name	Location	Zone	Resource Consent Notes	General Notes
<b>Galleries</b>				
The Nut Point Gallery	West Melton	IP		
Selwyn Gallery	Darfield	OP		



The Old Mill Gallery	Leeston	OP		
Down by the Liffey Gallery	Lincoln	OP		
<b>Gardens</b>				
Ballymoney	Tai Tapu	IP		
Broadfield Gardens	Rolleston	IP		
Cedar Park Gardens	Rolleston	IP		
Frensham Garden	Tai Tapu	IP		
Hampton Lea Gardens	Rolleston	IP		Used mostly as a wedding venue
Old Parsonage	Tai Tapu	IP		
Otahuna	Tai Tapu	IP		
The Iris Garden	Motukarara	IP		
Westhaven Gardens and Chapel (Wedding venue)	West Melton	IP		
Gunyah	Windwhistle	MH		
Homebush Stables Heritage Home	Coalgate	MH		
Steventon Station	Whitecliffs	MH		
Fairview	Hororata	OP		
Pinegrove Homestead	Sheffield	OP		
Racecourse Hill (heritage home, Darfield)	Darfield	OP		
Terrace Station	Hororata	OP		
Wendrum	Southbridge	OP		
<b>Landscape</b>				
Castle Hill Limestone Reserve	Castle hill	HC		
Narnia (Film Shoot)	Flock Hill	HC		
Cave Stream Scenic Reserve	Springfield	OP		
<b>Museums</b>				
Snowdon Station	Lake Coleridge	HC		
Malvern Historical Museum	Malvern	MH		
Hororata Museum & Cotons Cottage	Hororata	OP		
<b>Walking Track</b>				
Craigieburn Valley Track		HC		
Dracophyllum Flat Tract		HC		
Helicopter Hill		HC		
Hogs Back Track	Castle hill	HC		
Hut Creek Walk		HC		
Lyndon Saddle		HC		
Mistletoe Track		HC		
Nature Trail		HC		
Sadle 73 Track		HC		

Little River Rail Trail		IP		
Lake Coleridge Arboretum	Glentunnel	MH		
Lake Coleridge Trailrace Walk	Glentunnel	MH		
Lake Coleridge Village Historical Walk	Glentunnel	MH		
Rakaia Gorge Walking Track	Glentunnel	MH		
Rockwood Bush Walk	Glentunnel	MH		
Washpen Falls	Glentunnel	MH		
Bridge Hill walk	Springfield	OP		
Coopers Lagoon	Southbridge	OP		
Harts Tack	Springston	OP		
Lincoln Historic Walk	Lincoln	OP		

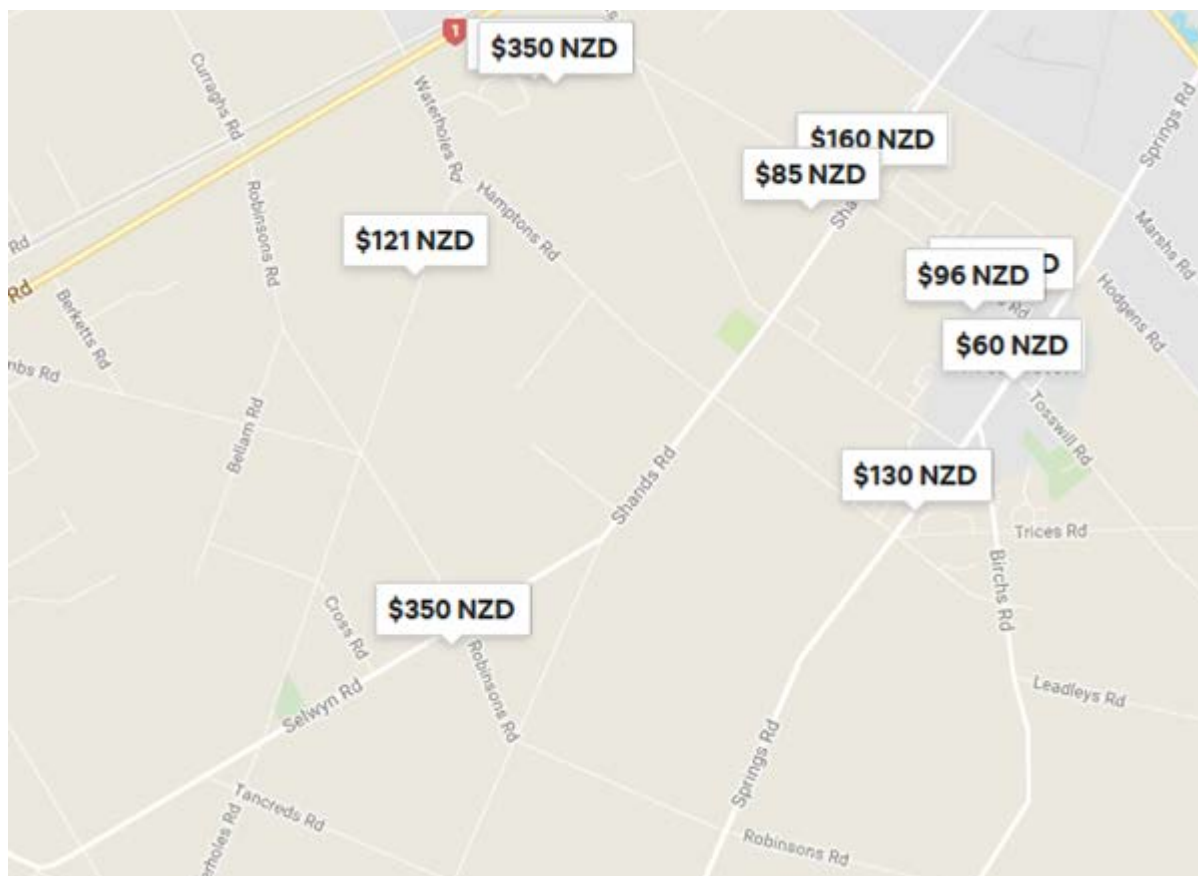
## Appendix D – AirBnB

The following shows the number of 'entire places' available on AirBnB. This was searched on the 25<sup>th</sup> July 2018.

In the three urban areas (Prebbleton, Lincoln and Rolleston) there are a total of 21 houses.

### Prebbleton

10 Houses

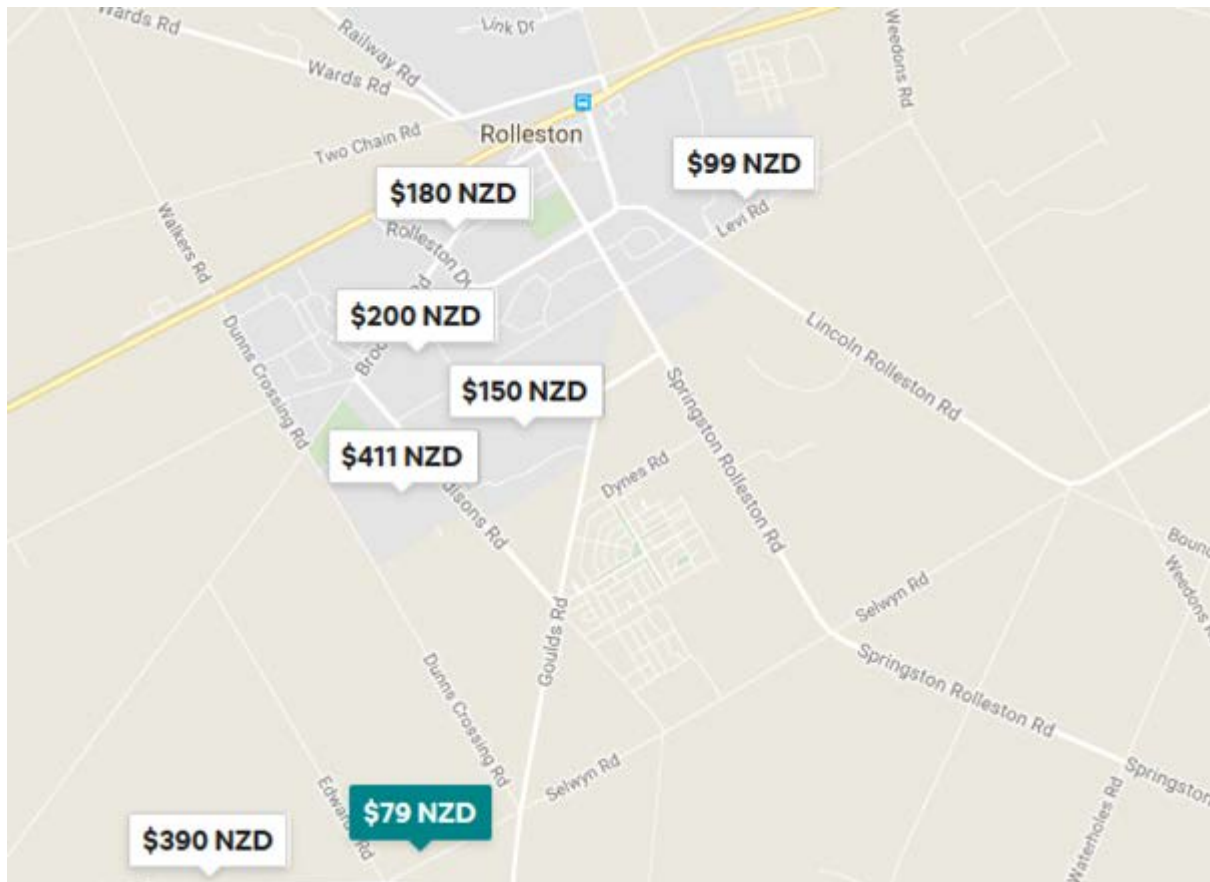


## Lincoln

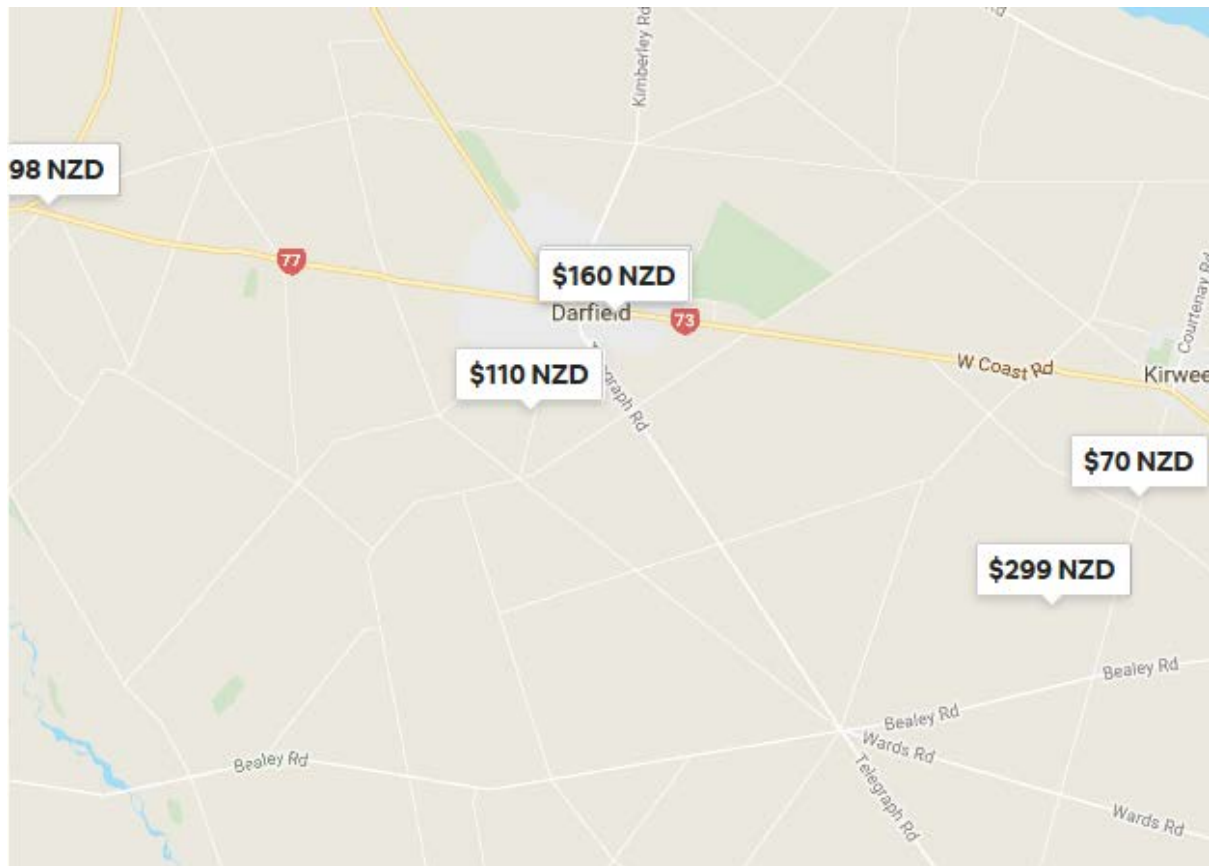
4 Houses



Rolleston  
7 Houses

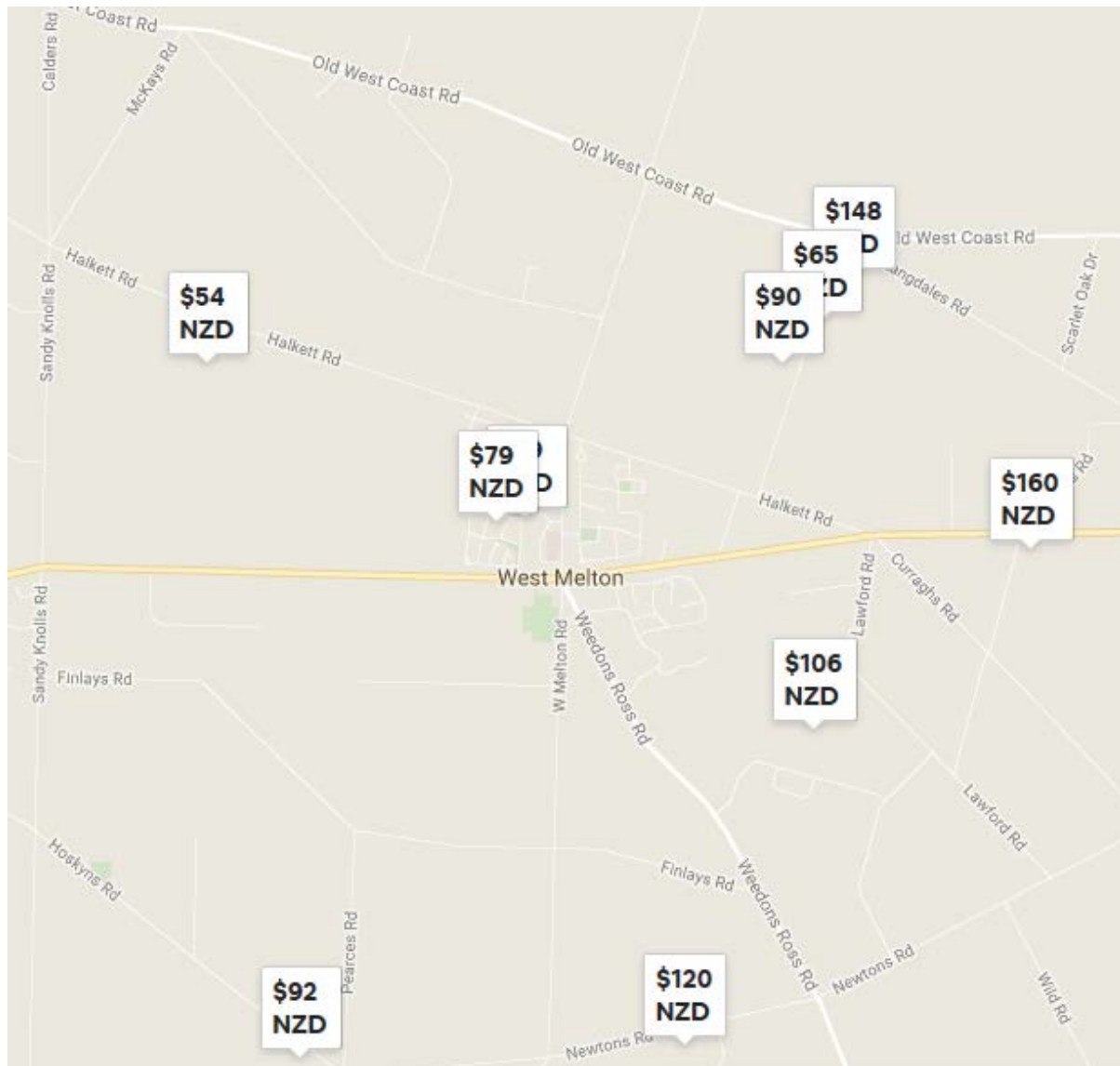


Darfield  
6 Houses



## West Melton

10 Houses



Baseline Report

Porters Ski and Recreation Area (DW022)

Ben Baird – Strategy and Policy Planner



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## 1.0 Introduction

The focus of this scope of work is on the Porters Ski and Recreation Area, including the mountain village and recreation and commercial activities and services that complement the ski field. This scope does not look at landscape or noise and vibration, these are dealt with through other scopes of work as part of the District Plan Review.

Porters Ski and Recreation Area covers 616ha of high country, recognising and providing for ski area activities and infrastructure. It is located within a discrete valley some distance from the state highway and its development is intended to remain complementary to the mountainous location. Porters Ski Area was established in 1968 and is the oldest commercial ski field in Canterbury. The area allows for an expanded ski area, into the adjoining Crystal Basin, with gondolas and ski trails and a mountain village. The village will provide accommodation, commercial and conference and associated facilities.

A Plan Change (PC25) was made operative in October 2012 to enable the village development of the Porters Ski and Recreation Area and included significant geotechnical, ecological, landscape and economic studies. Recently a bike track was added for use during the off-season.

## 2.0 Operative Selwyn District Plan

### 2.1 Objectives and Policies

Under the Operative District Plan, the Porters Ski and Recreation Area rules are largely found under Appendix 25 in the Rural Volume. The Objectives and Policies are found in various chapters of the Objectives and Policies section: Natural Resources; Health Safety Values; and Growth Rural.

*Objective B1.4.1 – The Outstanding Natural Features and Landscapes of the District are recognised and protected from inappropriate use and development while still enabling people to provide for their economic and social well-being.*

*Policy B1.4.25 – Provide for a mountain village to be established in the Porters Ski Area which enables accommodation, recreation, commercial activities and services that complement and support the ski field whilst ensuring that the layout, design and development of the Village complements the landscape values of the locality.*

*Policy B3.4.8 – Provide for a concentration of built development in the Porters Ski and Recreation Area.*

*Objective B4.1.4 – A village with a concentration of accommodation and commercial activity at the base of the Porters Ski Area which is respectful of, and responsive to, the landscape and ecological values of the locality.*

*Policy B4.1.4a – Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in Policy B4.1.1, to occur within townships that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.*

*Policy B4.1.5 – Exempt the following activities from the residential density ratios set out in Policy B4.1.1: (d) Dwellings within the Porters Ski and Recreation Area.*

*Policy B4.1.8 – To provide for the subdivision and development of residential, commercial and visitor accommodation buildings in the Porters Ski and Recreation Area, where effects on the ecological and landscape values of the environment are managed in accordance with the following:*

- (a) The size, shape and layout of allotments is optimised in response to the topography, ecological and landscape values having regard to the nature of the proposed activity.*
- (b) Integrated management of subdivision, development and activities is achieved by requiring compliance with an Outline Development Plan and a set of complementary rules which result in a comprehensive and efficient layout.*
- (c) Limiting the range, scale and location of development in the Porters Ski Area Village Base Sub-Zone to ensure the Village remains at a scale and density that is related to the capacity of the Porters and Crystal Basin Ski Areas and can be serviced for water supply and wastewater disposal in a manner that does not adversely affect ecological or landscape values.*
- (d) Limiting the infrastructure, structures and buildings within the Porters Basin and Crystal Basin Ski Sub-Zones to those required for snow and mountain based recreation activities.*
- (e) Requiring earthworks, buildings and structures to be assessed on a project or individual basis to ensure that works and structures are responsive to the ecological and landscape values, sensitivities and features of the site and potential adverse effects on ground stability and natural hazards are avoided, remedied or mitigated.*
- (f) Protecting areas of ecological significance through the use of covenants, esplanade strips and management plans which avoid or minimise ground and vegetation disturbance.*
- (g) Maintaining and enhancing indigenous vegetation cover through the use of management plans and rules to avoid or minimise areas of disturbance, require the restoration of vegetation and the planting of locally indigenous species.*
- (h) Recognising that whilst avoidance, remedying or mitigation of effects is the primary objective that where this cannot be achieved it may be appropriate to offset adverse effects through environmental compensation.*

The Porters Ski and Recreation Area enables people to provide for their economic and social well-being through enabling accommodation, recreation and commercial activities that supports the ski field and in general, regional tourism, whilst ensuring that the design complements, and effects are managed on, its surrounding landscape and ecological values.

The scale and concentration of residential development should ensure that effects on ecological values from residential activity can be avoided, remedied or mitigated. The special nature of the area is recognised in a specific policy and rule structure, which is encapsulated in the sub-zone development plan, and delivers an outcome with a high level of certainty in respect to layout and effects on the values of the site. This plan represents a comprehensive approach to land use and development and controls the overall location of buildings and activities and the inter-relationship between the Village Base Sub-Zone and the Porters Basin and Crystal Basin Sub-Zones.

As a Ski Area is geographically-dependent on a mountain location it is necessary that development is responsive to the wider landscape and ecological values of the High Country. The rules require the protection of areas of significant ecological value and the adoption of other methods to maintain and enhance indigenous vegetation wherever possible. Careful control over the types of plant species established is also necessary to ensure that exotic or inappropriate plants are not established which threaten the integrity of the wider habitat. Consideration of impacts on the landscape values is also required with an emphasis on materials and building forms that complement the mountain environment.

The current objectives and policies are comprehensive but will require consolidation in order to fit with the new plan structure.

## 2.2 Definitions

The following definitions are identified in the appendix. **Recreational facilities, dwellings and place of assembly** rely on the rural volume definitions. **Visitor accommodation, tourist activities and apartments** are introduced for this chapter. Also, **herbfield, boulderfield, spring flush** are defined in this chapter and specifically relate to earthworks. The rule for **setback** from the stream relies on the definition of bed in the RMA. All other terms are not specifically identified within the Porters appendix. The plan recognises gondola as a utility and supporting towers are utility structures.

The use of recreational facilities and place of assembly are covered within the community and recreation scope. Dwellings and apartments are covered within the residential scope in terms of different typologies. Visitor accommodation and tourist activities are covered within the tourism scope.

Herbfield, boulderfield and spring flush will need to be investigated in conjunction with the vegetation and ecosystems scope.

Definitions will need to be consolidated within the overall plan and terms apply generally to activities and development across the zones. This will require careful consideration as any change to a definition could unintentionally impact its application to Porters Ski and Recreation Area.

## 2.3 Rules

The following summarises the rules associated with Porters Ski and Recreation Area (for the rules, see Appendix A). These include Definitions, Earthworks, Building, Utilities, Aircraft Movements, and Landscape Treatment and Removal.

### *Definitions*

Relevant definitions have been attached as **Appendix A**. This shows each of the potential activities identified and the associated definition, if available. Several activities are identified within the current plan but only a few are defined. This means that the ordinary meaning is relied on and is sufficient. The rules within the current plan for these activities relate primarily to the scale of building and the associated earthworks, rather than using activity specific standards. This means the important element for development is not the activity but the scale of building and associated earthworks. Whether such an extensive, but potentially not complete, list is continued over is an important element when drafting the new chapter.

### *Earthworks*

Earthworks has a range of activity status (from controlled to non-complying) depending on its location within sub-zones identified on the Development Plan and its associated activity. This was so the Council can assess the final design and integration of development rather than a reliance on numerical thresholds that may be unrelated to the specific features of a site. This facilitates an optimum design outcome to ensure that the Ski Area will be efficiently developed or managed. If it is not related to an identified activity, the status is discretionary, relying on the objectives and policies framework, especially B4.1.8.

### *Buildings*

Buildings have a range of activity status (from controlled to non-complying) depending on their location and size. There are specific provisions requiring separation between buildings providing space for indigenous vegetation, and assessment criteria for higher quality finish. Controlled activity status is considered the most appropriate method to manage this. There are standards relating to the total number of dwellings, footprints of dwellings, height, fencing, setbacks from stream, parking and roofing materials. Lighting also has specific standards to protect the viewing opportunity of the stars.

Specific activities, such as commercial and visitor accommodation have specific limits, in terms of floor area and beds respectively. This is to control the adverse effects on water supply and wastewater infrastructure. There are also additional matters for important buildings used for public gathering or emergency purposes to withstand fault rupture.

Development is dependent on sequencing and the location of specific buildings (visitor accommodation) is confined to certain sub-zones located on the Development Plan. The Development Plan reflects the outcome of detailed site investigations that considered the optimal road and building layout. This provides for better outcomes and a reduction in traffic movements.

### *Utilities*

Utilities, excluding telecommunications towers, are permitted if they meet height, footprint and reflectance value standards. These are treated differently to buildings as it is anticipated that these will be located underground.

### *Aircraft Movements*

Several aircraft movements are permitted without limitation, such as for avalanche management, emergency rescues, firefighting, and pest control. For other movements, these shall not exceed 10 excursions from June to October, and 5 excursions November to May. This is to reduce any potential effects on the receiving environment.

### *Landscape Treatment and Removal*

Planting for amenity and enhancement is controlled, with a landscape plan and maintenance regime expected. The species used are limited so as to not introduce uncommon plants or create visual and ecological contrasts. The removal of indigenous vegetation beyond what is related to earthworks is non-complying as it is critical that the ecological and landscape integrity of the area is maintained.

### *Summary*

The current plan has a broad set of standards based around a comprehensive sub-zone plan and no obvious issues are identified. However, converting this into the new plan format and integrating elements across the plan, including potentially subdivision, will require attention.

## 3.0 Stakeholder Engagement

Engagement with the following stakeholders is required to seek feedback regarding the effectiveness of the provisions and any changes sought:

- Porters Ski Area (c/- Nicola Rykers, Locality Ltd)
- SDC Consents and Monitoring and Compliance teams
- SDC Community Services Team (as they promote the Porters Ski Area as a tourist destination)
- SDC Assets Team
- Environment Canterbury
- Department of Conservation
- NZTA

Engagement with Porters Ski Area and SDC staff has been carried out during the drafting of the report. The external stakeholder engagement with ECan, DoC, and NZTA will occur once a draft report is available.

### 3.1 Compliance and Consents

There have been no compliance or enforcement issues relating to Porters Ski and Recreation Area. Recently (January 2018) there has been an approved consent for a mountain bike track. This activity was a controlled activity due to the scale of earthworks involved and is anticipated by the zone. This is to improve the year round viability of the space while maintaining and enhancing the indigenous vegetation.

### 3.2 SDC Assets

There are no significant issues raised from the assets team. The roading team raised the matter of formal arrangements regarding the level of service provided on the private road but this sits outside the District Plan. The community and recreation team promote the ski fields in the area in a way to boost regional tourism but this is not impacted by the District Plan.

### 3.3 External Stakeholders

Environment Canterbury, Department of Conservation, and NZTA were sent a copy of the draft, to provide any feedback.

### 3.4 Porters Ski Area

The Porters Ski Area Ltd seek that the provisions are preserved through the District Plan Review following the recent plan change that involved significant investigation. They seek no significant changes to the current provisions. One matter to explore is the threshold for development triggering the need to upgrade the State Highway intersection, which is potentially impeding small scale development.

## 4.0 Canterbury Regional Policy Statement (RPS)

Chapter 5 Land-Use and Infrastructure is considered to be the most relevant section of the RPS. The provisions within Chapter 5 seek to enable people and communities to provide for their economic well-being and to maintain, and where appropriate, enhance the overall quality of the natural environment, and encourage sustainable economic development by enabling business activities in appropriate locations (5.2.1). The policies (5.3.3) seek to ensure high-quality developments through promoting a diversity of residential, employment and recreational choices while the quality of the environment is maintained, or appropriately enhanced.

## 5.0 Mahaanui Iwi Management Plan (IMP)

In regards to the potential for adverse effects arising from Porters Ski and Recreation Area, the IMP focuses on the effects of subdivision and development. Other issues such as landscape values are covered in a different topic. Overall, the relevant policies of the IMP seek to work with the land by not compromising its life supporting capacity, by avoiding inappropriate land uses and development. The relevant objectives and policies from the IMP are summarised below and in general echo the purpose of the Resource Management Act, of sustainable management.

*5.4 Papatūānuku - Ngā Paetae Objective 7 – Subdivision and development activities implement low impact, innovative and sustainable solutions to water, stormwater, waste and energy issues.*

*P1.1 – The use of land in accordance with the principles of Ngāi Tahu, especially Ki Uta Ki Tai, recognising the relationship between healthy land, air and water.*

## 6.0 Assessment of other Relevant District Wide Recommendations

A number of baseline and preferred options reports have been completed or are in the process of being completed in relation to district-wide matters and the rural zone that are broadly relevant to the Porter's Ski Area provisions. These are:

- Natural Hazards (Geotech);
- Noise;
- Transport;
- Signage;
- Earthworks;
- Lighting and Glare;
- Outstanding Natural Landscapes.

The relevant recommendations of these reports are outlined below on their actual or potential impact on the Porter's Ski Area provisions.

### 6.1 Natural Hazards

A number of natural hazards have been identified within the Porters Ski and Recreation Area. The following is a geotechnical summary of the natural hazards that formed part of the evidence for the plan change. The constraints placed by these hazards on development can be managed by development planning, conventional engineering solutions and Ski Area management. The assessed hazards include:

- **Active Surface Faulting.** There is no evidence of active surface faulting on the approximately 12,000 year old post glacial surface within the Village Base Area. Based on field investigations and a desktop study, if a fault is present within the Village Base Area, it is judged to display a long recurrence interval and the risk posed by surface faulting to development of this area is deemed acceptably low. No evidence for active surface faulting has been identified within the Crystal Basin Ski Area.
- **Flood hazard.** The 1 in 100 year flood hazard for Porter River, Porter Stream and Crystal Stream has been defined and mapped. A 0.5m vertical buffer has been added to the defined flood areas for conservatism. Development planning has incorporated the defined flood avoidance zones, with no infrastructure designed to accommodate people located within these zones.
- **Slope Stability:** There are no significant slope stability constraints to the development of either the proposed Village Base Area or the proposed Crystal Basin Ski Area. The Village Base Area is located over gently sloping terrain, with no evidence for significant instability in the last approximately 12,000 years. In the Crystal Basin Ski Area, the steeper valley sides consist of scree, with occasional outcrops of greywacke sandstone bedrock. The scree slopes are dynamic surfaces where material rolls, slides and bounces downslope. In the winter stability of the scree increases due to the stabilising influence of snow and ice. The valley floor comprises similar material to the scree plus sand/silt, but has a gentler gradient and is therefore more stable.
- **Snow Avalanche.** The avalanche hazard for the proposed Village Base Area is considered negligible and should not impact the buildings in any way. Characteristics of the Crystal Basin suggest that it is less likely to be affected by avalanches than the current Porters Ski Area. Data for the avalanche database in this area is still being collected and assessed. Crystal Basin Ski Area infrastructure will be located outside of known avalanche paths. It is anticipated that the hazard posed by avalanche hazard can be managed by conventional engineering design and ski area management (i.e. avalanche control work).



The Porters Ski and Recreation Area is considered suitable for the proposed development (i.e. the risk posed by the identified natural hazards is deemed acceptably low). This includes development of multi-storey buildings as part of the Village Base Area. Specific investigation and design of all structures by a suitably qualified engineer will be required at the Building Consent stage (for both the Village Base Area and Crystal Basin Ski Area).

## 6.2 Noise

It is noted that aircraft movements are currently exempt from compliance. This is because of the limited accessibility of the mountain and that helicopters are critical for ongoing operation and in case of emergencies. The Porters Ski and Recreation Area rules control the number of movements for other purposes.

## 6.3 Transport

There are provisions relating to roading in terms of sequencing of the development. The current road is mainly a private road with the council maintaining a short section (2.6km) from State Highway 73. There is an agreement between Porters Ski and Recreation Area and Selwyn District Council to clarify maintenance arrangements.

## 6.4 Signage

The signage scope of works did not specifically address Porters Ski and Recreation Area. It is intended that the general provisions apply to Porters Ski Area.

## 6.5 Earthworks

Porters Ski and Recreation Area has specific earthworks provisions developed as part of the plan change. These will need to be incorporated into the Earthworks chapter.

## 6.6 Lighting and Glare

The Lighting and Glare scope of works seeks to include a night sky protection. Porters Ski and Recreation Area has lighting provisions to minimise its light pollution. These will potentially need to be incorporated into the Lighting chapter. Porters Ski and Recreation Area requested to be involved in the ongoing development of the night sky protection.

## 6.7 Outstanding Natural Landscapes

Porters Ski and Recreation Area is located within the ONL 8: Waimakariri Catchment Area (dramatic and spectacular landscape of pristine lakes, rivers and majestic mountains). This provides additional controls on earthworks, quarrying, farming, planting, forestry, subdivision and building. However, the current Porters Ski and Recreation Area provisions already take into account the effect on the ONL so the ongoing inter-relationship between Porters Ski and Recreation Area Zone and ONL provisions will need to be considered.

# 7.0 Draft options assessment

The following section outlines two options for Porters Ski and Recreation Area in the Proposed District Plan. This is intended to provide a general overview of each option with further consideration in the Preferred Option report.

### 7.1 Option 1 – Status quo as a precinct

This option essentially takes the current framework as it is and places it into the Proposed District Plan as a 'precinct' (as defined by the Planning Standards) within the rural area. A precinct is where additional provisions apply that modify the policy approach of the underlying zone. For Porters Ski and Recreation Area, the adjacent and potential underlying zone, is Rural. The provisions do not modify the rural approach but rather provide a framework that is incompatible with the rural zone. The use of a precinct is therefore not the most effective option.

### 7.2 Option 2 – Minor variation to status quo

The option takes the current framework and makes it as a Special Purpose zone (as defined by the Planning Standards). This identifies the unique nature of the Porters Ski and Recreation Area and provides a framework to recognise this. Through this process the key issues of activity definition can be resolved including:

- Consolidation of objectives and policies;
- Define critical activities;
- Investigate adjusting the earthworks threshold; and
- Convert the chapter into the planning standards template

This is potentially the most effective option.

## 8.0 Recommendation

Option 8.2 'Minor variation to Status Quo' is recommended to be the preferred option for further development. This maintains the current framework but is re-shaped to comply with the Planning Standards. Some minor changes will be required but not the substance of the existing rules.

## 9.0 Appendices

### 9.1 Appendix A: Selwyn District Plan Provisions

## **Rural Volume – Contents and Preparation – A4 Finding Material**

### **The Hill and High Country**

Recreation is an important activity within the High Country. The mountains of the District are accessed for a range of passive and active sporting activities including fishing, hunting, tramping, mountain-biking, skiing, and other snow sports. There are a number of Ski Areas within the Selwyn District. These include Porters, Mt Cheeseman, Broken River, Mt Olympus, Craieburn Valley and Temple Basin. Of these Ski Areas, Porters is the largest commercial area and has been up-graded and expanded into the adjoining Crystal Basin. It is specifically recognised with a Ski and Recreation Area zoning which enables ski-field infrastructure and activities to be established and developed. Porters Ski Area is also distinguishable as providing New Zealand's first on-mountain village with permanent and visitor accommodation and commercial activities. This village base enhances accessibility to the mountains in this locality and is a year-round tourist destination.

## **Rural Volume – Objectives and Policies – B1 Natural Resources**

### **Issues with Outstanding Natural Features and Landscapes**

#### **High Country**

The Plan policies encourage these activities to occur on land which is outside the Areas of Outstanding Natural Features and Landscapes in the high country. The policies recognise exceptional circumstances where large structures or buildings, houses (outside existing building nodes), large scale commercial buildings, industrial developments or exotic plantations may be necessary or appropriate uses in the Areas of Outstanding Natural Features and Landscapes. Porters Ski and Recreation Area is one such exception, where the policies provide for large-scale but concentrated development that will be carefully designed to complement the Outstanding Landscape it is located in.

### **Outstanding Natural Features and Landscapes - Objectives**

#### **Objective B1.4.1**

The Outstanding Natural Features and Landscapes of the District are recognised and protected from inappropriate use and development while still enabling people to provide for their economic and social well-being.

#### **Policy B1.4.25**

Provide for a mountain village to be established in the Porters Ski Area which enables accommodation, recreation, commercial activities and services that complement and support the ski field whilst ensuring that the layout, design and development of the Village complements the landscape values of the locality.

### **Explanation and Reasons**

Policy B1.4.25 provides specific recognition of an on-mountain village at Porters Ski and Recreation Area. This policy is to be achieved through a Ski and Recreation Area which enables a node of built development to be established within a defined location at the base of the Porters Ski Area. The Ski and Recreation Area provides for a concentration of built development for accommodation and commercial purposes which are complementary to ski field activities as well as enhancing its role as a tourist and recreation destination.

The provision of a Ski and Recreation Area acknowledges the relative importance of this concentration of development to the ski industry and the district and region in terms of tourism and economic wellbeing. It puts in place a special management framework which is site specific and responsive to the values of this particular locality. The management framework has been derived from a comprehensive masterplanning and investigative process and delivers an outcome with a high level of certainty in respect of layout and effects on the values of the site.

#### **Policy B1.4.30**

Avoid, remedy or mitigate any adverse effects associated with earthworks in Outstanding Natural Features and Landscapes ensuring that:

- (a) Earthworks are limited in volume;
- (b) The site is recontoured and replanted to the same state as surrounding land either when the operation ceases, or at the end of appropriate stages for a large-scale operation.

#### **Explanation and Reasons**

The establishment and maintenance of ski trails and infrastructure requires earthworks and the movement of scree. The Porters Ski and Recreation Area provides a separate set of rules for managing the effects of earthworks in that zone.

## **Rural Volume – Objectives and Policies – B2 Physical Resources LURP**

### **B2.2 Utilities - Issues**

#### **Issues with Utilities**

##### **Need for Utilities**

If residential density increases and allotment sizes get smaller, some parts of the rural area will require additional utilities, for example: reticulated water supplies, reticulated sewage treatment and disposal, and waste collection. The District Plan allows for residential development at higher densities in the Rural zone immediately surrounding townships and in the Porters Ski and Recreation Area (see Section B4.1 Residential Density and Subdivision). These allotments will need utilities similar to those in townships.

## **Rural Volume – Objectives and Policies – B3 Health Safety Values**

### **B3.1 Natural Hazards**

#### **Policy B3.1.6**

Avoid multi-storey buildings and critical facilities in the Malvern Hills or High Country

### **Explanation and Reasons**

Policy B3.1.6 is to reduce the risk of loss of life and property damage from earthquakes by discouraging multi-storey buildings and critical facilities in this area. ... This policy is implemented through rules for maximum building heights and as a matter to be considered when granting a resource consent. It is acknowledged that the Porters Ski and Recreation Area does provide for multi-level buildings.

## **B.3.4 Quality of the Environment**

### **Policy B3.4.6**

Maintain low levels of building density in the Rural zone and the predominance of vegetation cover.

### **Explanation and Reasons**

One of the most predominant characteristics of the Rural zone is the low level of building density compared with townships; and the land uses which this allows. The density of buildings, generally and houses in particular, varies throughout the Rural zone. In all areas, it is much lower than the density in townships, although there are specific locations such as the Dairy Processing Management Areas which recognise the existing higher density of development.

Policy B3.4.6 recognises the effect which building density has on rural character. Section B4.1 Residential Density and Subdivision, of the Plan addresses residential density, specifically. Policy B4.1.1 of that section prescribes residential density for different parts of the Rural zone.

... Similarly, an exemption is also made for the Porters Ski and Recreation Area. Within this zone there is provision for the establishment of a Village Base Sub-Zone to provide on-mountain accommodation and commercial services complementary to the Porters Ski Area. The Village is defined to a specific and discrete location and the planning rules limit built development and confine its layout within an Outline Development Plan. The nature and scale of the Village and its relationship to a commercial Ski Area means that there is unlikely to be a cumulative effect on building development throughout the Rural zone.

### **Policy B3.4.7**

Avoid high rise buildings or highly reflective utility structures.

### **Explanation and Reasons**

Policy B3.4.7 addresses two potential adverse effects of buildings and structures on the character of rural areas, high rise buildings, and highly reflective structures. In public workshops participants identified high rise buildings as out of character in rural areas in the District. An exemption is made for the Porters Ski and Recreation Area where a node of accommodation and commercial activity is considered appropriate as complementary to the Ski Area. The layout, scale and form of built development within this zone is required to demonstrate its responsiveness to the landscape and ecological values of the locality. Some multi-storey development is anticipated as capable of being absorbed within the dominating mountain landscape.

### **Policy B3.4.8**

Provide for a concentration of built development in the Porters Ski and Recreation Area.

#### **Explanation and Reasons**

Policy B3.4.8 recognises that the Porters Ski and Recreation Area is recognised as a node for the maintenance and further development of Ski Area activities. In addition to new Ski Area infrastructure, the zone anticipates the development of a Village with permanent and visitor accommodation, commercial activities such as restaurants and complementary recreation activities. This built development would be at a higher density and form than is anticipated elsewhere in this high country but reflects the significance of the Porters Ski Area as a recreation area and tourist destination.

## **Rural Volume – Objectives and Policies – B4 Growth Rural**

### **B4.1 Residential density and subdivision in the rural area - Issues**

#### **Residential Density**

In addition there are specific residential and visitor accommodation demands associated with commercial Ski Areas. Ski Areas are a significant component of New Zealand's winter tourism industry for both domestic and international visitors, and the Porters Ski Area is the largest commercial Ski Area in the Selwyn District.

### **Residential density and subdivision in the rural area – Objectives**

#### **Objective B4.1.4**

A village with a concentration of accommodation and commercial activity at the base of the Porters Ski Area which is respectful of, and responsive to, the landscape and ecological values of the locality.

#### **Explanation and Reasons**

Objective B4.1.4 is concerned with the development of residential and visitor accommodation, commercial and associated tourist and recreation activities at the Porters Ski Area. The density of this development will be more concentrated than in other parts of the high country. This reflects the skier capacity of the Porters Ski and Recreation Area and the associated demand for on-mountain accommodation and convenient access as part of the recreation experience. It is appropriate that this residential development is concentrated to avoid the dispersal of potential environmental effects.

At Porters Ski Area the layout and form of development is able to be absorbed within the landscape. It is contained within a discrete valley some distance from the state highway and its development will remain subordinate to the mountainous location. Similarly, the scale and concentration of residential development should ensure that effects on ecological values from residential activity can be avoided, remedied or mitigated.

#### **Residential Density**

#### **Policy B4.1.4(a)**

Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in Policy B4.1.1, to occur within townships that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.

#### **Explanation and Reasons**

Policy B4.1.4 does not prevent new holiday homes, tourist resorts and other forms of visitor accommodation in the Rural Zone, provided any such development is at a scale which maintains the ratio of residential density set out in Policy B4.1.1. The Porters Ski and Recreation Area is also exempt from this policy. The zone has been created to recognise the existing Porters Ski Area and its expansion, as well as providing for a concentration of residential development at the base of the Ski Area. Due to the scale of the skier capacity and its significance as a tourist and recreation destination within the District, a greater density of residential development is proposed within the zone than is provided for in other parts of the High Country.

#### **Policy B4.1.5**

Exempt the following activities from the residential density ratios set out in Policy B4.1.1: (d) Dwellings within the Porters Ski and Recreation Area.

#### **Explanation and Reasons**

Policy B4.1.5(d) recognises that a higher density of residential development is appropriate within the Porters Ski and Recreation Area. The zone has no wider consequential effects on residential density in the Rural Zone due to the limited number of commercial Ski Areas in the district and those with a suitable location for the establishment of a village.

#### **Subdivision**

#### **Policy B4.1.8**

To provide for the subdivision and development of residential, commercial and visitor accommodation buildings in the Porters Ski and Recreation Area, where effects on the ecological and landscape values of the environment are managed in accordance with the following:

- (a) The size, shape and layout of allotments is optimised in response to the topography, ecological and landscape values having regard to the nature of the proposed activity.
- (b) Integrated management of subdivision, development and activities is achieved by requiring compliance with an Outline Development Plan and a set of complementary rules which result in a comprehensive and efficient layout.
- (c) Limiting the range, scale and location of development in the Porters Ski Area Village Base Sub-Zone to ensure the Village remains at a scale and density that is related to the capacity of the Porters and Crystal Basin Ski Areas and can be serviced for water supply and wastewater disposal in a manner that does not adversely affect ecological or landscape values.
- (d) Limiting the infrastructure, structures and buildings within the Porters Basin and Crystal Basin Ski Sub-Zones to those required for snow and mountain based recreation activities.
- (e) Requiring earthworks, buildings and structures to be assessed on a project or individual basis to ensure that works and structures are responsive to the ecological and landscape values,

sensitivities and features of the site and potential adverse effects on ground stability and natural hazards are avoided, remedied or mitigated.

- (f) Protecting areas of ecological significance through the use of covenants, esplanade strips and management plans which avoid or minimise ground and vegetation disturbance.
- (g) Maintaining and enhancing indigenous vegetation cover through the use of management plans and rules to avoid or minimise areas of disturbance, require the restoration of vegetation and the planting of locally indigenous species.
- (h) Recognising that whilst avoidance, remedying or mitigation of effects is the primary objective that where this cannot be achieved it may be appropriate to offset adverse effects through environmental compensation.

### **Explanation and Reasons**

Policy B4.1.8 provides the basis for the rules controlling the subdivision and use of land within the Porters Ski and Recreation Area. Due to the sensitivity of values within the zone it is appropriate that subdivision, earthworks and building rules trigger an assessment process that enables site specific considerations and responses to be implemented. Reliance on standards which are based on a numerical threshold that may be unrelated to the specific features of a site do not guarantee an optimum design outcome or ensure that the Ski Area will be efficiently developed or managed. Accordingly, subdivision, earthworks, building design and appearance and landscape treatment are to be implemented as controlled activities where Council can assess the final design and integration of development.

Underpinning the development of the Ski Area is a requirement to comply with an Outline Development Plan. This plan represents a comprehensive approach to land use and development and controls the overall location of buildings and activities and the inter-relationship between the Village Base Sub-Zone and the Porters Basin and Crystal Basin Sub-Zones. The proposed rules are primarily concerned with the location, form and finish of built development. Some of the standards will vary within the Village Base Sub-Zone depending on the nature of the activities and the need to ensure that development is less intensive at the boundary of the zone. The range of activities provided for within the zone is specified and reflects the mix of uses that are necessary to service and support a significant recreational activity and tourist destination. The scale and density of development is greater than in other parts of the High Country, however this reflects the popularity and significance of snow and mountain-based recreation and the need to provide facilities for people who enjoy this form of recreation and the ability to access the High Country environment. The scale and density of development is however capped to ensure that the Ski Area is developed in a manner which ensures the final outcome is appropriate and responsive to the environment.

As a Ski Area is geographically-dependent on a mountain location it is necessary that development is responsive to the wider landscape and ecological values of the High Country. The proposed rules require the protection of areas of significant ecological value and the adoption of other methods to maintain and enhance indigenous vegetation wherever possible. Careful control over the types of plant species established is also necessary to ensure that exotic or inappropriate plants are not established which threaten the integrity of the wider habitat. Consideration of impacts on the landscape values is also required with an emphasis on materials and building forms that complement the mountain environment. If circumstances arose where, despite all reasonable efforts have been made to avoid, remedy or mitigate



effects, this cannot be achieved, Policy B4.1.8 (h) indicates that there may be circumstances where it is appropriate to consider environmental compensation.

## **Residential density and subdivision in the rural area – anticipated environmental results**

Residential development is concentrated at a higher density in the Porters Ski and Recreation Area with the layout, size and shape of allotments considered in relation to the environmental features and values of the zone.

## **Rural Volume – Rules and Definitions – C0 Intro to Rules**

### **Type of Rules**

The activities which are permitted in the High Country, Malvern Hills, the Porters Ski and Recreation Area and Port Hills are limited to specific activities, in recognition of their sensitive receiving environments, which may make some activities inappropriate;

## **Rural Volume – Rules and Definitions – C9 Activities**

### **9.14 Activities and Aircraft Movements**

#### **9.14.1 The following aircraft movements are permitted:**

9.14.1.1 Taking off and landing which is associated with: (d) aircraft movements associated with activities within the Porters Ski and Recreation Area.

## **Rural Volume – Appendices – Appendix 25**

### **E25.1 PORTERS SKI AND RECREATION AREA**

**Note:** Reference should be made to all other rules of the Rural Volume of the District Plan to confirm if compliance is required by activities, works and buildings within the Porters Ski and Recreation Area.

E25.1.1 The Porters Ski and Recreation Area shall be limited to the following activities subject to compliance with Rules E25.2 through to E25.11.

- a) Recreational facilities
- b) Facilities, buildings and activities associated with the management and operation of a Ski Area, including but not limited to:
  - avalanche control
  - weather stations
  - pump stations
  - snow-making infrastructure
  - fuel storage
  - snow fences

- plant nursery
  - storage and maintenance
  - equipment and clothing hire facilities
  - ski school
  - ski member facilities
  - race team and competition facilities
  - sports medicine and rehabilitation
  - first aid, medical care and facilities
  - childcare
  - helicopter access and landing
  - emergency access and emergency services
- c) Tourist activities – see Note below
- d) Conference activities
- e) Commercial activities and services (including retail activities) which are associated with and complementary to recreation, tourist and conference activities
- f) Visitor Accommodation
- g) Staff Accommodation
- h) Dwellings
- i) Apartments
- j) Place of Assembly
- k) Educational activities limited to education related to recreational activities and environmental and cultural values associated with the High Country.
- l) Vehicle parking (including helicopters) ancillary to recreation, tourist, commercial, conference, visitor accommodation and dwellings.
- m) Activities associated with the maintenance and repair of existing infrastructure, roads, buildings and structures.
- n) Utilities required to service the activities within the zone.

For the purpose of these rules the following definitions shall apply:

**Recreational facilities** – shall be in accordance with Part D Definitions

**Tourist activities** – shall mean the use of any land, building or structure for the primary purpose of providing entertainment, recreational and cultural experiences for visitors

**Visitor Accommodation** – shall include all forms of temporary residential accommodation offered for a daily tariff

**Dwellings** – shall be in accordance with Part D Definitions

**Apartments** – shall mean self-contained residential accommodation which may be occupied as a permanent or temporary residence but is part of and attached to other apartments contained within the same building.

**Place of Assembly** – shall be in accordance with Part D Definitions

## E25.2 Controlled Activities

## Earthworks

E25.2.1 Earthworks (except for earthworks listed as either a restricted discretionary or non-complying activity) located entirely within the boundary of the Porters Ski and Recreation Area and limited to the following purposes shall be a controlled activity:

E25.2.1.1. Within the Porters Basin and the Village Base Sub-Zones as shown on Appendix 25A:

- a) Establishing ski trails and terrain parks
- b) Installing support structures for tows, lifts and gondolas
- c) Establishing trails for recreational activities including mountain bike, luge and walking trails
- d) The construction of buildings, structures and utilities.
- e) Forming access tracks.
- f) Forming roads in the Village Base Sub-Zone, provided that they comply with the Standards for Roads in Rule E25.8.1.1.
- g) Installing infrastructure for stormwater, wastewater disposal, water supply, electricity and telecommunications.
- h) Establishing activities and facilities associated with the management and operation of a Ski Area in accordance with Rule E25.1.1.
- i) Ground preparation for planting of indigenous vegetation on areas greater than 5m<sup>2</sup>.

E25.2.1.2 Within the Northern Terrace Sub-Zone, as shown on Appendix 25A:

- a) Installing infrastructure for wastewater disposal.
- b) Ground preparation for planting of indigenous vegetation on areas greater than 5m<sup>2</sup>.

E25.2.1.3 Within the Crystal Stream Sub-Zone, as shown on Appendix 25A:

- a) Forming of the access road/ski out trail on the general alignment shown on Appendix 25A.

E25.2.2 Under Rule E25.2.1, the Council shall reserve its control over the following matters:

E25.2.2.1 Any potential effects on ground and scree stability.

E25.2.2.2 The location, depth and length of cuts and the extent and location of fill or castings.

E25.2.2.3 The effectiveness of erosion and sediment control measures and the degree to which these conform with any Erosion and Sediment Control Plan that may have been approved by the Canterbury Regional Council for the establishment of infrastructure.

E25.2.2.4 The setback from the Porter Stream and Crystal Stream.

E25.2.2.5 Avoidance or setback from any ephemeral streams or naturally occurring seepages or wetlands.

E25.2.2.6 Terrestrial and aquatic ecological values within the area of disturbance and the potential to minimise or avoid disturbance that will affect the function and integrity of plants and habitat. In particular, vegetation in herbfields, boulderfields, scree and spring flushes should be avoided in the first instance. If unable to be avoided then measures should be taken to minimise or mitigate the extent or nature of disturbance. Regard shall be given to the

effectiveness of the measures to maintain the function and integrity of plants and habitats assessed. (For definitions of herbfield, boulderfields and spring flush see Note below).

E25.2.2.7 The effect on landscape values and visibility from State Highway 73.

E25.2.2.8 Methodology for completing the works, including the type of machinery and equipment to be used and the measures to be taken to minimise ground disturbance.

E25.2.2.9 Measures for the control of dust emissions.

E25.2.2.10 Protocols to minimise the transfer of weed and pest species on machinery.

E25.2.2.11 Measures proposed for re-contouring and re-vegetation of the land, including the timing for re-vegetation.

E25.2.2.12 Protocols for Accidental Discovery of archaeological sites.

E25.2.2.13 Conditions requiring the preparation and implementation of a Ski and Recreation Area Environmental Management Plan that addresses the following matters for construction and operation of the Ski Area:

- Principles and monitoring regime for management of stormwater, erosion and sediment control related to Ski and Recreation Area operations and maintenance;
- Principles for management of construction activities and restoration of earthworks
- Pest and weed management
- Management of habitats and species, including Keas and riparian margins
- Enhancement of Crystal Stream
- Storage and removal of solid wastes
- Storage, management and use of hazardous wastes

#### Notes:

1. Rule E25.2.2.13 duplicates the requirement for an Environmental Management Plan required by Rule E25.15.2.12 at the time of subdivision application. If an Environmental Management Plan has already been prepared and approved as a condition of subdivision this provision is not applicable.
2. The following definitions are to be applied when identifying sensitive plants and communities:

**Herbfield:** Vegetation in which the cover of herbs in the canopy is 20-100% and in which herb cover exceeds that of any other growth form or bare ground. Herbs include all herbaceous and low-growing semi-woody plants that are not separated as ferns, tussocks, grasses, sedges, rushes, cushion plants, mosses or lichens. (Atkinson, IAE. (1985) NZJBotany 23: 361-378)

**Boulderfield:** Land in which the area of unconsolidated bare boulders (>200mm diameter) exceeds the area covered by any one class of plant growth-form. (Atkinson, IAE. (1985) NZJBotany 23: 361-378)

**Spring flush:** Areas of sloping wetlands in the mountains, where the underlying groundwater supply by a spring is supplemented by periodic pulses of surface water (e.g. from snow melt). (Adapted from Johnson P and Gerbeaux P. (2004): Wetland Types in New Zealand DOC/MfE).

## Buildings

E25.2.3 All buildings (except for buildings listed as either restricted discretionary or non-complying activities) located within the Porters Ski and Recreation Area shall be a controlled activity in respect of design and appearance, relationship between buildings (physical layout on the ground) and landscape treatment, provided that they comply with the Standards for Buildings in Rules 25.3.1.1 to 25.3.1.10, except that buildings which are utilities shall comply with the Standards for Utilities in Rule 25.4.

E25.2.4 Under Rule E25.2.3, the Council shall reserve its control over the following matters:

E25.2.4.1 The extent to which the building reflects an architectural style that is consistent with and complementary to the landscape values of the Porters Ski and Recreation Area, having regard to the design principles in Appendix E25.17.

E25.2.4.2 The suitability of proposed materials having regard to the list of materials in Appendix E25.17.

E25.2.4.3 The appropriateness of the colour finish of the exterior of the building, having regard to the recommended colour palette in Appendix E25.17.

E25.2.4.4 The architectural design and profile of the roof and its visual impact. Within the Village Base Area, the design and profile of the roof should be assessed both singularly and in combination with other roofs, including the visual effects of the rooflines when viewed across the Village Base Area.

E25.2.4.5 The avoidance of excessive repetition of building forms.

E25.2.4.6 The use of architectural articulation to create a building of visual interest. Such articulation may include the use of projecting and recessed balconies, porches, sheltering colonnades, verandahs at ground level and window awnings.

E25.2.4.7 The avoidance of building facades and elevations which are visually bland or blank including the use of architectural articulation or techniques such as steps-in-plan to avoid long continuous walls.

E25.2.4.8 The reflectivity of materials to be used on the exterior of the building when viewed from beyond the zone boundary.

E25.2.4.9 The potential for the building or structure to be visible from the State Highway.

E25.2.4.10 The provision for pedestrian linkages between buildings, carparks, visitor accommodation, dwellings and the trails to Porters Ski Area and the Crystal Basin Ski Area.

E25.2.4.11 In addition to the above, within the Village Base Area 2 (Slopeside Visitor Accommodation), Village Base Area 3 (Village Centre) and Village Base Area 4 (Hotel and Visitor Accommodation) regard should also be given to the more specific guidance in Appendix E25.17:

- a) Orientation and positioning of buildings close to the road frontage and/or public spaces.
- b) Location and design of main entrances adjacent to pedestrian routes and public spaces.

- c) The creation of legible, comfortable and useable spaces for circulation and gathering within a compact Village Centre.
- d) Maintenance of prominent vistas along the village roads.
- e) Maintenance of open space and views between buildings.
- f) Layout of buildings and pedestrian routes should ensure the safe and efficient movement of people, incorporating the principles of Crime Prevention Through Environmental Design (CPTED).
- g) Screening of service areas.
- h) External accessways, mechanical, electrical and communications equipment should be integrated within the building.
- i) Avoidance of excessive light spill.

E25.2.4.12 Within Porters Basin and Crystal Basin Sub-Zones as shown on Appendix 25A:

- a) Avoidance of locating buildings and structures on ridges, except where necessary to support chairlifts, tows and gondolas or for avalanche control equipment and weather stations.
- b) Avoidance of visibility against the skyline.
- c) Minimise visibility from the state highway through location, design and colour.
- d) The use of colour for buildings and structures that will complement the landscape.
- e) The avoidance of materials and colours to finish buildings and structures with high reflectivity when viewed from beyond the Sub-Zone.

## **Landscape Treatment**

E25.2.5 All planting for the purpose of amenity and enhancement shall be a controlled activity, provided it complies with Rules 25.10.1 and 25.10.2 for Tree Planting and Landscape Treatment. A landscape plan detailing the species, density, planting programme as well as maintenance regime shall be provided as part of this application.

E25.2.6 Under Rule E25.2.5 the Council shall reserve its control over the following matters:

E25.2.6.1 The effectiveness and quality of any landscape treatment proposed.

E25.2.6.2 The planting patterns of shrubs, tussocks and trees in areas outside the Village Centre and the extent to which this pattern of planting has a natural appearance and arrangement.

E25.2.6.3 The planting patterns of trees in the wastewater disposal area and the ridge between Village Base Areas 2 and 5 and the extent to which these reflect and harmonise with the landform.

E25.2.6.4 The extent to which the proposed landscape planting connects and is compatible with other planting and naturally occurring indigenous vegetation across the Ski and Recreation Area and at the boundary of the Ski and Recreation Area.

## **E25.3 Standards for Buildings**

E25.3.1 The following standards shall be met for the erection of any building or any additions or alterations to, or modification of any building that is to be considered as a controlled activity.

These standards shall not apply to Utilities which shall comply with Rule E25.4 Standards for Utilities:

E25.3.1.1 All buildings shall be located in accordance with the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 B.

E25.3.1.2 The total number of dwellings in the Porters Ski and Recreation Area shall not exceed 45 and there shall be no more than one dwelling located on a residential allotment. There shall be no family flats.

E25.3.1.3 The number of dwellings and buildings permitted in each of the identified Village Base Areas shown in the Porters Ski and Recreation Area Outline Development Plan (Appendix 25 B) shall not exceed:

- a) Village Base Area 1 (Porters Chalets) 12
- b) Village Base Area 2 (Slopeside Visitors Accommodation) 10
- c) Village Base Area 3 (Village Centre) 18
- d) Village Base Area 4 (Hotel and Visitor Accommodation) 8
- e) Village Base Area 5 (Crystal Chalets) 33

Except that:

- a) No buildings or structures (including lifts and tows) shall be erected until:
  - i. A covenant is secured on the title of the Crystal Basin Ski Area that protects in perpetuity the area of land identified for protection on the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.
  - ii. An Emergency Management and Response Plan for the Ski and Recreation Area has been prepared.
  - iii. A Hazard Risk Assessment is completed to the Council's satisfaction. This shall include an avalanche control programme and proposed measures to reduce rock fall.
- b) Only half of the buildings numbered in Village Base Areas 1, 2, 3 and 4 (excluding the Crystal Chalets in Village Base Area 5 which must comply with (c) below) may be constructed and occupied until such time as the following infrastructure is established within the Crystal Basin Ski Area:
  - i. Formation of an access track linking the Porters Basin to Crystal Basin; and
  - ii. Construction and commissioning of a snowmaking reservoir; and
  - iii. Construction and commissioning of a gondola from the Village Centre to Crystal Basin; and
  - iv. Construction and commissioning of a chairlift providing access to the top of the Crystal Basin Ski Area; and
  - v. A Day Lodge; and
  - vi. Ski trails with a daily capacity for up to 1,500 skiers.
- c) The Crystal Chalets in Village Base Area 5 may only be constructed and occupied once:
  - i. The three T-bar lifts existing in Porters Ski Area as at 19 October 2012 have been upgraded; and
  - ii. The ski access road between the Village and Porters Ski Area has been decommissioned for private vehicle use; and

- iii. A minimum of four buildings in the Village Base Area 3 (Village Centre) have been erected.

E25.3.1.4 There shall be no provision for buildings associated with accommodation for visitors or residents within the Crystal Basin, Crystal Stream, Porters Basin, Porters Slopes and Northern Terrace Sub-Zones as shown in the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

E25.3.1.5 The maximum building footprint shall not exceed:

Village Base Area 1 (Porters Chalets)	300m <sup>2</sup> excluding decks
Village Base Area 2 (Slopeside Visitors Accommodation)	1 building up to 1320m <sup>2</sup>
	1 building up to 990m <sup>2</sup>
	3 buildings up to 880m <sup>2</sup>
	All other buildings up to 440m <sup>2</sup>
Village Base Area 3 (Village Centre)	2 buildings up to 925m <sup>2</sup>
	5 buildings up to 730m <sup>2</sup>
	4 buildings up to 600m <sup>2</sup>
	3 buildings up to 530m <sup>2</sup>
	All other buildings up to 330m <sup>2</sup>
Village Base Area 4 (Hotel and Visitor Accommodation)	1 building up to 2475m <sup>2</sup>
	1 building up to 1320m <sup>2</sup>
	3 buildings up to 660m <sup>2</sup>
	All other buildings up to 350m <sup>2</sup>
Village Base Area 5 (Crystal Chalets)	200m <sup>2</sup> excluding decks
Crystal Basin Ski Area and Porters Ski Area	1000m <sup>2</sup> excluding decks

E25.3.1.6 The maximum height of buildings (excluding carpark buildings, support structures and terminals for gondolas, lifts and tows) shall not exceed:

Village Base Area 1 (Porters Chalets)	13m
Village Base Area 2 (Slopeside Visitors Accommodation)	1 building of 26.5m
	2 buildings at 22m
	4 buildings at 16m
	3 buildings up to 13m
Village Base Area 3 (Village Centre)	6 buildings at 24m
	5 buildings at 19m
	6 buildings up to a maximum of 13m



	(to be measured from the finished level of the carpark base where buildings are to be erected over a carpark building)
Village Base Area 4 (Hotel and Visitor Accommodation)	1 building up to 19m with 7 buildings a maximum of 13m
Village Base Area 5 (Crystal Chalets)	8m
Crystal Basin Ski Area	16m
Porters Ski Area	16m

E25.3.1.7 Fences in Village Base Areas 1 to 5 shall be limited to:

- a) Fences constructed in greywacke boulders
- b) Temporary fences required for construction purposes
- c) Fences for the protection of indigenous vegetation. Where permanent, these shall be constructed in greywacke boulders.

E25.3.1.8 All buildings (excluding bridges) within the Village Base Sub-Zone shall be limited to a minimum setback of 5m from the banks of the Porter Stream.

**Note:** This setback is to be measured in accordance with the definition in section 2 of the Act as "the space of land which the waters of the river cover at its fullest flow, without overtopping its banks."

(See Rule E25.5.4 for setback for activities from the Porter Stream).

E25.3.1.9 No buildings or hardstand areas shall be located within the Red Tussock Gully as shown on the Porters Ski and Recreation Area Outline Development Plan Appendix 25 B.

E25.3.1.10 All roofing materials and fixtures shall exclude copper, zinc, zincalume, lead and clay tiles.

## **E25.4 Standards for Utilities**

E25.4.1 Utilities located within, and required to service the Ski and Recreation Sub-Zone (Porters), excluding telecommunications towers, shall not exceed:

- a) Maximum Height - 12m
- b) Maximum building footprint - 50m<sup>2</sup>
- c) Reflectance value - 37%

E25.4.2 Utilities shall not be located on a ridge or break the ridgeline when viewed from State Highway 73.

## **E25.5 Standards for Activities - General**

E25.5.1 Activities in the Porters Ski and Recreation Area shall be located generally in accordance with the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

E25.5.2 Construction or earthwork activities in the Crystal Basin or Village Base Sub-Zones shall only commence on:

- a) Completion of works which achieve the NZTA standard for sight-lines at the intersection of State Highway 73 and the Ski Area Access Road as set out in Table App5B/1 of NZTA's Planning Policy Manual Version 1 (August 2007) and provides at the same intersection seal widening sufficient for a right turn lane and left turn deceleration lane as set out in Figure 3.25a of the NZTA's Manual of Traffic Signs and Markings Part 2 Section 3 (March 2011) and the left turn deceleration lane is to be marked.
- b) The requirements of rule E25.3.1.3(a)(i) have been fulfilled.

E25.5.3 No recreational activities shall be commenced in the Crystal Basin Sub-Zone unless the requirements of Rule E25.3.1.3 (a) (i) to (iii) inclusive have been met in full.

E25.5.4 All Ski Area and Recreation activities, buildings and earthworks located within the Porters Lower Slopes Sub-Zone (as shown on Appendix 25 A) shall be setback 15m from the banks of the Porter Stream. (See Rule E25.3.1.8 for definition of setback measurement).

E25.5.5 All earthworks and buildings within Village Base Area 2 shown on Appendix 25 A shall be setback 5m from the banks of that portion of the Porter Stream identified as "Porter Stream setback" on Appendix 25A. (See Rule E25.3.1.8 for definition of setback measurement.)

## **E25.6 Standards for Activities - Scale**

E25.6.1 The total number of beds for visitor accommodation within the Village Base Sub-Zone shall be limited as follows. For the purpose of this Rule visitor beds shall exclude beds in dwellings and one bed unit shall equal 1 person:

Village Base Area 2 (Slopeside Visitors Accommodation)	1100
Village Base Area 3 (Village Centre)	1600
Village Base Area 4 (Hotel and Visitor Accommodation)	500

E25.6.2 The floor area occupied by commercial activities within the Village Base Sub-Zone shall be limited as follows:

Village Base Area 2 (Slopeside Visitors Accommodation)	1610m <sup>2</sup>
Village Base Area 3 (Village Centre)	7624m <sup>2</sup>
Village Base Area 4 (Hotel and Visitor Accommodation)	575m <sup>2</sup>

## **E25.7 Outdoor Lighting in the Village Base Sub-Zone**

E25.7.1 All outdoor lighting in the Village Base Sub-Zone (Areas 1 to 5 inclusive) shall comply with the following standards:

E25.7.1.1 All outdoor lighting shall be shielded from above in such a manner that the edge of the shield shall be below the whole of the light source.

E25.7.1.2 All outdoor lighting shall have a filter to filter out the blue or ultraviolet light, provided the light source would have more than 15% of the total emergent energy flux in the spectral region below 440nm. The filters used must transmit less than 10% of the light at any wavelength less than 440nm. This includes, but is not limited to, fluorescent, mercury vapour and metal halide lamps.

E25.7.1.3 No street or road lighting shall be produced by high-pressure sodium, metal halide, mercury vapour lighting or fluorescent lighting.

E25.7.1.4 There shall be no searchlights or floodlights, including floodlights used for illumination of buildings for aesthetic purposes.

E25.7.1.5 All fixed lighting shall be directed inwards away from the Ski and Recreation Area boundary.

## **E25.8 Standards for Rooding**

E25.8.1 The following standard shall be met for the formation and establishment of any road that involves earthworks as a Controlled Activity:

E25.8.1.1 In the Ski and Recreation Area the formation of any road or road bridge shall be located generally in accordance with the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

## **E25.9 Standards for Vehicle Parking**

E25.9.1 Any activity in the Ski and Recreation Area which provides car parking in accordance with the following standards shall be a permitted activity.

E25.9.1.1 Dwellings, and apartments occupied on a permanent basis - one on-site carparking space.

E25.9.1.2 Visitor Accommodation Hotels – one space per three guest rooms up to 60 rooms, thereafter one space per five guest rooms. In addition, one coach park per 50 guest rooms and one staff space per 20 beds. The parks need not be located on the same site as the activity.

E25.9.1.3 Visitor Accommodation Backpackers and Lodges – one space per five guest beds. In addition one coach park per 50 guest rooms and one staff space per 20 beds. The parks need not be located on the same site as the activity.

E25.9.1.4 Apartments managed and occupied as part of visitor accommodation – one space per 15 apartments, thereafter one per two apartments. In addition, one coach park per 50 apartments and one staff space per 20 beds.

E25.9.1.5 All car parking is to be formed to the relevant standards set out in Appendix 13 of the Townships Section of the District Plan.

## **E25.10 Standards for Tree Planting and Landscape Treatment**

E25.10.1 All tree planting and planting for the purpose of re-vegetation, amenity or enhancement purposes shall be limited to the species listed in Appendix E25.17

E25.10.2 All planting shall generally comply with the Outline Planting Concept in Appendix E25.17. The planting provides for six plant mixes and the relative proportions of the dominant species in each planting mix shall conform with the requirements of Porters Ski and Recreation Area Outline Development Plan in Appendix 25 C.

### **E25.11 Aircraft Movements**

E25.11.1 Aircraft movements for the purpose of the following activities shall be permitted without limitation:

- a) Ski and Recreation Area operations, including avalanche management and control.
- b) Emergency rescues and landings.
- c) Construction and earthworks activities within the boundaries of the Ski and Recreation Area.
- d) Firefighting.
- e) Pest control.
- f) The activities of the New Zealand Defence Force or Civil Defence.

E25.11.2 Aircraft movement for all other purposes shall not exceed 10 excursions on any one day from 1 June to 31 October and five excursions on any one day from 1 November to 31 May in any calendar year. For the purposes of this standard an excursion shall be defined to mean a take-off and landing within the boundaries of the Ski and Recreation Area.

### **E25.12 Restricted Discretionary Activities**

#### **Buildings**

E25.12.1 All building works associated with constructing a gondola located in the Crystal Stream Sub-Zone shown on Appendix 25 A shall be a restricted discretionary activity. The Council shall restrict its discretion to the matters listed in Rule E25.2.4.

E25.12.2 Any building of Building Importance Category 3 or 4 (as defined below) located within the Village Base Area as shown in Appendix 25A. The Council shall restrict its discretion to consideration of:

- a) The risk of, and ability of buildings to withstand, fault rupture; and
- b) The matters listed in Rule E25.2.4.

For the purposes of E25.12.2 a building of Building Importance Category 3 or 4 shall be:

- Emergency medical and other emergency facilities not designated as critical post disaster facilities but excluding first aid facilities.
- Airport terminals, principal railway stations, schools
- Structures accommodating > 5000 people
- Public assembly buildings > 1000m<sup>2</sup>
- Museums and art galleries > 1000m<sup>2</sup>
- Municipal Buildings
- Grandstands > 10,000 people

- Chemical storage facilities > 500m<sup>2</sup>
- Major infrastructure facilities
- Air traffic control installations
- Designated civilian emergency centres, medical emergency facilities, fire and police stations.

### **Height of Crystal Chalets**

E25.12.3 Crystal Chalets which exceed 8m (Rule E25.3.1.6) but are less than 13m in height shall be a restricted discretionary activity.

E25.12.4 Under Rule E25.12.3 the Council shall restrict its discretion to consideration of:

E25.12.4.1 Those matters contained in Rule E25.2.4.

E25.12.4.2 The effect of additional building height on the views from the Village Base Sub-Zone towards Castle Hill and to the Crystal Valley.

E25.12.4.3 The architectural design and profile of the building.

E25.12.4.4 The materials and colour finish of the building.

### **Roading**

E25.12.5 Any activity which does not comply with Rule E25.8.1 shall be a restricted discretionary activity.

E25.12.6 Under Rule E25.12.5 the Council shall restrict its discretion to consideration of:

E25.12.6.1 The effect of changing the network or alignment of roads in terms of accessibility for a range of vehicle types to the different precincts within the Village Base Sub-Zone, having regard to gradient and geometry.

E25.12.6.2 Any consequential effects of changing the road network on the layout of built development, services, infrastructure or the efficiency of inter-connecting pedestrian pathways or access trails to the Porters or Crystal Basin Ski Areas.

E25.12.6.3 The ability to effectively manage the stormwater and discharges from the road both during construction and operation and any consequential effects on land stability or other natural hazards.

E25.12.6.4 The effect of changing the road network on ecological, natural character or landscape values of the Ski and Recreation Area and land immediately adjoining the zone.

E25.12.6.5 The effects of changing the Village Road network on the safety and efficiency of the Village traffic having regard to sight distances at intersections, conflicts between vehicles which may be queuing or crossing the road and potential conflicts with pedestrians.

E25.12.6.6 The degree of difficulty for vehicles entering/exiting a site or carpark and the potential for increased on-street parking with resulting effects on traffic safety and residential amenity.

### **Vehicle Parking**

E25.12.7 Any activity which does not comply with Rule E25.9.1 shall be a restricted discretionary activity.

E25.12.8 Under Rule E25.12.7 the Council shall restrict its discretion to consideration of:

E25.12.8.1 The extent to which car parking numbers can be reduced having regard to alternative methods of transportation that may be available within the Village Base Sub-Zone e.g., shuttles, inclinator.

E25.12.8.2 The extent to which public transport or group passenger transportation services may reduce the need for on-site carparking. This may include consideration of timetabling to coincide with Ski Area operating hours.

E25.12.8.3 Any effects on pedestrian amenity or safety from reduced car parking.

E25.12.8.4 The extent to which visitor accommodation or other activities within the Village Base Sub-Zone can demonstrate a lesser parking demand.

E25.12.8.5 Whether a reduction in carparking within the Ski and Recreation Area would lead to a parking demand outside that Area and the effects such parking would have on the efficient use of roads and traffic safety.

#### **Night-Lighting for Recreational Activities and Outdoor Lighting in the Village Base Sub-Zone**

E25.12.9 The lighting of the Ski and Recreation Area for the purpose of facilitating night recreational activities shall be a restricted discretionary activity.

E25.12.10 Any outdoor lighting in the Village Base Sub-Zone (Areas 1 to 5 inclusive) which does not comply with Rule E25.7 shall be a restricted discretionary activity.

E25.12.11 Under Rules E25.12.9 and E25.12.10 the Council shall restrict its discretion to consideration of:

E25.12.11.1 The proposed lighting plan having regard to the number, location and spill of light.

E25.12.11.2 The effect of night lighting on ecological values.

E25.12.11.3 The effect of night lighting on rural amenity values from beyond the boundary of the Ski and Recreation Area and its visibility from State Highway 73.

#### **Earthworks**

E25.12.12 Any earthworks in the Crystal Basin and Porters Lower Slopes Sub-Zones as shown on Appendix 25 A not listed as a Non-Complying Activity, limited to the purposes of:

- a) Establishing ski trails and terrain parks.
- b) Installing support structures for tows, lifts and gondolas.
- c) Establishing trails for recreational activities including mountain biking, luge and walking trails.
- d) The construction of buildings, structures and utilities.
- e) Forming access tracks.

- f) The construction of snow making reservoirs.
- g) Installing infrastructure for stormwater, wastewater disposal, water supply, electricity and telecommunications.
- h) Establishing activities and facilities associated with the management and operation of a Ski Area in accordance with Rule E25.1.1.

E25.12.13 Under Rule E25.12.12 the Council shall restrict its discretion to consideration of:

E25.12.13.1 those matters contained in Rule E25.2.2; and

E25.12.13.2 the effectiveness of any proposed mitigation measures or environmental offset/compensation.

E25.12.14 Any earthworks associated with the construction of a gondola in the Crystal Stream Sub-Zone as shown on Appendix 25 A.

E25.12.15 Under Rule E25.12.14 the Council shall restrict its discretion to consideration of those matters contained in Rule E25.2.2.

E25.12.16 Any earthworks which do not comply with the standards in Rule E25.5.4 or Rule E25.5.5.

E25.12.17 Under Rule E25.12.16 the Council shall restrict its discretion to consideration of:

E25.12.17.1 those matters contained in Rule E25.2.2; and

E25.12.17.2 the need for earthworks to improve public access to and along Porter Stream; and

E25.12.17.3 the effects of earthworks on the natural character of Porter Stream and its margins.

E25.12.18 An application required by Rule E25.12.12, E25.12.14 or E25.12.16 shall not be notified and the written approval of any other party will not be required.

### **Utilities**

E25.12.19 Any utility which does not comply with Rule E25.4 shall be a restricted discretionary activity.

E25.12.20 Telecommunication towers located within the Ski and Recreation Area shall be a restricted discretionary activity.

E25.12.21 Under Rules E25.12.19 and E25.12.20 the Council shall restrict its discretion to consideration of:

E25.12.21.1 The function of the utility and its importance to the health, safety and wellbeing of residents and visitors to Porters Ski and Recreation Area:

E25.12.21.2 The scale of the utility and any effects on ecological or landscape values.

E25.12.21.3 The visibility of the utility beyond the boundary of the Porters Ski and Recreation Area.

E25.12.21.4 Proposed methods of construction and the measures to avoid, remedy or mitigate construction effects on ecological, cultural and landscape values.

E25.12.21.5 The location of any telecommunication tower and its impact on the values of the Outstanding Natural Landscape.

E25.12.21.6 Alternative locations having regard to the operational requirements of the telecommunication tower and effects on landscape values.

E25.12.22 An application required by Rules E25.12.19 or E25.12.20 shall not be notified and the written approval of any other party will not be required.

#### **Aircraft Movements**

E25.12.23 Any aircraft movement which does not comply with Rule E25.11 shall be a restricted discretionary activity.

E25.12.24 Under Rule E25.12.23 the Council shall restrict its discretion to consideration of:

E25.12.24.1 Effects of aircraft movements on the wellbeing and safety of users and occupiers of the surrounding rural zoned land.

E25.12.24.2 The anticipated frequency of movements.

E25.12.24.3 The hours of the day within which the movements will occur.

#### **Tree Planting and Landscape Treatment**

E25.12.25 Any planting which does not comply with Rule E25.10.2 shall be a restricted discretionary activity.

E25.12.26 Under Rule E25.12.25 the Council shall restrict its discretion to consideration of:

E25.12.26.1 The appropriateness of the proposed mix of plants having regard to altitude and aspect which may achieve a more optimum and robust pattern of planting relative to the existing vegetation in the locality.

E25.12.26.2 The aesthetic outcome from the proposed planting mix.

#### **E25.13 Discretionary Activities**

E25.13.1 All earthworks not otherwise provided for as a controlled, restricted discretionary or non-complying activity shall be a discretionary activity.

#### **E25.14 Non-Complying Activities**

##### **Buildings**

E25.14.1 Any building which does not comply with Rules E25.3.1.1 to E25.3.1.10 shall be a non-complying activity, except for buildings in Village Base Area 5, where any building which does not comply with Rule E25.12.3 (restricted discretionary activities) shall be a non-complying activity.

#### **Activities – General and Scale**



E25.14.2 Any activity which does not comply with Rules E25.5.1 to E25.5.3 or E25.6.1 or E25.6.2 shall be a non-complying activity.

#### **Tree Planting and Landscape Treatment**

E25.14.3 Any activity which does not comply with Rule E25.10.1 shall be a non-complying activity.

#### **Removal of Indigenous Vegetation**

E25.14.4 The removal of any indigenous vegetation exceeding an area of 5m<sup>2</sup> and not approved as part of a controlled activity in accordance with Rule E25.2.1 or restricted discretionary activity in accordance with Rule E25.12.12, Rule E25.12.14 or Rule E25.12.16 shall be a non-complying activity.

#### **Earthworks Affecting Wetlands**

E25.14.5 Any earthworks affecting a wetland shall be a non-complying activity.

### **E25.15 Subdivision**

#### **Standards for Controlled Activities**

E25.15.1 Subdivision within the Porters Ski and Recreation Area which complies with the following standards shall be a Controlled Activity:

E25.15.1.1 All allotments to be used for residential, accommodation or commercial purposes shall be serviced by a reticulated supply of potable water.

E25.15.1.2 All new allotments to be used for residential, accommodation or commercial purposes shall be able to be connected to a reticulated wastewater treatment and disposal system.

E25.15.1.3 Any new allotment within the Village Base Sub-Zone shall comply with the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509—2008.

E25.15.1.4 The layout of roads and allotments shall conform with the Porters Ski Area Outline Development Plan.

E25.15.1.5 The number of fee simple, freehold residential allotments shall be limited to:

- Village Base Area 1 (Porters Chalets) - 12
- Village Base Area 5 (Crystal Chalets) - 33

**Note:** There shall be no minimum allotment size in the Porters Ski and Recreation Area. There shall be no limits on the number of fee simple, freehold, unit, strata or cross lease titles within Village Base Area 2 (Slopeside Visitors Accommodation), Village Base Area 3 (Village Centre) and Village Base Area 4 (Hotel and Visitor Accommodation).

E25.15.1.6 Prior to the grant of resource consent for a subdivision creating any new allotments within the Village Base Sub-Zone a covenant shall be secured on the title of the Crystal Basin Ski

Area that protects in perpetuity the area(s) of land identified for protection on the Porters Ski and Recreation Area Outline Development Plan.

E25.15.1.7 Erosion and sediment control measures shall conform with the Erosion and Sediment Control Plan approved by the Canterbury Regional Council for the establishment of infrastructure.

E25.15.1.8 An Emergency Management and Response plan has been prepared. This plan shall be up-dated for each subdivision application made within the Village Base Area.

E25.15.1.9 A Hazard Risk Assessment is completed. This shall include an avalanche control programme and proposed measures to reduce rock fall.

E25.15.1.10 The State Highway 73 and Ski Area Access Road intersection is upgraded to the NZTA standard for sight lines at that intersection as set out in Table App5B/1 of NZTA's Planning Policy Manual Version 1 (August 2007) and seal widening is provided at the same intersection sufficient for a right turn lane and a left turn deceleration lane as set out in Figure 3.25a of the NZTA's Manual of Traffic Signs and Markings Part 2 Section 3 (March 2011) and the left turn deceleration lane is to be marked.

E25.15.1.11 Prior to certification under section 224 of the Resource Management Act for:

- a) The 7th residential allotment within Village Base Area 1 (Porters Chalets), the following infrastructure must be established within the Crystal Basin Ski Area:
  - i. Formation of an access track linking the Porters Basin to Crystal Basin; and
  - ii. Construction and commissioning of a snowmaking reservoir; and
  - iii. Construction and commissioning of a gondola from the Village Centre to Crystal Basin; and
  - iv. Construction and commissioning of a chairlift providing access to the top of the Crystal Basin Ski Area; and
  - v. A Day Lodge; and
  - vi. Ski trails with a daily capacity for up to 1,500 skiers.
- b) Any allotment within Village Base Area 5 (the Crystal Chalets), the following requirements must be met in full:
  - i. The replacement and up-grading of the three T-bar lifts existing in Porters Ski Area as at 19 October 2012; and
  - ii. The decommissioning of the ski access road between the Village and Porters Ski Area for private vehicle use; and
  - iii. The construction and occupation of four buildings in the Village Base Area 3 (Village Centre).

E25.15.2 Under Rule 25.15.1 the Council shall reserve its control over the following matters:

E25.15.2.1 Those matters contained in Rule E10.1.2

E25.15.2.2 Any effects on landscape values that may arise from the proposed layout and density of allotments.

E25.15.2.3 Any effects on ecological values that may arise from the proposed layout and density of allotments. This shall include effects on the function and integrity of plants and habitat. In particular, vegetation in herbfields, boulderfields, scree and spring flushes should be avoided in the first instance. If unable to be avoided then measures should be taken to minimise or mitigate the extent or nature of disturbance. Regard shall be given to the effectiveness of the measures to maintain the function and integrity of plants and habitats assessed. (See Rule E25.2.2 to be applied when identifying these plants and communities.)

E25.15.2.4 The boundaries of the proposed allotments in relation to natural or physical features.

E25.15.2.5 The use of conditions to require all earthworks to be subject to an Accidental Discovery Protocol, requiring contractors to be trained in the recognition of archaeological sites and artefacts.

E25.15.2.6 The use of conditions to require a construction management plan which shall set out the proposed methods and protocols for construction including:

- a) timing of works;
- b) cleaning of machinery prior to access to the Porters Ski and Recreation Area to avoid the spread of weed and pest species;
- c) protection of waterways and wetlands;
- d) protection or avoidance of areas of ecological sensitivity;
- e) management of dust emissions;
- f) management and storage of hazardous substances, including an emergency response protocol for accidental spillages;
- g) traffic management for all construction related vehicles. This shall include control of access from the state highway and management of traffic, including parking within the construction site to avoid wider ground and vegetation disturbance.

E25.15.2.7 The ability for roads, accessways and building sites to be constructed without any adverse effects on ground stability.

E25.15.2.8 The adequacy of provisions for stormwater management in relation to discharge from roads, accessways and building platforms.

E25.15.2.9 Street or road lighting and the avoidance of lighting produced by high-pressure sodium, metal halide, mercury vapour or fluorescent lighting.

E25.15.2.10 The mechanism for achieving the protection of ecological values within the riparian margin on either side of the Porter Stream from its source to the Porter River in perpetuity.

E25.15.2.11 The use of conditions to require the development and implementation of a restoration plan that shall detail how the ground is to be re-contoured, re-vegetated and maintained post-construction of roads, accessways and building platforms.

E25.15.2.12 The use of conditions to require the development and implementation of an Environmental Management Plan that achieves the following (this rule duplicates Rule E25.2.2.13 which applies to those circumstances where development proceeds without the need for a subdivision consent):

- a) Principles and monitoring regime for management of stormwater, erosion and sediment control related to Ski Area operations and maintenance;
- b) Principles for management of construction activities and restoration of earthworks
- c) Pest and weed management
- d) Management of habitats and species, including Keas and riparian margins
- e) Management of the Red Tussock Gully as shown on the Porters Ski Area Outline Development Plan in Appendix 25 B
- f) Enhancement of Crystal Stream
- g) Protection of any wetland
- h) Storage and removal of solid wastes
- i) Storage, management and use of hazardous wastes

### **Non-Complying Activities**

E25.15.3 Any subdivision which does not comply with Rules E25.15.1.1 to E25.15.1.11 shall be a non-complying activity.

## **E25.16 Reasons for Rules**

### **Buildings**

The rules for buildings set the thresholds for built development beyond which further consideration and control is required. The standards require development to be located in accordance with the Outline Development Plan and set maximums for building height, number of buildings and building footprints.

These standards are intended to ensure that building mass is distributed amongst a number of individual buildings and large, monolithic structures are avoided. The separation between buildings will provide light and views with the assessment criteria encouraging greater architectural articulation and higher quality finish as well as providing space for indigenous vegetation that will provide context for the buildings and contribute to the mountain setting. The rules for building mass are further complemented by rules which cap the total number of buildings within the Village Base Sub-Zone. The Village Base Sub-Zone is in turn divided into different sub-areas within which the number and size of buildings is capped. This is to ensure that the scale and intensity of development within different parts of the Village respond to the variable landscape and ecological values across the site. Some parts of the Village Base Sub-Zone are intended to have a greater concentration and density of development while the outer edges of the Village Base Sub-Zone provide for a much reduced development pattern. This variability is in response to the sensitivity of the interface between the zone and the Outstanding Natural Landscape.

A staging plan limits the number of buildings within the Village that can be constructed and occupied until such time as the Crystal Basin has established prescribed infrastructure and is operational. This is to ensure that the Village does not develop as a stand-alone commercial and residential facility without delivering the social, recreational and economic benefits of the expanded Ski and Recreation Area. It does however enable some capital to be released for development of the Crystal Basin Ski Area.

A further limitation is placed on the Crystal Chalets (Village Base Area 5). These are not to be constructed until such time as further up-grading of ski infrastructure occurs in Porters Ski Area, the access road between the Village and Porters Basin is decommissioned in respect of private vehicle use and 25% of the Village Centre buildings are constructed. These chalets are the most visible from the

State Highway and staging will ensure that the chalets are not constructed in isolation or without the benefits of the village centre.

There is the potential for active faults to be present in the locality. Accordingly the Council has retained discretion over buildings of high importance for public gathering and emergency purposes to enable a more thorough assessment of the location and design of the buildings relative to the risk of earthquake hazard.

A building setback from the watercourse (Porter Stream) that crosses through the Village Base Sub-Zone is required in order to protect the ecological and natural character values of the riparian margins of the stream. Similarly, a Red Tussock Gully within the Village is to be kept free of buildings and hardstand in order to protect the ecological and hydrological function of this gully.

These rules reflect the outcomes of the master planning process which assessed the capacity of the landscape to absorb change. Development beyond these standards therefore has the potential to adversely affect the values of the surrounding environment and the non-complying status for buildings which exceed these levels reflects a clear capping of built development.

In addition to the standards, at a minimum all buildings and structures are to be assessed as controlled activities. This process of consideration reflects the need to respond to and respect the landscape values of the surrounding Outstanding Natural Landscape. The assessment matters trigger consideration of the final form, finish and appearance of buildings as well as the layout and functioning of built development within the Village Base Sub-Zone. The Village Base Sub-Zone is an area of public congregation and social activity where considerations such as relationship to public spaces, landscape treatment, pedestrian connectivity and safety are relevant considerations.

Fencing is limited within the Village Base Sub-Zone to maintain a sense of spaciousness and views between buildings as well as ensuring that elements of suburbanisation are actively avoided. Exception is made for walls constructed of natural rock and fencing required for protecting vegetation and sediment control.

With respect to the Ski Areas, these are to be free of any accommodation activities and structures, except for essential infrastructure for access and amenity facilities for the safe operation and enjoyment of the mountain for skiing. The considerations for these structures are more focused on appropriate location e.g., avoiding ridges and skylines and ensuring that the final design, finish and colour complement the landscape as far as practicable.

Rule E25.3.1.3(a)(i) does not allow any buildings or structures to be erected in the Crystal Basin Ski Area unless a covenant has been secured for the protection, in perpetuity, of significant indigenous vegetation. It is proposed that these areas are avoided during establishment and operation of the expanded Ski Area into Crystal Basin. This rule complements the same provision which is also applied to subdivision and recreational activity.

In addition, the rules require that prior to the construction of buildings the developer must prepare an Emergency Management and Response Plan and a Hazard Risk Assessment is completed. These measures are necessary to ensure that the safety and wellbeing of future residents and visitors to the Sub-Zone has been considered.

## **Utilities**

The standards for utilities are separate from those that apply to buildings. It is anticipated that the majority of the utilities will be located underground. Within the Village, undergrounding of services would ensure that the amenity values of the resort are high, while on the mountain, the harsh climatic conditions and functionality of the ski field would require services to be underground.

Generally, it is anticipated that utilities can be located within the Village without significant adverse effects on landscape values. Utilities are therefore deemed to be permitted activities subject to performance standards which ensure they remain at a scale which is appropriate having regard to the anticipated scale of built development. In addition, the reflectivity of the utility is to be kept to a lower level.

On the mountainside, there will be support structures associated with lifts and ski tows that will be similar in effect to a moderate scaled utility tower. However, due to the potential for a communication tower to be located at altitude it may be highly visible from a wider area. To assess the effects of such towers on landscape values a resource consent is required with Council reserving the ability to assess those impacts along with effects on ecological values during construction.

## **Location and Scale of Activities**

Activities are required to be located in accordance with the Outline Development Plan. The Outline Development Plan generally requires buildings to be located in close proximity, minimising their outward spread. This avoids effects on the surrounding environment beyond the Ski and Recreation Area as well as encouraging a village atmosphere. This rule complements Rule E25.3.1.1 which restricts the location of buildings. It also works in combination with Rule E25.6 which limits commercial floorspace and bed numbers in particular parts of the Village Base Sub-Zone. This rule has the effect of requiring further consideration where activities may relocate and concentrate in an area that was not contemplated in the Outline Development Plan, e.g., the activities of the Village Centre move to occupy buildings in the Hotel and Accommodation Zone. Such a dispersal of activity may have traffic and pedestrian access effects that may compromise the proposed traffic circulation network and efficiency of the Village. Any increase in density of bed numbers or commercial floor area may also have the effect of increasing pressure on water supply and wastewater disposal which have been designed not to exceed a specified capacity.

Rule E25.5.3 requires that prior to any recreational activities taking place in the Crystal Basin Ski Area that a protective covenant is secured over significant indigenous vegetation. This rule complements a similar provision that applies to buildings and subdivision. The provision is applied to recreational activities as there is potential for recreation to occur without the need for a building or subdivision.

In addition, the rules require that prior to recreation activities taking place in Crystal Basin the developer must prepare an Emergency Management and Response Plan and undertake a Hazards Risk Assessment. This is to ensure that the safety and wellbeing of future residents and visitors to the Sub-Zone have been considered in advance of activities taking place.

## **Roading and Vehicle Parking**

Rule E25.8.1.1 requires roads to be located in accordance with the Outline Development Plan. The Outline Development Plan reflects the outcome of detailed site investigations which have considered and optimised the alignment and gradient of roads in order to efficiently and safely access the Village and Ski Areas. This has involved consideration of the requirements of coaches, trucks and cars which may all need to access the Village environment carrying residents, visitors, workers or delivering services. Any change to the road alignment shown in the Outline Development Plan must be assessed in terms of accessibility and relationship to the proposed activities and buildings. Similarly, any changes to the road alignment may have consequences for earthworks or effects on ecological or landscape values.

Rule E25.9.1 sets the standard for car parking. Car parking is a significant part of the development of a Ski Area where there is a high number of day visitors anticipated. Car parking must be located and designed to be accessible and convenient and any change to the Outline Development Plan may have consequences in respect of these matters.

### **Earthworks**

Rule E25.2.1 provides for earthworks within parts of the Ski and Recreation Area as a controlled activity. In these sub-zones the effects of earthworks have been assessed with respect to their nature and scale. Council's considerations are therefore limited to the detail of how the earthworks are to be managed.

The matters over which Council has reserved its control are focused on how the earthworks are to be managed and requiring adverse effects on the environment to be avoided or minimised. These considerations include the maintenance of soil and ground cover, the effects on non-vegetated scree slopes, the sensitivity of in-stream values and significance of indigenous vegetation.

In those Sub-Zones where the earthworks are not provided for as controlled activities the nature and scale of the earthworks are assessed to likely be adverse to ecological features. The Council has retained discretion to require appropriate environmental compensation for such effects.

Rule E25.14.5 provides for earthworks within a wetland as a non-complying activity. This is intended to discourage earthworks in relation to these features however it is acknowledged that essential elements of a Ski Area may still require some works to be undertaken in proximate locations. Extra management and care will be required to minimise or mitigate the effects of any works or innovations in design integrated into the final proposal where possible to maintain the function of the wetland.

### **Tree Planting and Landscape Treatment**

Rule E25.10 limits tree and landscape planting to a list of preferred species. This reflects the sensitivity of this mountainous environment and the need to ensure that the Ski and Recreation Area retains integrity in terms of plant species. In this context it is necessary that planting does not introduce uncommon plants to the locality or create any visual and ecological contrasts with the surrounding High Country.

The rule also controls the pattern and mix of plants to ensure that a natural outcome is achieved. This requires a limit to the number of species used within a planting plan to ensure there is visual continuity and consistency with the vegetation patterns in the surrounding locality.

### **Night and Outdoor Lighting**

The night sky in the High Country is valued for its clarity and absence of light pollution, and the opportunity this provides to view the stars and the Milky Way. Light pollution is caused by excess light shining upwards and outwards. To mitigate the effects of the Village lighting on the night sky the rules require all outside lights to be covered to prevent upward spill of light and to direct lighting into the village and away from the surrounding Rural Zone. In addition, the rules require the blue and violet light to be filtered and low-pressure sodium street lighting used. These measures will also subdue or have the effect of mitigating the presence of a Ski Area Village within the setting of the Outstanding Natural Landscape.

Rule E25.12.9 makes the lighting of the Ski and Recreation Area for night-time recreational activities a restricted discretionary activity. As the Ski and Recreation Area represents a node or location where recreation is intended to be enabled it is appropriate that some provision is made for night-time activity. This contributes to efficient use of the Ski Area resources and extends the time available for recreation for visitors and the community. A resource consent process ensures that effects on ecological values and rural amenity values, including views from the State Highway can be considered in relation to a specific lighting plan.

### **Removal of Indigenous Vegetation**

Rule E25.14.4 limits the removal of indigenous vegetation. This rule applies to any activity which may involve the removal of vegetation beyond earthworks for construction of roads, buildings and utilities. It is critical to the ecological and landscape integrity of the Ski and Recreation Area and its relationship to the adjoining High Country that an intact cover of indigenous vegetation is maintained. Removal of indigenous vegetation leaving bare earth also creates the potential for exotic plants to invade the Ski and Recreation Area and facilitate the spread to unmodified areas. Accordingly, removal of indigenous vegetation is enabled only to a very minor scale within the zone to avoid this scenario arising.

### **State Highway Intersection**

Action is required to achieve safe sightlines at the intersection of the Porters Ski Area Access Road with the State Highway. There are potentially a number of technical remedies to the road and/or intersection that could achieve the required sight distance. Rule E25.5.2(a) requires that the sightline distance, seal widening and road marking at the intersection is remedied prior to the commencement of any construction or earthwork activities within the Crystal Basin Ski Area in the event that this work proceeds without a need for subdivision. A similar requirement is imposed on Rule E25.15.1.10 to provide certainty that in the event of subdivision the upgrade of the Porters Ski Area Access Road and State Highway 73 intersection is undertaken by a single land developer prior to the issue of titles and in a timely manner.

### **Aircraft Movements**

The use of helicopters for Ski Area operation and maintenance such as avalanche control is a permitted activity within the zone. Helicopters also positively assist with construction activities by enabling access without access tracks and wider areas of disturbance. It is anticipated that the Area may also provide a helicopter base for emergency services, fire fighting etc.

In addition, it is acknowledged that residents of, and visitors to the Ski and Recreation Area, may wish to access recreational activities in the wider Craigieburn Range such as hiking, heliskiing, hunting and



fishing. A cap has been placed on aircraft movements associated with these activities to ensure that any potential effects on the receiving environment are considered.

### **Subdivision**

Subdivision is required to meet a number of standards requiring infrastructure and services to be available for subdivision and for allotments and roading to conform to the Outline Development Plan. The purpose of the Outline Development Plan is to manage the effects of development and it is therefore necessary and appropriate that subdivision be required to conform to this layout. In addition the number of allotments for dwellings is to be capped. This complements the rules that limit building development and activities.

Within the Crystal Basin Sub-Zone there are areas of significant indigenous vegetation that must be protected. It is therefore a pre-requisite of any subdivision within the Village Base Sub-Zone that these areas are subject to a protective covenant.

In addition, the rules require that prior to subdivision a Hazards Risk Assessment is undertaken. This Assessment should be undertaken by an engineer and inform, in greater detail, the appropriateness of particular building sites that may be created through subdivision within the zone having regard to the natural hazard risks relevant to the locality.

The developer must prepare an Emergency Management and Response Plan. This is to ensure that the safety and wellbeing of future residents and visitors to the zone has been considered in advance of activities taking place.

A staging rule is also proposed. This enables some development of Porters Chalets and the Village Centre to proceed parallel with the development of Crystal Basin Ski Area. Section 224 certificates for further subdivision for the Crystal Chalets will not however be issued until such time as further up-grading of ski infrastructure occurs in Porters Ski Area, the access road to Porters Basin is decommissioned for private vehicle use and 25% of the buildings in the Village Centre are built. The purpose of the rule is to avoid a scenario where the Village Base Sub-Zone is developed without any development of the Crystal Basin Ski Area or the up-grading of Porters Ski Area. This provides for some capital to commence works but ensures that the recreational, social and tourism benefits of the expanded Ski and Recreation Area are delivered.

## **E25.17: LANDSCAPE AND BUILDING DESIGN REQUIREMENTS AND PRINCIPLES**

### **PLANT LIST**

Rule E25.10.1 requires all planting to be limited to the following species:

<b>Botanical Name</b>	<b>Common Name</b>
Chionochloa macra	
Chionochloa flavescens	snow tussock
Chionochloa rubra	red tussock
Festuca novae-zelandiae	short tussock
Poa colensoi	blue tussock

Acena sp	
Anaphalioides bellidioides	
Astelia nervosa	
Blechnum penna marina	
Brachyglottis bellidioides	
Carmichaelia monroi	
Celmisia angustifolia	
Celmisia gracilentia	
Celmisia lyallii	
Celmisia spectabilis	
Muehlenbeckia axillaris	
Parahebe odora	
Pimelea oreophila	
Polystichum richardii	
Raoulia subsericea	
Scleranthus uniflorus	
Discaria toumatou	Matagouri
Dracophyllum acerosum	
Hebe odora	
Kunzea ericoides	
Ozothamnus leptophyllus	
Podocarpus nivalis	
Notofagus solandrii var cliffortioides	mountain beech
Carmichaelia australis	native broom
Coprosma cheesemanii	
Dracophyllum uniflora	
Dracophyllum pronum	
Gaultheria crassa	
Gaultheria depressa var. novae-zelandaie	
Acrothamnus colensoi (prev. Leucopogon colensoi)	
Leptosperma scoparium	Manuka
Melicytus alpinus	
Pimelia traversii	
Olearia avicenniifolia	

## OUTLINE PLANTING CONCEPT AND PLANT MIX

Rule E25.10.2 requires that all planting shall generally comply with the Outline Planting Concept. The Outline Planting Concept provides for six plant mixes. The relative proportions of the dominant species in each planting mix shall be as follows:

I.	Mountain Beech
<b>Mountain Beech</b>	<b>% by number of plants</b>
Notofagus solandrii var cliffortioides	30%
Dracophyllum acerosum	30%
Chionochloa flavescens	30%
Hebe odora	10%
II.	Mountain Beech / Kanuka mix
<b>Mountain Beech / Kanuka mix</b>	<b>% by number of plants</b>
Notofagus solandrii var cliffortioides	30%
Kunzea ericoides	20%
Dracophyllum acerosum	25%
Chionochloa flavescens	20%
Chionochloa macra	5%
III.	Kanuka / Mountain Beech mix
<b>Kanuka / Mountain beech mix</b>	<b>% by number of plants</b>
Kunzea ericoides	40%
Notofagus solandrii var cliffortioides	10%
Dracophyllum acerosum	15%
Chionochloa flavescens	15%
Chionochloa macra	5%
From list	15%
IV.	Dracophyllum mix
<b>Dracophyllum Mix</b>	<b>% by number of plants</b>
Dracophyllum acerosum	50%
Chionochloa flavescens	30%
Chionochloa macra	10%
From list	10%
V.	Red tussock
<b>Red Tussock</b>	<b>% by number of plants</b>
Chionochloa rubra	70%
Chionochloa flavescens	20%

Chionochloa macra	10%
VI.	Short tussock / blue tussock mix
<b>Short tussock / Blue tussock mix</b>	<b>% by number of plants</b>
Poa colensoi	60%
Festuca novae-zelandiae	25%
Acena sp	15%

## DESIGN PRINCIPLES FOR BUILDINGS

### Material and Colours

1. Buildings that are visible from SH73 should be sited and designed to blend in with the colour and textures of the High Country environment.
2. All exterior building materials, colours and reflectances should be appropriate for the High Country environment when viewed in the summer months in the absence of snow.
3. Cladding materials considered appropriate include:
  - Concrete
  - Local stone
  - Stained timber
  - Naturally weathered timber
  - Corten steel
  - Glass
4. Roofing materials and fixtures shall exclude copper, zinc, zincalume, lead and clay tiles.
5. Metal roofs shall be finished in matt, low reflectivity tones and hues.
6. Colours for roofing and cladding materials shall be restricted to a muted colour palette of browns, greens, greys or black.
7. Brighter colours can be used to accent building elements such as doors, window frames, trim and other architectural details.
8. All buildings should be designed by registered architects.
9. Where possible, building proportions should reflect the vertical dimensions rather than flat horizontal dimension.
10. Buildings should be designed to sit comfortably in the natural landscape while making a positive contribution to the overall alpine village character and minimising the need for retaining walls.
11. A variation in the number of floors on each building as well as on adjacent buildings is encouraged.
12. Roofs are generally to be of medium pitch with reference to the angles of the mountain landforms with overhangs designed to hold snow.
13. Upper floors of buildings should be built into roof forms, using dormer windows to reduce building height.
14. Retaining structures should be planted out with indigenous vegetation.

### Public Realm

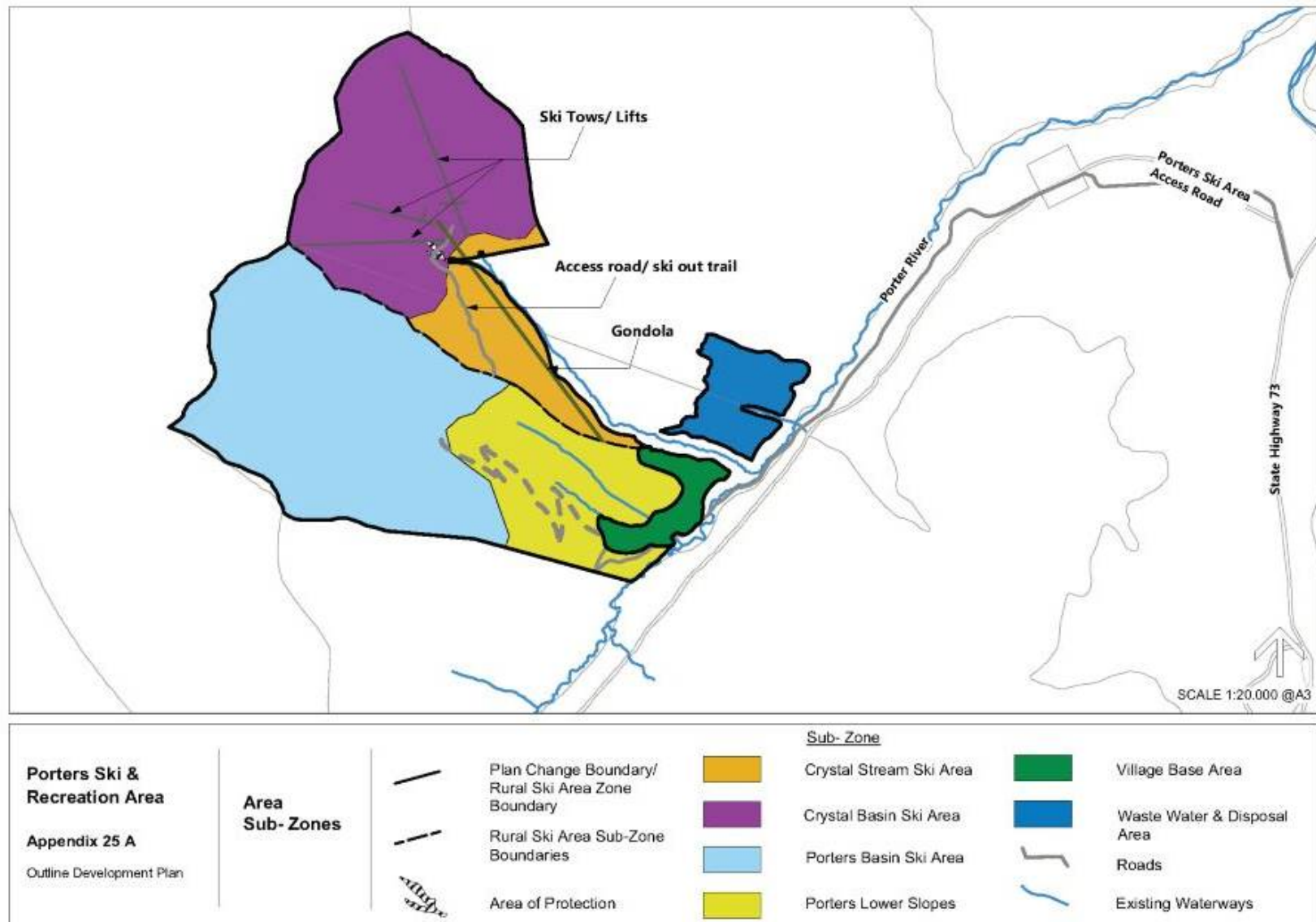
1. The Village Centre should provide one focal building with an active edge which is located to the south of a Village Square.
2. The Village Square should be an attractive space with dimensions of at least 30m x 30m and should have active edges on at least three sides.
3. The height and location of the buildings enclosed in the Village Square should provide for maximising solar access at the south half of the Square in particular.
4. A network of formed “natural looking” paths linked to but not parallel to roads should provide alternative pedestrian routes.

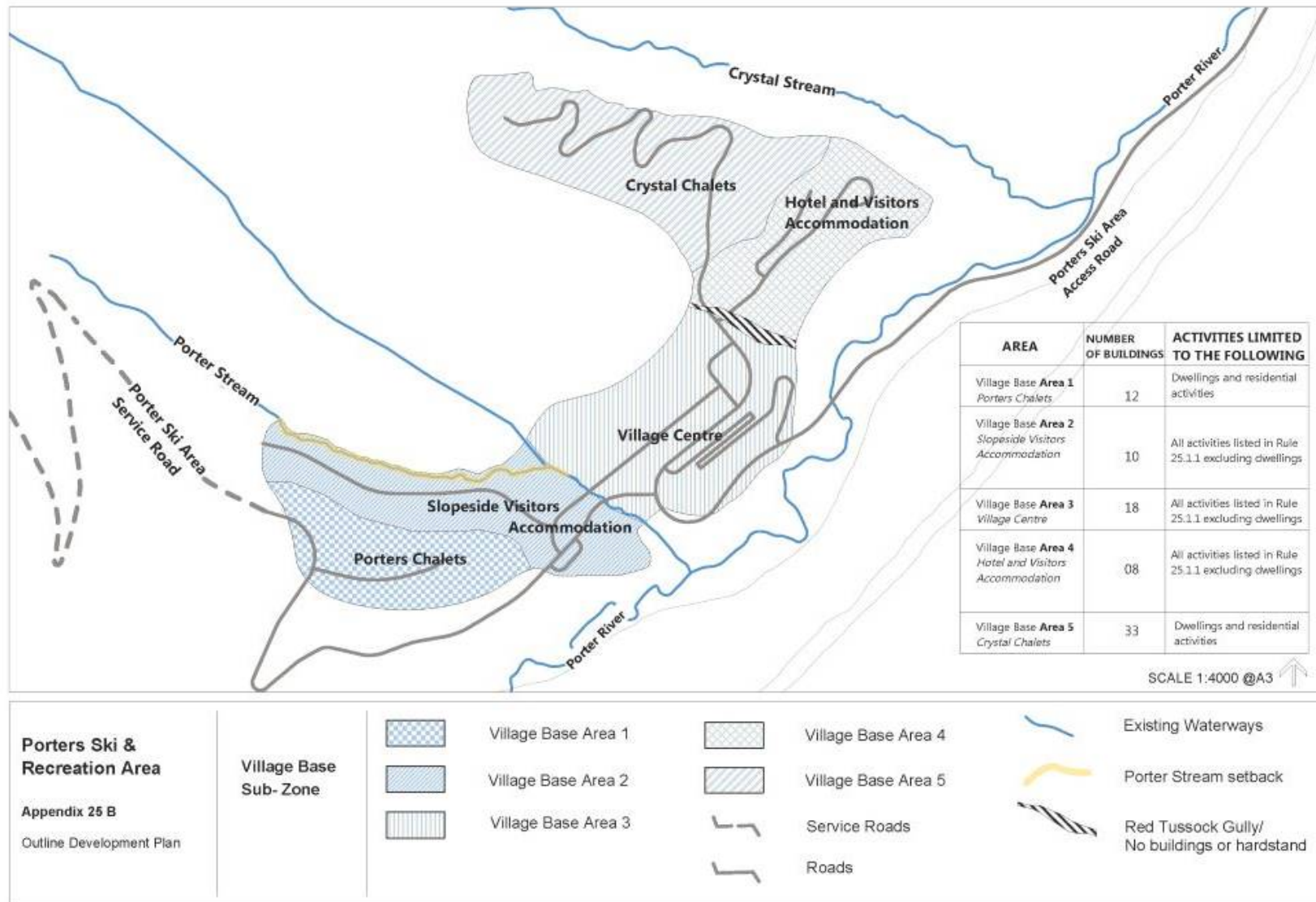
#### **Roading Layout and Car Parking**

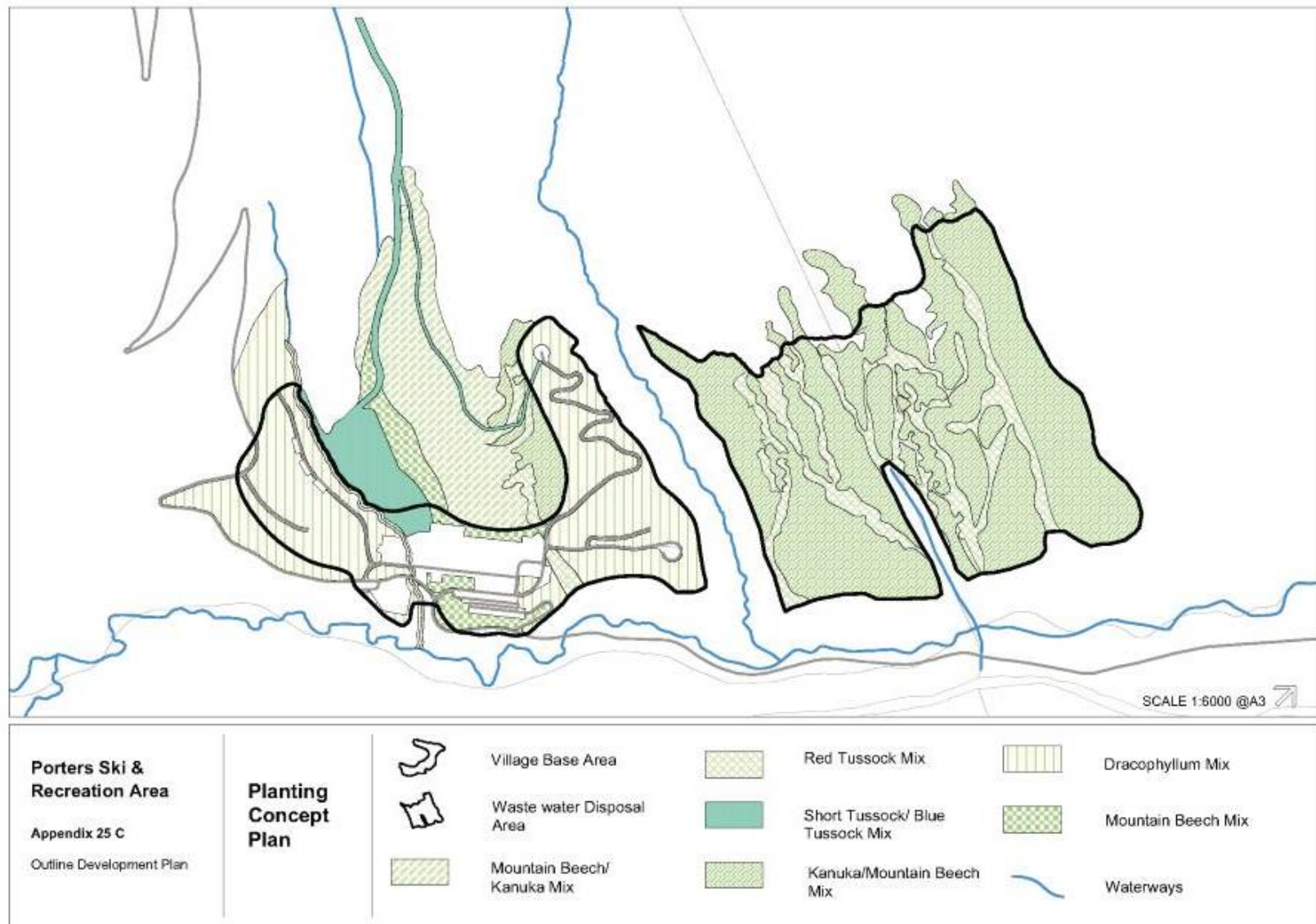
1. The design of roads in the Village should promote a rural character and avoid an appearance of typical suburban streets.
2. Car parking associated with dwellings should be provided on-site while car parking associated with visitor accommodation and day visitors should be provided in close proximity to the Village Centre.
3. Visitor arrival and drop-off should be conveniently located relative to the Village Centre and accommodation facilities.

#### **Overland Flow Paths**

1. There are a number of depressions in the Village area landscape that resemble overland flow paths. Where possible, these features should be retained and enhanced with landscaping.
2. In the event that these features are disturbed by earthworks, roads or buildings, they should be recreated as close as possible to the original feature.









## 9.2 Appendix B: Definitions

The following table outlines what activities are identified within the Porters plan and what have a definition.

Activity/Facility	Rural Volume Definition	Township Volume	Porters Ski Area
Recreational facilities	includes the use of any land, building or structure for the primary purpose of recreation or entertainment and is available to be used by members of more than one household	includes the use of any land, building or structure for the primary purpose of recreation or entertainment and is available to be used by members of more than one household.	
Avalanche control	<i>Not defined in plan</i>		
Weather stations	<i>Not defined in plan</i>		
Pump stations	<i>Not defined in plan</i>		
Snow-making infrastructure	<i>Not defined in plan</i>		
Fuel storage	<i>Not defined in plan</i>		
Snow fences	<i>Not defined in plan</i>		
Plant nursery	<i>Not defined in plan</i>		
Storage and maintenance	<i>Not defined in plan</i>		
Equipment and clothing hire facilities		means a business primarily engaged in the hiring of machinery and equipment and includes: <ul style="list-style-type: none"> <li>- servicing and maintenance of hire equipment</li> <li>- storing of hire equipment.</li> </ul> But excludes: <ul style="list-style-type: none"> <li>- premises for the hire or loan of books, video, DVD and other similar home entertainment items.</li> </ul>	
Ski school	<i>Not defined in plan</i>		
Ski member facilities	<i>Not defined in plan</i>		
Race team and competition facilities	<i>Not defined in plan</i>		
Sports medicine and rehabilitation	<i>Not defined in plan</i>		
First aid, medical care and facilities	<i>Not defined in plan</i>		
Childcare	Educational Facility: includes any land, building or structure which is/are used for the provision of regular instruction or training of students by	Preschool: means land or buildings used for care and/or education of more than 3 children who do not reside on-site	

	suitably qualified instructors and any ancillary activities, and includes any preschool.	and are under the age of 6 years.	
Helicopter access and landing	<i>Not defined in plan</i>		
Emergency access and emergency services	means facilities and activities utilised for the protection and safety of people and property in times of an emergency and shall include New Zealand Fire Service, New Zealand Police and St Johns Ambulance.	means facilities and activities utilised for the protection and safety of people and property in times of an emergency and shall include New Zealand Fire Service, New Zealand Police and St Johns Ambulance.	
Tourist activities			shall mean the use of any land, building or structure for the primary purpose of providing entertainment, recreational and cultural experiences for visitors
Conference activities		Community Facilities: means places available to the public for the purpose of community activities and includes but is not limited to public playgrounds, recreational halls, community centres, libraries, conference centres, community halls, information centres and public swimming pools.	
Commercial activities and services (including retail activities) which are associated with and complementary to recreation, tourist and conference activities		means a business providing personal, property, financial, household, private or business services to the general public as a commercial activity and includes, but is not limited to: <ul style="list-style-type: none"> <li>- airline and entertainment booking services;</li> <li>- betting shops;</li> </ul>	

		<ul style="list-style-type: none"> <li>- copy and quick printing services;</li> <li>- customer banking facilities;</li> <li>- customer postal services;</li> <li>- counter insurance services;</li> <li>- credit unions, building societies and investment co-operatives;</li> <li>- drycleaning and laundrette services;</li> <li>- electrical goods repair services;</li> <li>- footwear and leather goods repair services;</li> <li>- hairdressing and beauty salons and barbers;</li> <li>- key cutting services;</li> <li>- money lenders;</li> <li>- real estate agents and valuers; and</li> <li>- travel agency services.</li> </ul>	
Visitor accommodation		means the use of land and buildings for transient accommodation offered on a daily tariff, except as provided for under the definition of a residential activity. Visitor accommodation may involve the sale of food and liquor to in-house guests.	shall include all forms of temporary residential accommodation offered for a daily tariff
Staff accommodation	<i>Part of Dwelling definition</i>		
Dwellings	means any building or buildings or any part of a building or buildings which is used as a self-contained area for accommodation or residence by one or more persons; where that area collectively contains: bathroom facilities, kitchen facilities and a sleeping/living area. The term dwelling includes a family flat up to 70m <sup>2</sup> , except where the Plan	means any building or buildings or any part of a building or buildings which is used as a self-contained area for accommodation or residence by one or more persons; where that area collectively contains: bathroom facilities, kitchen facilities and a sleeping/living area. The term dwelling includes a	

	<p>has separate provisions that apply specifically to family flats.</p> <p>A dwelling does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless that building or part of a building is being used for overnight accommodation.</p> <p>Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling.</p>	<p>family flat up to 70m<sup>2</sup>, except where the Plan has separate provisions that apply specifically to family flats.</p> <p>A dwelling does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless that building or part of a building is being used for overnight accommodation.</p> <p>Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling.</p>	
Apartments			shall mean self-contained residential accommodation which may be occupied as a permanent or temporary residence but is part of and attached to other apartments contained within the same building.
Place of assembly	means any land and building used for the gathering of	means any land and building used for	

	people. It does not include residential accommodation or places of work.	gathering of people. It does not include residential accommodation or places of work.	
Educational activities limited to education related to recreational activities and environmental and cultural values associated with the High Country	includes any land, building or structure which is/are used for the provision of regular instruction or training of students by suitably qualified instructors and any ancillary activities, and includes any preschool.	includes any land, building or structure which is/are used for the provision of regular instruction or training of students by suitably qualified instructors and any ancillary activities, and includes any pre-school.	
Vehicle parking (including helicopters) ancillary to recreation, tourist, commercial, conference, visitor accommodation, and dwellings	Parking Areas: means a continuous portion of a site, sites, allotment, allotments or part of any site or allotment on which parking for motor vehicles is provided and includes associated access.	Parking Areas: means a continuous portion of a site, sites, allotment, allotments or part of any site or allotment on which parking for motor vehicles is provided and includes associated access.	
Activities associated with the maintenance and repair of existing infrastructure, roads, buildings and structures	<i>Not defined in plan</i>		
Utilities required to service the activities within the zone	includes the use of any structure, building or land for any of the following purposes: (a) The generation, transformation and/or transmission of energy; (b) Any telecommunication facility or telecommunication line; (c) Any radio communication facility; (d) The conveyance, storage, treatment or distribution of water for supply, including (but not limited to) irrigation and stockwater; (e) The drainage, reticulation or treatment of stormwater, waste water or sewage;	includes the use of any structure, building or land for any of the following purposes;  (a) The generation, transformation and/or transmission of energy; (b) Any telecommunication facility or telecommunication line; (c) Any radio communication facility; (d) The conveyance, storage, treatment or distribution of water for supply,	

	<p>(f) Transportation infrastructure, including (but not limited to) roads, accessways, railways, airports and navigational aids;</p> <p>(g) Work to mitigate potential natural hazards, including (but not limited to) stopbanks, groynes and gabions; or</p> <p>(h) Meteorological facilities for the observation, recording and communication of weather information.</p>	<p>including (but not limited to) irrigation and stockwater;</p> <p>(e) The drainage, reticulation or treatment of stormwater, waste water or sewage;</p> <p>(f) Transport infrastructure, including (but not limited to) roads, accessway, railways, airports and navigational aids;</p> <p>(g) Work to mitigate potential natural hazards, including (but not limited to) stopbanks, groynes and gabions;</p> <p>(h) Meteorological facilities for the observation, recording and communication of weather information</p>	
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Baseline Report

Existing Development Areas

Ben Baird – Strategy and Policy Planner

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## 1. Introduction

This report outlines the current approach regarding Existing Development Areas (EDAs) zoned as such throughout the Selwyn District. It reviews the effectiveness of the operative provisions in the Selwyn District Plan, along with recommendations for the District Plan Review. The purpose of this review is to assess if the current provisions for each of the 13 EDA's should be 'rolled over' or if alternatives should be explored.

Existing development areas are small pockets of higher density developments that currently exist throughout the rural area. The majority of the 13 EDA's were formalised through changes to the transitional District Plan, or via resource consents, others were already included in the transitional plan and have been rolled over to the current District Plan. Instead of being included within the Inner or Outer Plains zones, they have been given their own overlay, which allows these pockets to continue to be developed at a higher density (up to a maximum extent) than would otherwise be permitted in the underlying rural zone. EDAs are unlikely to become formal settlements and are essentially anomalies in the spatial framework of the District. The proposed District Plan is not seeking to provide a pathway for new EDAs but rather manage the existing EDAs. EDA's in the Selwyn District include:

- Grasmere
- Rocklands
- Terrace Downs
- Raven Drive
- Edendale
- Greendale
- Railway Corner
- Devine Acres
- Bealey Spur
- Kingcraft Drive
- Yorktown
- Johnson Road
- Jowers Road

The bulk of the EDAs are geographically isolated, low-density residential enclaves that have primarily rural outlooks. This separation increases the reliance on motor vehicle travel for work and socialising and is dependent on site specific infrastructure e.g. wells and septic tanks.

There are three potential concerns with EDAs. First, EDAs are not all the same, in effect they are unique zonings across the district and therefore may require bespoke management. Second, where these EDAs are closer to existing developed settlements, there can be pressure from the residents to improve amenities in the area, such as roading, refuse collection and lighting. Lastly, EDA's are often difficult to retrofit to residential densities, therefore, their proximity to urban development is an important factor to consider. The Rural Residential Strategy adopted by Council in 2014, outlined this concern. The most notable example is Kingcraft Drive EDA, which is slowly being surrounded by the growth of Prebbleton Township.

## 2. Review of each EDA

There are three types of EDA's – those that are centred around tourist related activities (Terrace Downs, Grasmere and Rocklands) and for those that aren't, these are split into developed and undeveloped.

### Tourism focused EDAs:

The following three EDAs are tourism focused: Grasmere, Terrace Downs, and Rocklands. These EDAs are centred or focused around a tourism or recreation activity and are generally located in an area which complements the activity. Grasmere is an historic homestead next to the Cass river surrounded by foothills, Terrace Downs is a resort situated around a golf course next to the Rakaia River, and Rocklands permits retreat style accommodation as well as a small-scale 'eco-village' within the lower slopes of the Port Hills.

### Developed EDAs

There are 8 developed EDAs that do not have a 'tourism' component. These EDAs are located in both the Inner and Outer Plains, with the exception of Bealey Spur, which is located in the High Country. These areas do not have their own appendices in the District Plan like the tourism EDAs do. The zoning relates solely to subdivision and building rights, in all other instances the activities, bulk and location rules for the rural zone otherwise. Bealey Spur, due to its location, is mostly bach accommodation associated with the surrounding outdoor recreation opportunities.

#### Developed EDAs:

- Bealey Spur
- Jowers Road
- Johnson Road
- Greendale
- Raven Drive
- Railway Corner
- Devine Acres
- Kingcraft Drive

### Undeveloped EDA's

Further, there are 2 largely undeveloped EDAs which do not have a 'tourism' component – Yorktown (undeveloped) and Greendale (some development). These areas do not have their own appendices in the District Plan as those listed above do. The zoning appears to relate solely to subdivision and building rights, in all other instances the activities, bulk and location rules for the adjacent zone otherwise apply. These EDAs have been operative for 20+ years and yet no development has occurred.

#### These are:

- Yorktown
- Greendale

### 3. Canterbury Regional Policy Statement

The Canterbury Regional Policy Statement addresses land form in two areas, Greater Christchurch and the wider region. Some EDAs are within Greater Christchurch - Devine Acres, Kingcraft Drive, Rocklands, Raven Drive, Railway Corner, Yorktown, Edendale, Johnson Rd, and Jower Rd. The others - Grasmere, Terrace Downs, Bealey Spur, and Greendale, are in the wider region. Greater Christchurch (through chapter 6 of RPS) seeks to avoid urban development outside of the urban or greenfield areas identified on Map A or are identified within the rural-residential strategy. The wider region (through chapter 5 of RPS) seeks to achieve consolidated, sustainable growth enabling communities to provide for their well-being. This is achieved through area plans and growth generally being located next to a current township.

All EDAs sit outside either urban or greenfield areas and are not identified within the rural-residential strategy as they were provided for before the regional policy statement came into effect. This means they are inconsistent with the regional policy approach and potentially undermine a consolidated urban form.

### 4. Operative Selwyn District Plan

The following provisions were considered in this review. Some of these were considered only to the extent that they provide context for understanding the EDAs and how they have been provided for.

Volume	RURAL	
Objective(s)	N/A	
Policy	B4.1.4(a)	Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in <a href="#">Policy B4.1.1</a> , to occur within townships that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.
Rules	3.2 Buildings and Outstanding Landscape Areas	
	3.10 Buildings and Residential Density -	Minimum land area required to erect a dwelling in an EDA excluding Grasmere and Terrace Downs (See Appendices 21 & 22).
	3.11 Buildings and Site Coverage	again this does not apply for Terrace Downs or Grasmere
	3.12 Buildings and Height	again this does not apply for Terrace Downs or Grasmere
	3.13 Buildings and Building Position	
	10.1 Subdivision General	Apply to all EDA's except Terrace Downs and Grasmere where appendix applies and Bealey Spur where there is no further subdivision potential.
Appendices	Appendix 21 – Terrace Downs	Rules: 21.1.1, 21.1.2, 21.1.3, 21.1.4, 21.1.5, 21.1.6, 21.1.7, 21.1.8, 21.1.9, 21.1.10, 21.1.11, 21.1.12, 21.1.13
	Appendix 22 - Grasmere	Rules: 2.1.1, 22.1.2, 22.1.3, 22.1.4, 22.1.5, 22.1.6
	Appendix 23 - Rocklands	Rules: 23.1.1, 23.1.2, 23.1.3, 23.1.4, 23.1.5

In general, this highlights that the critical provisions relating to EDAs are subdivision and density. However, the provisions do not provide different setbacks or site coverage, and this may lead to perverse outcomes, e.g. while the density is permitted, the setbacks render the site undevelopable without resource consent. Therefore, once subdivided, they are treated the same as a rural site.

Standards for the tourism focused EDAs are shown through a development plan, which helps achieve integrated development. However, there could be better integration (potentially through linkages) of the standards within the whole plan. Creating a zone could potentially signal the possibility of future developments and does not prevent additional development.

## 5. Draft Options Assessment

Based on the background information outlined in this report, the following draft issues and options are proposed. The key issue is whether these specific zones are continued within the District Plan. There are three clear distinctive groups of EDA's, which helps address the issue. First, there are those associated with tourism activities; and for those that do not have an associated tourism activity, these are split into two groups of developed and undeveloped.

For those with tourism activities, additional provisions are potentially needed to recognise the current or anticipated tourism activities. This will only be required if all the activities are not anticipated within the rural zone. The most likely planning approach is to use a special purpose zone. This approach is consistent with the National Planning Standard.

Generally, for the other EDAs (developed or undeveloped), the only difference separating them from the general rules of the adjacent Inner and Outer Plains is the development densities at the time of subdivision and when dwellings are being erected. EDAs have been an effective tool in carrying over development opportunity from historic District Plans but for those EDAs which are now fully developed and where the "special conditions" have been implemented, it is not clear what benefits remain in keeping the EDA. Maintaining appropriate built form standards could potentially assist in providing for anticipated future development. This would avoid unnecessary minor resource consents for any additions and provide landowners certainty rather than having to rely on existing use rights. However, there is precedent within the district of developed EDAs (such as Armack Drive) being zoned rural. In this situation, any additional building (beyond what is part of existing use rights) would, in most likelihood, require a restricted discretionary consent.

Alternative options for managing any future development could be through a rule in the plan (e.g. like the current grandfather clause, site density overlay) that would ensure that development rights are still maintained after the removal of the EDA zone.

The following table outlines the preferred options for the groups of EDAs.

Tourism EDAs	
Grasmere and Terrace Downs	That the provisions for Grasmere and Terrace Downs (currently located in Appendices 21 and 22) be rolled over in a special purpose zone or zones. This allows the tourism related activities on site to continue. Further work is needed to confirm what anticipated activities are outside what is permitted within the rural zone.
Rocklands	Further investigation and informal consultation is required to understand whether the existing additional standards that allow an 'eco-village' are needed or desired. If so, a special purpose zone is appropriate to continue the provisions (community centre etc), otherwise it can be treated similarly to the Developed EDAs.

Developed EDAs	
Bealey Spur	Bealey Spur could be zoned alpine village, recognising its location. This requires further investigation. Otherwise a rural zone would most likely be appropriate. The consideration of site specific standards that allow the replacement / alteration / additions to existing dwellings could be also considered.
Devine Acres and Kingcraft Drive	As Kingcraft Drive and Devine Acres are located on the periphery of Templeton and Prebbleton township respectively, they could benefit from residential zoning (depending on the growth requirements of the townships), however, as they are outside the urban boundary, any residential zoning requires a Canterbury Regional Policy Statement change. While this may occur in the future, for the district plan review a rural zone is appropriate. The consideration of site specific standards that allow the replacement / alteration / additions to existing dwellings could be also considered.
Jowers Road, Johnsons Road, Raven Drive, Railway Corner, and Edendale	These EDAs are developed and are most likely to fit within the rural zoning. The consideration of site specific standards that allow the replacement / alteration / additions to existing dwellings could be also considered.
Undeveloped EDAs	
Greendale and Yorktown	Further investigation required to determine if these areas should retain their subdivision and development rights or that these are removed by being absorbed into their respective surrounding zones. Retention would be through a specific control being added for density. Removal of the provisions would make it unsupportive of subdivision lower than what is provided for in the rural zone.

## 6. Recommendation

Based on the assessment above, the recommendation for each EDA are:

EDA	Preferred Approach	Number of unsubdivided and unbuilt sites
Tourism EDAs		
Terrace Downs	Special Purpose Zone	All subdivided, approximately 1/3 built
Grasmere	Special Purpose Zone if commercial activities are not permitted in rural zone	All subdivided, 9 lots unbuilt
Rocklands	Rural Zone unless 'eco-village' standards are still relevant	All subdivided and built
Developed EDAs		
Bealey Spur	Rural Zone unless Alpine Village provisions are applicable	All subdivided and built
Devine Acres	Rural Zone	All subdivided and built
Kingcraft Drive	Rural Zone	All subdivided and built
Jowers Road	Rural Zone	All subdivided and built
Johnsons Road	Rural Zone	All subdivided and built
Raven Drive,	Rural Zone	All subdivided and built
Railway Corner	Rural Zone	All subdivided and built
Edendale	Rural Zone	All subdivided and built
Undeveloped EDAs		
Greendale	Rural Zone unless specific controls for the unsubdividable section (density and built form standards) are desired	13 lots subdivided, 11 lots built, approximately 36 lots unsubdivided
Yorktown	Rural Zone unless specific controls (density and built form standards) are desired then further	Approximately 13 lots unsubdivided

## Appendix 1: Each EDA

On the zoning maps provided below the area's depicted in purple are the 'Existing Development Areas'.

### Grasmere

**Average Density:** Max 16 dwellings

**Current development:** All lots have been created by subdivision, only 7 dwellings have been erected.



#### Brief History:

Grasmere is a tourist development which was initially approved via a private plan change request under the previous Malvern County scheme approximately 20-25 years ago. There are two distinct parts to the EDA, the existing Grasmere Lodge (a 58 hectare farmlet) and a residential area. The whole EDA is intended to provide for tourist and residential (holiday homes) accommodation for people wishing to experience recreational activities in a High Country setting. The plan change also promoted the enhancement and protection of natural resources on the property, notably on Mount Romulus.

As the existing rural provisions of the District Plan do not provide for a development of this scale, it was necessary to exempt the development from some of the rural rules. However, any activity undertaken which is not an activity provided for in the Existing Development Area for Grasmere will be subject to all of the normal range of rules which apply to the Rural Zone under the District Plan.

#### Site visit:

Nestled deep in the High Country, Grasmere appears as any other farm along SH73 before you drive down Grasmere Road. The newly built homes are not visible from SH73, nor Grasmere Road, and you must proceed down a private farm road to access the residential dwellings. Only 7 of the 16 subdivided lots had been developed at the time of the site visit. Of the dwellings currently built, they are all of a similar 'style'

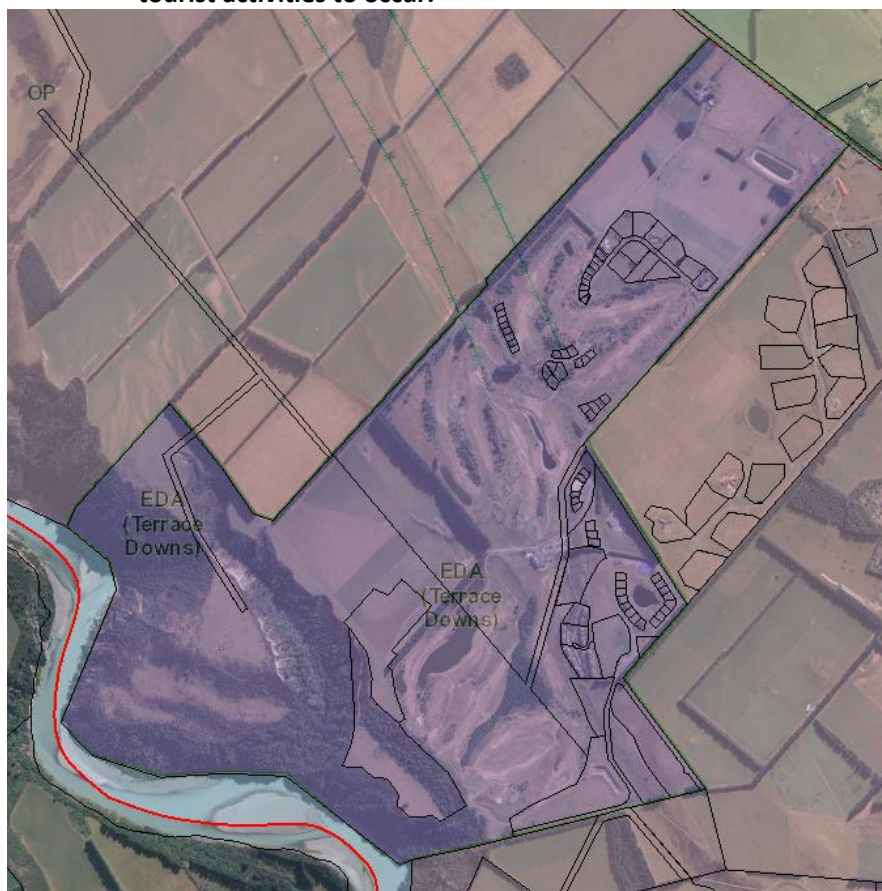


– which is completely different from that of Grasmere Lodge itself. The Lodge is not currently operating as such and caretakers have been appointed to manage the grounds while the current owner decides the next step. Empty sections are currently being marketed by the owner. This information was provided by Nicole – the current caretaker.

## Terrace Downs

**Average Density:** Compliance with ODP required.

**Current development:** All lots have been created by subdivision and some dwellings have been erected. The plan also allows for the development of a golf course and other tourist activities to occur.



### Brief History:

Terrace Downs is a tourist development which was approved as a plan change to the previous Malvern County Scheme in the early 90s (previously called Tourist Resort 1 Zone Rakaia Gorge). The development is centred around a high quality 18 hole golf course with related services and facilities, including hotel and conference facilities, and contains 50 high quality resort type detached dwellings and up to 150 condominiums. There is also provision for other facilities, such as a hunting lodge and recreation facilities for a range of sporting and recreational activities.

As the rural provisions of the District Plan did not provide for a tourist development of this scale, it was necessary to provide for the development through a plan change. Any activity undertaken which is not an activity provided for in the Existing Development Area for Terrace Downs will be subject to all of the normal range of rules which apply to the Rural Zone under the District Plan.

### Site Visit:

Terrace Downs development is located down a long access way, well setback from the nearest public road. The hilly landscape and established trees minimise the views of the development from the main road. The majority of the dwellings are adjoining villas overlooking the golf course. A large conference facility is also located within the development, a car park is provided for the users of this facility and the adjoining golf course. In addition to the villas specific areas have been provided for standalone residential housing. All dwellings have been built in accordance with the design requirements listed in the plan. Terrace downs is noticeably more developed than the other 'tourist' EDAs.



## Rocklands

**Average Density:** 1ha minimum and 1.8ha minimum average

**Current development:** All lots have been created by subdivision and dwellings have been erected.



### Brief History:

The previous District Plan provided special rules and a Comprehensive Development Plan with which development was required to comply with. In order to give effect to the vision of the development, it was necessary to 'carry over' some of the previous provisions. The original provisions were added to the Paparua Scheme via Scheme change #1 in 1991. They apply principally to the design and siting of dwellings, in recognition of the environmental sensitivity of the location, being on the lower slopes of the Port Hills, which is an outstanding natural landscape. The provisions also promote energy efficient development and the establishment of community buildings, within a 'village' setting with ample provision of reserve areas.

### Site Visit:

Rocklands is located in the Port Hills behind Tai Tapu Township. When viewing the development from the township it appears much like the other residential developments in the Port Hills. Rocklands has additional provisions allowing specific types of activities to occur within the boundaries of the EDA e.g. accommodation related to a retreat activity and community facilities as per the ODP. It is unsure whether any of these have occurred.

## Bealey Spur

**Average Density:** 800m<sup>2</sup>

**Current development:** Bealey spur has no further subdivision capacity and dwellings have been erected.



### Brief History

In the 1990 version of the Malvern County Scheme, Bealey Spur was subject to 'Residential Mountain' zoning. Specific provisions were in place for the design of buildings and location of fences for this small cluster of houses around a popular recreational spot. The District Plan specifically references Bealey Spur in the Rural Building and Subdivision Chapters, a reference is made to there being no further subdivision potential in the EDA and that any dwelling on a vacant lot within the EDA boundaries must comply with the bulk and location requirements of the rural zone.

### Site Visit

Bealey Spur is a small settlement nestled in the side of a hill alongside SH73. The area is surrounded by dense bush. There is only one dead end road available for all dwellings to access. The Bealey Spur walkway carpark is located at the base of the hill. Houses are all of a similar era and design. Being small, bach type housing probably erected in the 1960s and 1970s and of a similar architectural style and character to Arthur's Pass. The small section sizes make Bealey Spur a completely different type of development from the other EDAs. Existing settlements like Bealey Spur are sprinkled through the District, for example the Selwyn Huts and Irwell, these settlements do not have special zoning.



## Jowers Road

**Average Density:** 0.5ha minimum and 0.8ha minimum average

**Current development:** All lots have been created by subdivision, dwellings have been erected.



### Brief History

Given that the development at Jower's Road had progressed in the early 2000s' the decision was made to include this rural-residential development as an EDA under the current District Plan. Jower's Road is located near the boundary of Christchurch City Council and Selwyn District Council just off the West Coast Rd. It contains 20 sites. The zone provides a smaller site size than the rural zone.

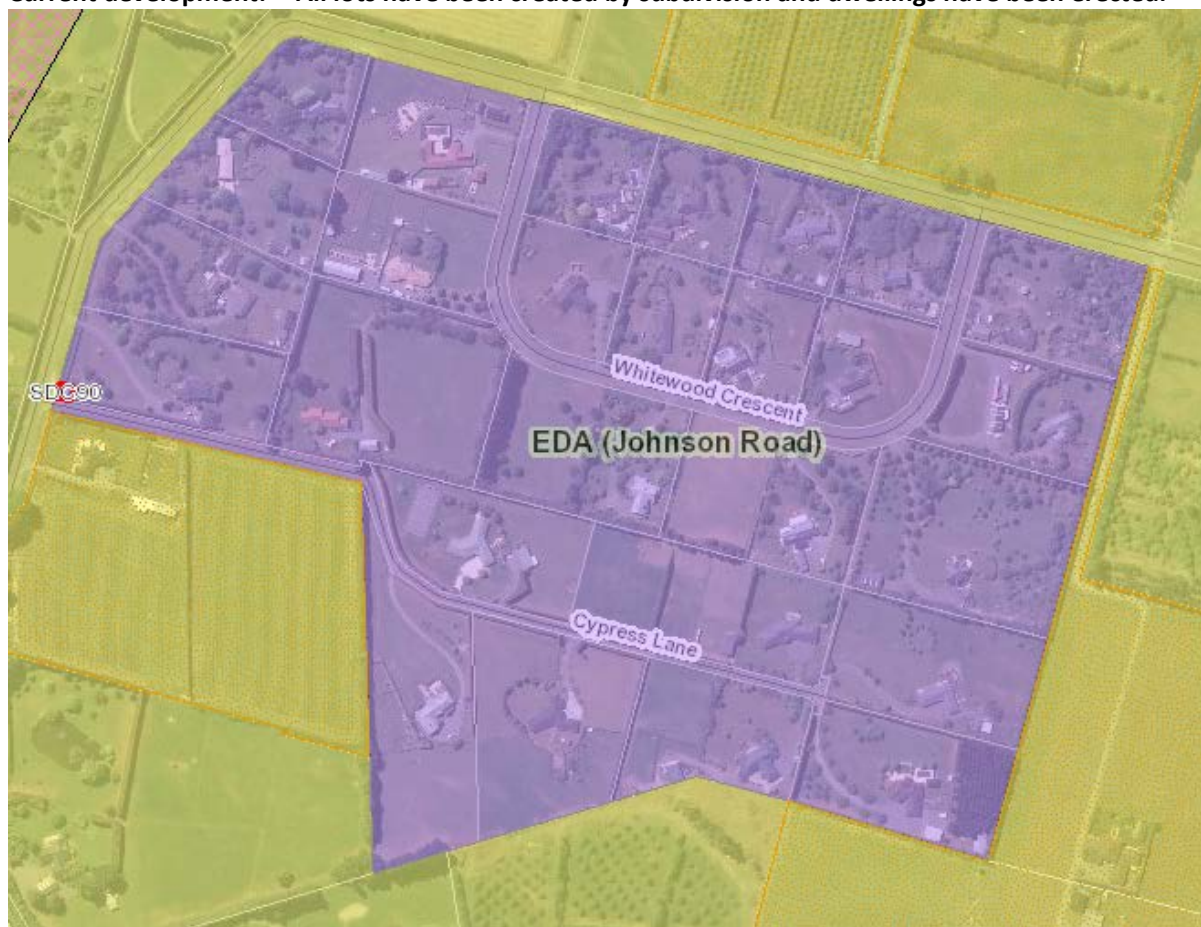
### Site Visit

TBC

## Johnson Road

**Average Density:** 0.5ha minimum and 0.8ha minimum average

**Current development:** All lots have been created by subdivision and dwellings have been erected.



### Brief History

Given that the development at Johnson Road had progressed in the early 2000s' the decision was made to include this rural-residential development as an EDA under the District Plan. It is located south of West Melton, off Weedons Ross Rd, behind Melton Estate vineyard. The zone provides for 27 smaller-sized sites than the adjacent rural zone.

### Site Visit

TBC



## Edendale

**Average Density:** 0.5ha minimum and 0.6ha average for Lots 7, 8, 10 and 11 DP 309872 (Maximum of 10 dwellings within this total land area) and; 1 ha minimum for Lots 1-6 and 9 DP 309872, Lot 1 DP 78394, Lots 25-27 DP 60236, Lots 33-39 DP 60236, Lots 28 and 32 DP 60237, Lots 6-11 DP 56677, Lots 1 and 2 DP 79016, Lots 1-3 and 12-34 DP 56676.

**Current development:** All lots have been created by subdivision and dwellings have been erected.



### Brief History

Given that the development at Edendale had progressed in the early 2000s' the decision was made to include this rural-residential development as an EDA under the District Plan. Edendale is located west of West Melton with 57 smaller-sized sites than the adjacent rural zone.

### Site Visit

TBC

## Raven Drive

**Average Density:** 1.3ha minimum and 1.9ha minimum average

**Current development:** All lots have been created by subdivision and dwellings have been erected.



### Brief History

Raven Drive was included via an amendment to the District Plan in 1994. The new zoning allowed rural-residential development to occur on the 29.5 hectare site, with the 12 allotments ranging between 1.3ha and 3.2ha. Raven Drive is located west of Springston. The decision noted that this zone was intended to provide for those persons who wish to live in a rural setting without necessarily having to farm their land.

### Site Visit

TBC

## Railway Corner

**Average Density:** 2000m<sup>2</sup> minimum

**Current development:** All lots have been created by subdivision and dwellings have been erected.



### Brief History

Given that the development at Railway Corner had progressed in the early 2000s' the decision was made to include this rural-residential development as an EDA under the District Plan. Railway Corner is located just south of Springston. The 19 sites are developed.

### Site Visit

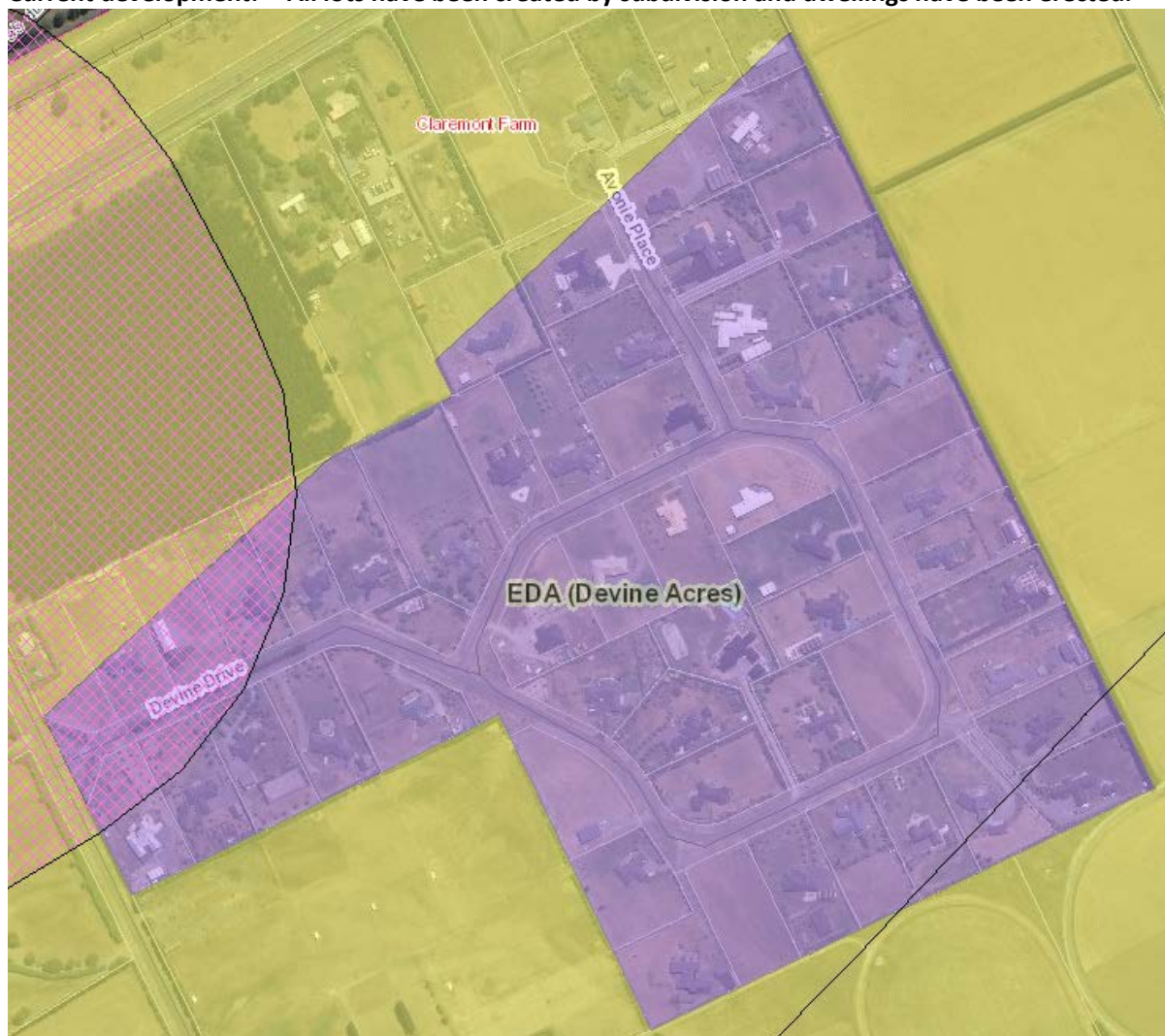
TBC



## Devine Acres

**Average Density:** 0.5ha minimum

**Current development:** All lots have been created by subdivision and dwellings have been erected.



### Brief History

Devine Acres is located in close proximity to Templeton – a township located in Christchurch District. Devine Acres came about as a result of Plan Change 54 to the Paparua Section of the Transitional Plan in 2000, which rezoned 35 hectares of rural land into rural residential. The zone change allowed for a maximum of 55 lots to be created with a minimum allotment size of 5,000m<sup>2</sup>.

### Site Visit

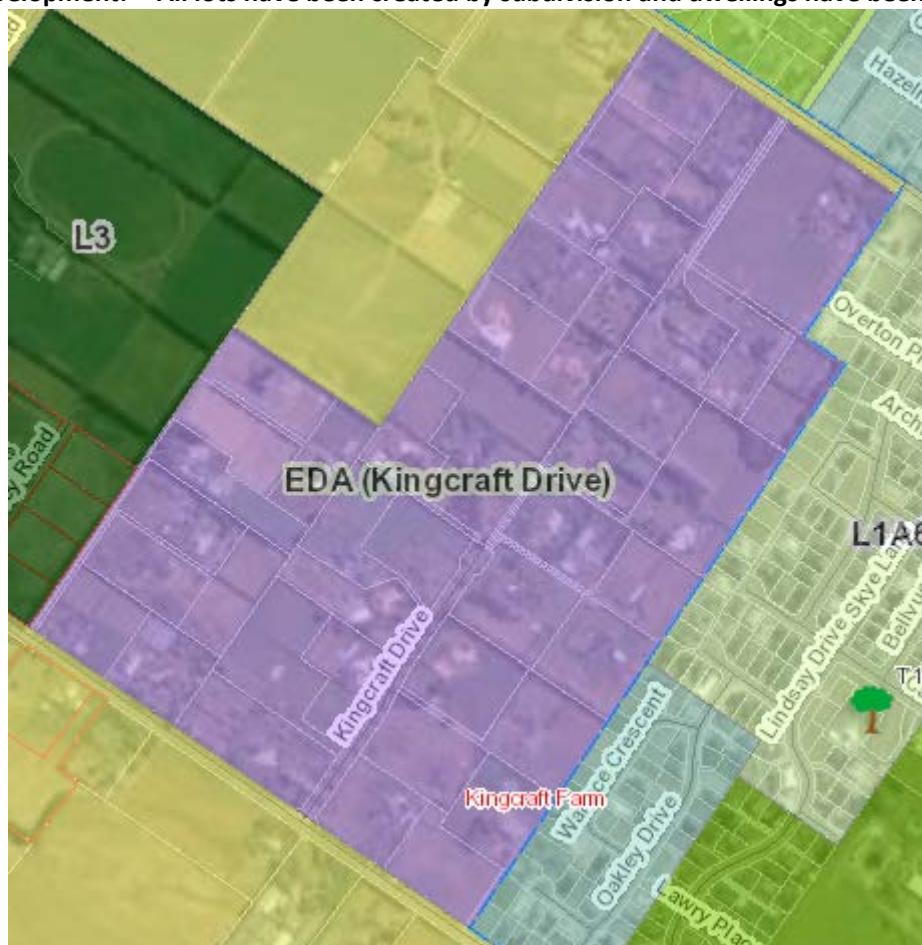
Devine Acres has a 'different' character from other EDAs, perhaps this is to do with the fact it has been developed more recently and the style of housing is different or that it is in close proximity to the township of Templeton. The 'character' of these EDAs could be considered as more akin to that of a Living 3 zone – i.e. an area zoned for rural-residential development at the edge of an existing township.



## Kingcraft Drive

**Average Density:** 1 ha minimum

**Current development:** All lots have been created by subdivision and dwellings have been erected.



### Brief History

Kingcraft Drive was first included in the Paparua Plan in 1989 after Plan Scheme Change 19 was approved by the Council. It is located on the western edge of Prebbleton. The purpose of the rezoning was to provide for the rural-residential, part time and small farmers and intensive farming on small lots and accommodate other people who wished to reside on smaller rural land holdings. The zoning was changed from Rural 3 to Rural Intensive Farming, providing for lots ranging in size from 1 hectare whilst maintaining an average of 3.5 hectares across the 20 lot (max) development.

### Site Visit

Kingcraft Drive has a 'different' character from the other EDAs listed above, perhaps this is to do with the fact it has been developed more recently and the style of housing is different or that it is in close proximity to the townships of Prebbleton. The 'character' of these EDAs could be considered as more akin to that of a Living 3 zone – i.e. an area zoned for rural-residential development at the edge of an existing township.

## Greendale

**Average Density:** 0.5ha minimum and 0.8ha minimum average

**Current development:** Some lots have been created by subdivision and dwellings have been erected.  
Largely undeveloped



### Brief History

Greendale was created as a result of Plan Change 22 to the Malvern Scheme in 1989. The zoning changed from Rural to Rural Residential.

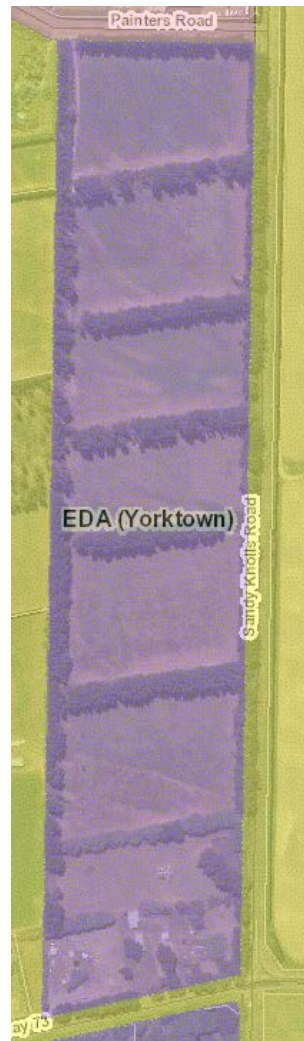
### Site Visit

TBC

## Yorktown

**Average Density:** 1 ha minimum

**Current development:** Undeveloped and unsubdivided.



### Brief History

Yorktown is an existing development area west of West Melton. The area is 14ha and is surrounded by rural zoned land. Under the Transitional scheme the land had a rural residential zoning, but as the land was largely undeveloped it was excluded as an EDA. Yorktown was included in the District Plan via submission on during the District Plan hearing in 2003.

### Site Visit

TBC

DW220 Tourism, Porters Ski Area and Existing Development Areas – communications and engagement summary plan

Key messages

(as of 25 September 2018)

Background

- As part of the Selwyn District Plan Review, policies and rules managing tourism, Porters Ski Area and Existing Development Areas (EDAs) in the current District Plan, are being reviewed.

Current status

Tourism

- Tourism is not defined within the current District Plan but there are several tourism-related activities within the plan, such as visitor accommodation, commercial activities, and passive and active tourism either for commercial gain or not.
- Key issues include:
  - inconsistency with definitions relating to accommodation and tourism-related activities across the District Plan, which can lead to confusion
  - not differentiating between different types of visitor accommodation
  - there is a lack of policy support for tourism-related activities

Porters Ski Area

- Provisions covering the Porters Ski and Recreation Area were included in the current District Plan in 2012. They are based around a development plan outlining where major buildings can occur, and generally a development requires consent (from controlled to non-complying) due to the special nature of the area. The effectiveness of these provisions hasn’t been tested yet, and therefore no significant changes are expected.

EDAs

- EDAs are currently individually rural zoned pockets of land across the district brought through from previous plan changes to recognise their distinct nature compared to the surrounding environment. There are 13 EDAs in the district and for the purpose of understanding their characteristics, they are separated into three distinct groups. There are:
  - EDAs focused around a tourism activity: Grasmere, Terrace Downs, and Rocklands;
  - EDAs that have been fully developed ie built on and/or subdivided: Bealey Spur, Devine Acres, Kingcraft Drive, Jowers Road, Johnsons Road, Raven Drive, Railway Corner, and Edendale;
  - EDAs that haven’t been developed: Greendale and Yorktown.

About preferred option

Tourism

- Key draft changes include updating existing rules and policies related to tourism to improve clarity and ensure they are integrated with other related provisions. This includes updating definitions of different types of visitor accommodation, for example Airbnb and Bed&Breakfast.

Porters Ski Area

- Key draft changes include making this area a Special Purpose zone as defined by the new National Planning Standards. Such a zone would identify the unique nature of the Porters Ski and Recreation Area.

EDAs

- Key draft change includes Terrace Downs and Grasmere EDAs becoming a Special Purpose Zone, recognising their unique characteristics, while the remaining EDAs are zoned rural, recognising that most have developed and the provisions are no longer needed. For the two undeveloped EDAs (Yorktown and Greendale), this would mean additional subdivision could not happen.

Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Tourism related associations	Porters Ski and Recreation Area	Selwyn ratepayers
Consent, building and compliance teams	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Major tourism activity providers	Landowners in EDAs	News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	Department of Conservation		Wider public

<b>Legend</b>	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Key stakeholders are “the organisations requiring engagement and information as the preferred options for the Draft District Plan are being prepared.” (District Plan Review Community Engagement Implementation Plan; p.6) Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (DPR Engagement Framework)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (District Plan Review Community Engagement Implementation Plan; p.6)

Engagement during review phases

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Baseline assessments					[Porters Ski Area only]	
Preferred option development					[Porters Ski Area only]	
Preferred option consultation						[will be consulted once Proposed District Plan gets notified]

2018 communications and engagement key tasks/milestones per month

(more detailed action plans to be developed for each major milestone or as required)

Audiences	Pre-October	October	November
ECan	Consulted with as part of the preferred option report		Endorsed preferred option report is shared
Rūnanga	Consulted with as part of the preferred option report		Endorsed preferred option report is shared
Key stakeholders			Endorsed preferred option report is shared and feedback sought via letter
Landowners/occupiers			Endorsed preferred option report is shared and feedback sought via letter
General public			[will be consulted once Proposed District Plan gets notified]
DPC		Preferred option report goes to DPC for endorsement	

## 8. Preferred Option Report and Communications and Engagement Summary Plan – Temporary Activities, Temporary Accommodation, Camping grounds

Author:	Lisa Steele (Planz) and Ben Baird, Strategy & Policy Planner
Contact:	(03) 347 1854 (Ben)

### Purpose

To brief the Committee on the Preferred Option Report, which provides a summary of the Baseline Report and to identify issues and options for addressing the management of temporary activities, temporary accommodation and camping grounds within Selwyn District. It is noted that there is significant overlap between this topic and several other topics, including those relating to transport, noise, lighting and glare, relocated buildings, Council Assets, and the zone provisions.

The attached Communications and Engagement Summary Plan is to inform the Committee of the engagement activities to be undertaken in relation to the 'Temporary Activities, Temporary Accommodation, Camping grounds' topic.

### Recommendation

***“That the Committee notes the report.”***

***“That the Committee endorses the Preferred Options for ‘Temporary Activities, Temporary Accommodation, Camping grounds’ for further development and engagement.”***

***“That the Committee notes the summary plan.”***

### Attachments

‘Preferred Option Report for Temporary Activities, Temporary Accommodation, Camping grounds’

‘Temporary activities and accommodation, camping grounds – communications and engagement summary plan’



# PREFERRED OPTION REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 3 September 2018

**TOPIC NAME:** District Wide

**SCOPE DESCRIPTION:** Preferred Option Report for Temporary Activities, Temporary Accommodation, Camping grounds

**TOPIC LEAD:** Ben Baird

**PREPARED BY:** Lisa Steele (Consultant Planner)

## EXECUTIVE SUMMARY

Issue(s)	<p>1. Need to consolidate temporary activities provisions into a single chapter and improve the clarity of the rules.</p> <p>2. Need to address interpretation and administration issues relating to CERA workers' temporary accommodation provisions.</p> <p>3. Need to provide greater certainty in the provisions relating to camping grounds and address lack of control over these activities in townships.</p>
Preferred Option	That amended definitions, policies and rules be developed to manage temporary activities and camping grounds within the District. That the workers' temporary accommodation provisions in Chapter D/A.1 be deleted.
Recommendation to DPC	That the preferred option is endorsed for further development (targeted stakeholder engagement, Section 32 and Drafting Phase).
DPC Decision	



## 1.0 Introduction

This report provides a summary of the issues and options for addressing temporary activities, temporary accommodation and camping grounds through the District Plan review process.

The baseline report (attached as **Appendix 1**) identified various types of temporary activities and camping grounds that operate within Selwyn District, and the extent to which workers' temporary accommodation is known to have been established under the CERA provisions. The report assessed the effectiveness of the District Plan in managing these activities, and identified issues with the existing provisions.

The baseline report also provided a review of alternative management responses used in other District Plans in neighbouring Districts. The baseline report and associated recommendations laid the foundation for providing a potential policy framework and associated rule options for managing temporary activities, temporary accommodation and camping grounds.

The purpose of this Preferred Options Report is to provide a summary of the Baseline Report and to identify issues and options for addressing the management of temporary activities, temporary accommodation and camping grounds within Selwyn District. It is noted that there is significant overlap between this topic and several other topics, including those relating to transport, noise, lighting and glare, relocated buildings, Council Assets, and the zone provisions.

A preferred option for each topic has been identified and outlined. If endorsed by Council, this preferred option will form the basis for the development of provisions as part of the District Plan Review project.

## 2.0 Summary of Operative District Plan approach

### 2.1 Temporary activities

The current District Plan rules for managing temporary activities were formed as part of Plan Change 42, which became operative on 4 August 2014. The Plan Change decision was subject to an appeal, which resulted in changes to the decision version of the definition and rules. An error occurred when the Plan Change text was added to the online version of the District Plan, and the policies developed through the Plan Change were not added to the online Plan. The definition and rules were however inserted correctly.

The District Plan does not have a single chapter or section dedicated to temporary activities. These activities are addressed through the zone rules in the township and rural volumes via a series of exemptions to the rules. The exemptions are either listed in notes attached to the relevant rule, or in a rule listing permitted exemptions.

The District Plan definition of temporary activities includes any activity that operates within specified durations and frequencies. The definition also includes weekly community markets, which are defined separately.



The temporary activities policy seeks to provide for temporary activities, and activities necessary for construction purposes, provided that adverse effects are appropriately managed. The policies do not make any reference to temporary military training activities.

Temporary military training activities (TMTA) are provided for via specific rules in each of the zone chapters that permit these activities subject to compliance with activity specific standards.

## 2.2 Temporary Accommodation

The District Plan contains a separate chapter (Chapter D/A.1) that provides for workers' temporary accommodation for the greater Christchurch rebuild, and forms a complete code including a policy framework, definitions and rules. This chapter was inserted into the Plan by the Minister for Earthquake Recovery under the CER Act, and was intended to enable workers' accommodation units or complexes to be established more easily than would be possible under the zone rules. The provisions enable workers' accommodation facilities established under the rules to operate until 31 December 2022.

Chapter D/A1 includes a series of definitions that are specific to workers' temporary accommodation.

The objectives and policies generally seek to ensure that suitable accommodation is available for workers involved in the earthquake rebuild during the peak rebuild period following the 2010/2011 earthquakes, without creating significant adverse effects or long term impacts.

The rule package generally enables permanent accommodation buildings to be converted to workers' accommodation as of right. Conversion of non-accommodation buildings (i.e. commercial or industrial buildings), and the erection of temporary buildings for temporary workers' accommodation is provided for as a controlled or restricted discretionary activity subject to compliance with standards.

The Plan also provides for temporary accommodation in relation to construction activities, to accommodate residents or business activities that occupy a site where construction work is undertaken, or persons involved in the construction work. This type of temporary accommodation is enabled through exemptions to built form standards and zone rules. These provisions are understood to primarily be utilized by rural property owners who wish to erect a temporary dwelling in order to reside on a site while a permanent dwelling is constructed.

The Plan makes no specific provision for other types of temporary accommodation, such as seasonal workers accommodation.

## 2.3 Camping Grounds

The rural volume of the District Plan contains a definition, rule and policies relating to camping grounds. There are no specific provisions for camping grounds within the township volume.

The current District Plan definition of camping grounds cross references the definition contained in the Camping Ground Regulations 1985.

New camping grounds in the rural zones have a discretionary status. The Plan does not make any provision for camping grounds within the township volume. Any camping grounds established in living or business zones are assessed as visitor accommodation against the relevant zone rules.

## 3.0 Summary of Alternative Management Responses – Other Districts

The District Plans of Ashburton, Waimakariri, Hurunui, and Christchurch City have been reviewed.

### **Temporary Activities**

There is considerable variation in the ways these District Plans manage temporary activities. Some Plans do not define temporary activities. Those that do either provide a broad definition, or a definition that lists specific activities. Waimakariri District Plan makes no provision for temporary activities. The other 3 District Plans do provide for temporary activities as permitted activities subject to standards. The temporary activity rules are either contained in a separate chapter or sub-chapter, or in a specific temporary activities rule within the zone rules. The permitted activity standards all include controls on duration and frequency of temporary activities. Some plans also apply noise limits or requirements for traffic management plans. The Christchurch City Plan takes a unique approach in listing a variety of different event types, each with its own specific activity standards.

Temporary activities and buildings ancillary to construction activities are generally permitted by the plans, subject to limitations on the duration of the project. Some plans also limit building size, or include a requirement to comply with construction noise standards.

Temporary military training activities are a controlled activity in Ashburton District, but are permitted in all other districts subject to compliance with permitted activity standards.

### **Temporary accommodation**

The Waimakariri and Christchurch District Plans both include provision for workers' temporary accommodation in relation to earthquake recovery, in a separate chapter or subchapter within the plan. The provisions in the Waimakariri District Plan were inserted into the plan under the CER Act. The Christchurch District Plan provisions were amended through the recent District Plan review, but continue to enable workers' accommodation to be established.

None of the District Plans surveyed contained specific provision for other types of temporary accommodation, or for seasonal workers' accommodation.

### **Camping Grounds**

Ashburton District Plan is the only plan surveyed that included a specific definition of camping grounds. Some other plans included definitions of guest accommodation that would encompass camping grounds.

There is some variation in the way plans manage camping grounds. The Christchurch District Plan provides for some existing camping grounds in reserves through a permitted activity status in the Open Space zone rules, and through scheduling existing camping grounds in other zones. New camping grounds within rural zones were generally a discretionary activity under all the plans surveyed. In some districts camping grounds or visitor accommodation are specified as a discretionary activity in the zone rules, while in others a default rule for unspecified activities applied. The only plan to specifically provide for camping grounds within townships is the Christchurch District Plan, where these activities are restricted discretionary within small settlement zones on Banks Peninsula.

## 4.0 Summary of issues

Issues with the current District Plan provisions were identified through discussions with Council staff. Comments provided by the New Zealand Defence Force in relation to the TMTA provisions were also reviewed and considered.

### 4.1 Temporary Activities

- The definition of temporary activities acts as an activity standard, as it specifies a permitted duration and frequency for these activities. This approach does not reflect best practice, and differs from the other district plans reviewed, which all control frequency and duration of events through rules.
- The rules for temporary activities are provided through a series of exemptions to the zone rules, which are not presented in a consistent manner throughout the Plan. This also differs to the approach taken in most other district plans reviewed, which either contain a separate temporary activities chapter, or a specific temporary activities rule within the zone rules.
- The policy wording does not recognise the benefits that temporary activities provide for the local community, and does not address TMTA.

### 4.2 Temporary Accommodation

- The workers' temporary accommodation provisions do not provide any guidance on what types of work are considered to be related to earthquake recovery, or how to determine whether a worker is eligible to occupy these accommodation units or complexes.
- It is difficult for the Council to monitor whether tenants within workers' temporary accommodation units or complexes are employed in work relating to the earthquake rebuild.
- It can be difficult to monitor whether temporary dwellings related to construction on rural sites are removed or converted to a permitted activity (e.g. a family flat) once construction is complete.

### 4.3 Camping grounds

- The Plan does not contain its own definition of camping grounds, and the current definition in the rural volume refers to the Camping Ground Regulations 1985 definition. This creates some risk for the Council, as amendments to the Regulations are outside the

Council's control, and changes could be made to the definition that would affect the District Plan interpretation and administration.

- The current township volume of the Plan does not contain any provisions relating to camping grounds, and the rules relevant to visitor accommodation have not been designed to control camping ground activities.
- The current provisions do not recognise, provide for or enable any existing camping grounds. Most camping grounds within the District operate under assumed existing use rights, and only one facility is understood to operate under a resource consent. Any future development of these sites would require resource consent. This approach creates a risk for these facilities, in that the status of the existing facilities is uncertain if existing use rights have not been formally confirmed, and significant time and cost could be involved in obtaining resource consents.

## 5.0 Summary of Options to Address Issues

### 5.1 Temporary Activities

#### **Option 1 – Maintain the status quo**

The existing provisions and management approach for temporary activities and TMTA could be retained. The provisions were developed relatively recently through the plan change process and have been effective at enabling temporary activities to operate within the District.

This approach would be cost and time efficient in the short term, but would not address the issues raised in Section 4.

#### **Option 2 – Update temporary activities provisions to improve clarity**

- It is recommended that the temporary activities provisions be consolidated into a single chapter or sub-chapter, and a set of amended provisions developed, that are largely based on the existing rules.
- Develop a definition of temporary activities that provides a broad description of these activities.
- Retain the existing definition of community markets and TMTA
- Develop a policy that recognises the benefits temporary activities provide to the local community, and the need to enable these activities. Acknowledge the temporary nature of any adverse effects associated with these activities. Recognise TMTA, and the need to provide for these activities within the District.
- Develop a set of permitted activity standards for temporary activities, which are largely based on the existing provisions, including the duration and frequency in the existing definition. Consider including a separate specified duration for set up and pack down.
- Exempt temporary activities from compliance with other Plan rules, particularly those controlling the scale of activities. Limit any cross references to zone rules to those considered necessary to control adverse effects. The current approach to temporary activities in Living Zones, where the zone standards for noise, glare and hours of operation

apply, is considered appropriate. Consider retaining some exemption to the rural zone noise standards, subject to appropriate controls (e.g. hours and frequency).

- Consideration should be given to the appropriateness of requiring temporary activities to comply with transport standards.
- Develop a rule that enables temporary activities and buildings ancillary to construction projects. (Note that these provisions overlap with the relocated buildings topic). Consider whether it is also necessary to provide for temporary accommodation in relation to construction activities.
- Develop a permitted activity standard for TMTA that is based on the current Plan rules. Consider enabling earthworks subject to compliance with the standards for the zone, and exempting set up and pack down from the permitted duration.

This option would incur a greater time and cost than option 1, but would address the issues raised in Section 4, and result in a more user friendly set of provisions.

### **Recommendation**

Proceed with Option 2 – develop new provisions to manage temporary activities

## **5.2 Temporary Accommodation**

### **Option 1 – Maintain status quo**

This option would maintain the existing provisions in Chapter D/A.1, including the objective, policies, rules and definitions. Consider extending the timeframe for these provisions beyond 31 December 2022.

This option would not address the issues identified in section 3. As time goes on it is likely to become increasingly difficult to define earthquake recovery work and distinguish this from other types of work. There appears to have been very little up-take of workers' temporary accommodation within the district, and the need for workers' accommodation in relation to earthquake recovery is likely to diminish as time goes on. There may therefore be no benefit in retaining and extending these provisions beyond 2022.

With respect to temporary accommodation related to construction activities, maintaining the status quo would provide for these activities through exemptions in the zone rules, but would not address monitoring issues. This issue however could be addressed by proposed amendments to the rural zone rules to enable minor units to be erected, as these dwellings could provide accommodation during a construction period and then retained permanently as a minor unit.

### **Option 2 – Delete Chapter D/A.1**

This option would remove the existing workers' temporary accommodation provisions from the District Plan. Any developments of accommodation for workers employed in earthquake recovery activities would be subject to the zone rules.

This option would effectively address the issues identified in section 3, and would not incur any time and cost to the Council in preparation of updated provisions. Given that there appears to have been very little demand for this type of accommodation in Selwyn District, deleting these

provisions is not likely to result in any risk to development within the District. There is also no longer a legal requirement to retain these provisions.

### **Option 3 – Develop alternative provisions**

An alternative set of provisions could be developed to enable workers' temporary accommodation complexes in relation to construction projects, whether earthquake related or not.

This approach would incur time and cost to the Council in developing the provisions. Given that no up-take of this type of accommodation has been identified, there appears to be little benefit in incurring the time and cost involved in developing an alternative approach.

Alternative provisions enabling temporary accommodation for workers or site occupants (residential or business) in relation to construction projects could be included in the temporary activities chapter, as noted in section 5.1 above. This type of temporary accommodation may however be permitted by zone rules where appropriate, in which case there may not be a need to develop alternative provisions. For example, within business zones, permitted activity and built form standards may not preclude activities from operating from a temporary building. Within rural zones they may be able to be constructed as permitted minor dwelling units. The rules for relocated buildings may also provide for this type of temporary accommodation.

### **Recommendation**

Proceed with option 2 – delete chapter D/A.1

## **5.3 Camping Grounds**

### **Option 1 – Maintain Status Quo**

The existing provisions and management approach for camping grounds could be maintained.

This option would not address the issues identified in Section 3.

### **Option 2 – Update camping grounds provisions to improve effectiveness and certainty**

Under this option the camping grounds provisions would be amended to improve the effectiveness of the provisions, and to provide greater certainty for Plan users and camping ground operators. The key changes recommended are:

- Develop a specific definition of camping grounds, to differentiate these activities from other types of visitor accommodation. Consideration should be given to the relationship between the definitions of camping grounds and visitor accommodation.
- Consideration should be given to the appropriateness of permitting or exempting certain types of camping grounds or areas that are subject to alternative methods of control. This may include freedom camping, which is proposed to be managed by a bylaw, or DoC camping facilities, which would be subject to the concession process.
- Develop a camping ground policy that recognises existing facilities and the benefits they provide to the community, as well as seeking to maintain the amenity of the surrounding environment.
- Consider developing rules that provide for some or all of the existing registered camping grounds within the District. (Rakaia Huts, Glentunnel, Kowhai Pass and Waihora Park) This could be achieved either through a permitted activity status or scheduling.
- Retain the existing approach to new camping grounds in the rural zones.
- Develop controls for new camping ground activities in urban zones.

#### **Recommendation**

Proceed with Option 2 – develop alternative provisions for managing camping grounds

## 6.0 Preferred Option for Further Engagement

That amended definitions, policies and rules be developed to manage temporary activities and camping grounds within the District. That the workers' temporary accommodation provisions in Chapter D/A.1 be deleted.

# District Plan Review

## Selwyn District Council



DW018

Temporary Activities, Temporary  
Accommodation and Camping Grounds



## Planz Consultants

### Quality Assurance Statement:

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A handwritten signature in cursive script, appearing to read 'L Steele'.

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## APPENDICES:

Appendix 1: NZDF Comments

## Temporary Activities Policy/Rule Options Report

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### 1 Introduction and Scope

This piece of work has been undertaken to assist the Selwyn District Council establish the most appropriate planning mechanisms to provide for temporary activities, temporary accommodation and camping grounds within the review of the District Plan.

The brief seeks to identify the types of temporary activities, the demand for temporary accommodation, and the current management approach for existing camping grounds within the District. The existing District Plan provisions for each topic are identified and assessed, along with a review of the provisions of other District Plans for nearby District Councils. The review is to lay the foundation for providing a potential policy framework and associated rule options for managing these activities.

### 2 Methodology

1. Identify types of temporary activities within Selwyn District.
2. Identify existing camping grounds in the District, and current management approaches.
3. Review the temporary activities, temporary accommodation and camping ground provisions in other District Plans
4. Summarise the operative District Plan approaches to managing temporary activities, temporary accommodation and camping grounds.
5. Identify the extent to which the provisions relating to temporary accommodation have been used or relied upon.
6. Identify issues with the interpretation or administration of the existing District Plan provisions.
7. Review the Mahaanui Iwi Management Plan (IMP) to identify any provisions relevant to temporary accommodation, temporary activities and camping ground activities.
8. Liaise with Topic leads for Noise, Transport, Signs, Lighting and Glare, Airfields and Council property and Assets teams as part of the scopes of work, and review available baseline and preferred option reports, to understand any specific issues identified in these topics that are relevant to temporary activities, temporary accommodation or camping grounds.
9. Develop an outline of potential approaches and provisions for each of the 3 categories of activities.

### 3 Scope of activities

#### 3.1 Temporary Activities

Temporary activities encompass a wide variety of activities relating to construction, military training, sporting events and community events, which may be run by the Council or by private or government organisations. They include events and activities that are either one-off occurrences, or that occur on a regular but infrequent basis.

In order to identify types of temporary activities that occur in Selwyn District, the Council website and other event advertising sites were reviewed. Meetings were also held with Council staff including the Council's Senior Events and Recreation Advisor, Resource Consent Team Leader and Enforcement officers. The following types of temporary activities were identified:

- Larger scale annual or bi-annual festivals and events including Selwyn Sounds, Hororata Highland Games, A & P Shows and South Island Agricultural Field Days. These events attract relatively large numbers of people and encompass a variety of activities and entertainment including stage performances, competitions, displays, associated markets, food vendors, animals, machinery, carnival entertainment etc. Selwyn Sounds operates under a resource consent, SI Agricultural Field Days and the Hororata Highland Games established as permitted temporary activities, and the Ellesmere and Courtney A&P shows are understood to have existing use rights.
- Council-run community events of varying scales in local Council parks and reserves within the Selwyn townships. These include picnics, skate jams, live music events and outdoor movie screenings, and sport and recreation Have a Go days. These types of activities usually operate as permitted temporary activities. Some parks (such as Foster Park in Rolleston) are designated recreation reserves, and temporary recreation activities are therefore provided for under the designation.
- Markets, which may be held on a regular basis or be one-off events.
- Privately run events held at Council-owned facilities such as the Lincoln Event Centre or Council owned domains or reserves. These include sport competitions, conferences, community organisations etc.
- Privately run one-off concerts and music festivals on private land.
- Sporting events including the Coast to Coast and other events such as the Mud Sweat and Tears that utilise Council or privately owned land and may also be mobile and include routes on public roads.
- Small scale events held on privately owned land, Council land or at Schools including weddings, fetes and open days at private gardens. Some of these events are private events, while others may be open to the public.
- Circuses and Carnivals.
- Commercial filming activities.
- Temporary Military Training Activities (see section 4.4).

#### 3.2 Temporary Accommodation

Temporary accommodation includes temporary workers accommodation for supporting the earthquake rebuild, and other types of temporary accommodation, such as seasonal worker accommodation or accommodation for construction related purposes.

No resource consent applications are known to have been made or issued for temporary workers accommodation in relation to earthquake rebuild activities. The only temporary workers accommodation identified as being established within the District, is the use of vacant dwellings within Burnham military camp for workers accommodation. It is understood that existing vacant dwellings within the camp were leased by Fulton Hogan to house workers, but that tenants were not restricted to employees only. Tenants sub-let rooms to additional people, and some houses were leased to tenants through an external agent, resulting in dwellings being occupied by people who were not employed in earthquake related work, and in some cases operating businesses from the dwellings.

No existing temporary accommodation for seasonal workers, or workers accommodation in relation to non-earthquake related construction projects, was identified. It is not known whether there is any demand for this type of temporary accommodation in the District.

### 3.3 Camping Grounds

Camping grounds within Selwyn District are largely located in rural areas on Council-owned reserves or on Crown owned land, particularly in the high country. Existing camping grounds and facilities within the District include:

Registered camping grounds: There are 4 existing camping grounds in Selwyn District that are registered as camping grounds under the Health Act. These are:

Glentunnel Holiday Park – Located in the Glentunnel Domain, this camping ground includes 296 camping sites, 5 cabins, an ablutions block and kitchen facilities.

Rakaia Huts – Located on Pacific Drive, Rakaia Huts, this camping ground provides kitchen and ablutions facilities.

Kowhai Pass Domain- Located near Springfield, this camping ground provides ablution facilities.

Waihora Park – This camping ground provides basic ablution facilities.

Glentunnel Holiday Park and Rakaia Huts are managed by Selwyn District Council, while Kowhai Pass and Waihora Park are managed by a local committee and incorporated society respectively. The Rakaia Huts camping ground is the only one operating under a resource consent. All other camping grounds are assumed to have existing use rights.

Camping on Council-owned reserves: These locations are designated, operate under the reserve management plans, and are managed by a local committee. These camping areas include both paid and unpaid sites and are often not well-known to the general public. Use of these areas therefore tends to be limited.

High Country camping areas: Within the high country informal camping has historically been common. There are also a number of Department of Conservation Campsites in this area.

The Pineglades Naturist Club in Rolleston is a private club located within Rolleston township, with on-site accommodation including camping facilities. The Club is the only camping ground identified within an urban area, and is located within a Living zone. Council records indicate that this facility was first established in the 1960s, with building permits on file from the 1960s to the 1980s. There are no resource consents for the site, so it is likely to operate under existing use rights, although this has not been confirmed.

Freedom camping: Freedom camping is currently allowed at 4 locations in Council reserves within the district – Coes Ford, Chamberlains Ford, Whitecliffs Domain and Lakeside Domain. Basic facilities including toilets and rubbish bins are provided at these locations.

The Council undertook research into freedom camping in 2016, and the findings were published in the Freedom Camping Research Report in March 2017. The Council is in the process of developing a bylaw to control freedom camping.

### **3.3.1 *Camping Ground Regulations 1985***

The Camping Ground Regulations 1985 require any land being used as a camping ground (as per the Regulation definition) to be registered with a Local Authority. The regulations require camping grounds to comply with a range of operational standards relating to matters such as rubbish disposal, cleanliness, size of cabins, campsites and relocatable home sites, and lighting within the camp ground.

## **4 Cross boundary assessment**

This section contains an assessment of the provisions considered relevant to temporary activities, temporary accommodation and camping grounds from the district plans pertaining to each of the four surrounding districts (Ashburton, Waimakariri, Christchurch and Hurunui). The cross-boundary assessment will be utilised to inform a variety of policy/rule options for the District Plan review.

### **4.1 Christchurch District Plan**

The Christchurch District Plan has a separate sub-chapter that relates to the management of temporary activities and buildings; and a dedicated sub-chapter for temporary earthquake recovery activities. The objectives, policies, rules, standards and matters of discretion seek to enable these activities in order to recognise the important role that they play in the rebuild of Christchurch, while managing the potential adverse effects on the environment. The rules that apply in all zones are contained in the sub-chapters and include activity specific standards.

An overview of the way in which temporary activities, temporary accommodation and camping grounds are controlled in the Christchurch District Plan is provided below. The following six activity types and associated definitions, where applicable, from the Christchurch District Plan are considered relevant

Activity Type	Defined	Activity Status
<b>Temporary activities and buildings</b>	Yes	<p>Permitted subject to activity specific standards.</p> <p>The rules list various types of permitted activities, along with specific activity standards for each. The activity standards for temporary activities largely control the duration and frequency of the activities.</p> <p>Temporary buildings and structures ancillary to an event are permitted to remain on site for up to 2 weeks before or after an event.</p> <p>A specific temporary activity noise standard is included in the Noise provisions, and provides specific standards for listed locations including specific parks, stadiums etc. A general noise standard applies to other activities.</p>
<b>Worker's Temporary Accommodation</b>	No	<p>Permitted subject to activity specific standards until 31 December 2022.</p> <p>Conversion of permanent residential buildings for temporary workers' accommodation permitted subject to the permanent use being compliant, and on-site management being provided.</p> <p>Temporary buildings for up to 200 people permitted on a specific vacant site at 25 Deans Avenue, subject to standards.</p> <p>Temporary buildings or complexes accommodating up to 200 people within the central city business and mixed use zones permitted.</p> <p>Temporary workers accommodation in other zones is provided for as controlled or restricted discretionary activities, subject to compliance with standards relating to matters including on-site management, site design statements and decommissioning strategies.</p> <p>Any temporary workers accommodation continuing after 31 December 2022, or that does not fall within the permitted, controlled or restricted discretionary standards is non-complying.</p>
<b>Temporary Military Training and Emergency Management Training Activities</b>	Yes	Permitted subject to meeting specific noise standards.
<b>Camping grounds</b>	Included in definition of guest accommodation	<p>Camping grounds are restricted discretionary in the Small Settlement Zone</p> <p>Permitted for tent sites for up to 10 people at Farm stays in the Rural Banks Peninsula Zone.</p> <p>Guest accommodation, limited to specified camping grounds, is permitted in the Open Space Community Park Zone. No activity specific standards apply.</p> <p>One camping ground is a scheduled activity on a Living/rural zoned site. The Plan lists it as a scheduled holiday park, no activity specific standards apply.</p>



<b>Seasonal Workers Accommodation</b>	No	The District Plan makes no specific provision for this type of activity. The activity would therefore be discretionary or non-complying depending on the zone.
<b>Temporary buildings ancillary to construction</b>	No	Permitted subject to activity specific standards, including limits on building size, and buildings being removed from site within 1 month of project completion.

#### 4.1.1 *Comment*

### **Temporary Activities**

The District Plan definition of temporary activities broadly describes temporary activities as having a limited duration and incidence that are not part of a permanent activity on the site and create no/negligible lasting alteration or disturbance. The definition does not specify a duration or frequency, nor does it include a list of activities. The definition specifies that any ancillary car parking is provided in accordance with an approved traffic management plan.

The temporary activity rules list specific permitted activities, along with activity specific standards for each. This approach provides flexibility between provisions for different types of activities, but also has the potential to be unclear or confusing where there is overlap between the categories of activities. For example, permitted standard P2 applies to community gatherings and celebrations including holiday observances in any zone, and is subject to standards relating to noise and duration/frequency. Permitted standard P7 however allows community activities, (which is defined as use of land by the community for activities including entertainment, cultural or spiritual purposes) in specified zones and is not subject to any standards.

Temporary markets are provided for in various zones, with varying restrictions on frequency depending on the zone. No restrictions apply within commercial, transport or open space zones, although the rule notes that in some areas an event permit is required.

Temporary activities are generally exempt from all other plan rules unless specified. Of note, specified temporary commercial and retail activities are required to comply with transport standards.

Temporary military training activities are permitted in all zones, and are subject only to compliance with a specific noise standard for these activities.

Motorised sporting events, and larger scale events in Ngai Tahu sites of significance are specified as restricted discretionary activities. Activities that do not comply with the relevant permitted activity standards are also generally restricted discretionary activities. Exceptions to this include activities in sites of ecological significance, and activities near high voltage transmission lines, which default to fully discretionary and non-complying activity statuses respectively.

### **Temporary Workers Accommodation**

The Worker's Temporary Accommodation provisions are broadly similar to those inserted into the previous Christchurch City Plan under the CERA Act, but have been updated to refer to the District Plan zones, and permit workers temporary accommodation in a smaller range of locations than the original City Plan provisions.

There are understood to be several existing temporary workers accommodation facilities established within Christchurch City, and there appears to have been a greater use of these provisions in Christchurch City than within Selwyn District.

### **Camping Grounds**

Camping grounds are not defined in the Christchurch District Plan, but are included in the definition of guest accommodation. Guest accommodation is provided for as a permitted activity within the Residential Guest Accommodation zone, and many commercial zones within the central city, suburban areas and Banks Peninsula. These zones apply to land within established urban areas, and are unlikely to be developed for camping ground activities. In some zones built form standards and requirements for acoustic insulation would preclude camping activities from establishing as permitted guest accommodation.

The Plan provides for specific existing camping grounds through permitted activity statuses within the Open Space zones. These camping grounds are generally located on reserve land owned by the Council, Crown or Ngai Tahu, although one is located on private land. One existing camping ground within a living/rural zoned site is permitted as a scheduled activity. Other than these existing facilities, camping grounds are only provided for within the small settlement zones, and for small scale farm stay accommodation within Banks Peninsula.

This approach enables existing camping grounds within the City to continue to operate as permitted activities. For camping grounds on reserves, which are subject to relevant reserves legislation and management procedures, this approach avoids imposing additional consenting requirements.

## **4.2 Ashburton District Plan**

The Ashburton District Plan has a separate sub-chapter that relates to the management of temporary activities and buildings. The associated rules provide for temporary buildings and activities that otherwise might not be permitted by the relevant zone rules. Limits on time and the scale of these activities and buildings and the effects of temporary military training activities are incorporated to minimize any adverse effects on neighbours.

Activity Type	Defined	Activity Status
<b>Temporary activities and buildings</b>	No	A narrow range of activities are permitted subject to activity specific standards limiting duration to 1 week and frequency of 12 times per year. Noise standards apply. Filming permitted subject to compliance with noise, hours of operation and lighting, for a duration of 2 weeks.
<b>Worker's Temporary Accommodation</b>	No	The District Plan makes no specific provision for this type of activity. The activity would therefore be restricted-discretionary, discretionary or non-complying depending on the zone.
<b>Temporary Military Training Activities</b>	Yes	Temporary Military Training Activities are a controlled activity as are any Police, Fire and/or Civil Defence Training, subject to compliance with standards. The Plan noise standards apply to these activities.
<b>Emergency Service Training Activities</b>	No	
<b>Camping grounds</b>	Yes	Discretionary in the Rural Zone.
<b>Seasonal Workers Accommodation</b>	No	The District Plan makes no specific provision for this type of activity. The activity would therefore be restricted-discretionary, discretionary or non-complying depending on the zone.
<b>Temporary Construction Activities</b>	No	Permitted subject to compliance with NZS 6803:1999 Acoustics – Construction Noise.

#### 4.2.1 Comment

##### Temporary Activities

The Ashburton District Plan provides for a limited range of temporary activities in any zone, provided that they comply with all of the relevant 'site standards'. The wording of the rule is somewhat old fashioned, and refers to carnivals and bazaars, terms which are seldom used nowadays.

Filming is specifically provided for as a permitted activity outside of specified conservation areas, and a longer duration is allowed for filming activities than for other temporary activities.

Temporary Military Training Activities are a controlled activity as are any Police, Fire and/or Civil Defence Training activities, subject to standards. The standards include a maximum timeframe of 31 days, and do not allow permanent buildings to be erected, or excavation to be undertaken unless otherwise provided for.

##### Camping grounds

The Ashburton District Plan is the only plan reviewed that has a separate definition for camping grounds. The definition is similar to that in the Camping Ground Regulations, and does not include unpaid camping.

Camping grounds are not provided for in the residential zones, and would have a non-complying status. They are a discretionary activity in the rural zone with the standards recognising that camping grounds may need to establish in a rural area, in order to provide adequate land or to locate close to recreational resources. However, it is intended that visitor accommodation, other than camping grounds, home stays and small lodges, shall generally be located in the District's towns.

#### **4.3 Hurunui District Plan**

The Hurunui District Plan was approved at the 31 May 2018 meeting of Council and became officially operative on 21 June 2018.

The provisions associated with temporary activities are found in the individual zone chapters, rather than in a separate chapter or sub-chapters. Temporary activities are generally provided for as permitted activities subject to specific performance standards.

An overview of the way in which temporary activities are controlled in the Hurunui District is provided below:

Activity Type	Defined	Activity Status
<b>Temporary activities and buildings</b>	Yes	Permitted subject to activity specific standards, including hours of operation of 7am – 10pm, and a maximum duration of 5 days per year. A noise limit applies at nearest dwelling. Traffic management plans are required for events involving more than 100 people on arterial roads.
<b>Worker's Temporary Accommodation</b>	No	The District Plan makes no specific provision for this type of activity. The activity would therefore be restricted discretionary, discretionary or non-complying depending on the zone.
<b>Temporary Military Training Activities</b>	Yes	Temporary Military Training Activities are a permitted activity subject to activity specific standards. Standards include compliance with earthworks provisions, and a maximum period of 31 days excluding set up and pack down which may extend 1 week prior to and after the activity. Noise management plans are required to be provided to Council for activities involving firing.
<b>Emergency Service Training Activities</b>	No	The Plan is silent as to any Police, Fire and/or Civil Defence Training.
<b>Camping grounds</b>	No	The District Plan makes no specific provision for this type of activity. The activity would therefore be restricted discretionary, discretionary or non-complying depending on the zone.
<b>Seasonal Workers Accommodation</b>	No	The District Plan makes no specific provision for this type of activity. The activity would therefore be restricted-discretionary, discretionary or non-complying depending on the zone.
<b>Temporary Construction Activities</b>	Yes	Permitted subject to compliance with NZS 6803:1999 Acoustics – Construction Noise. Maximum duration of the project or 24 months, whichever is lesser. Maximum duration of temporary storage of materials 6 months.

#### 4.3.1 Comment

##### Temporary Activities

The Plan definition of temporary activities lists specific activities, and encompasses a limited range of activities, being sporting events, public meetings, galas, market days and temporary retail activities.

The definition also covers temporary storage of goods or materials, which is not included in the definitions in other Plans reviewed.

The definition includes temporary military training and activities ancillary to construction projects.

The temporary activities rules refer to the activities specified in the definition, but also encompass activities involving motor vehicles ‘and similar events’. The extent of activities that may be considered ‘similar’ is assumed to be a matter for interpretation by Council officers. Although the temporary activities rules are contained in the zone chapters, the standards for permitted activities across the zones are identical. The same rule is essentially repeated within each zone chapter. The extent of performance standards for permitted temporary activities is greater than other plans reviewed. The Plan allows temporary activities to operate for no more than 5 days per year, between specified hours, which is more restrictive than the other Plans reviewed.

### Camping grounds

Camping grounds are not covered in the definition of ‘visitor accommodation’, which only applies to buildings used to accommodate visitors. This approach differs from the other Plans reviewed, where visitor/guest accommodation definitions also encompass camping grounds.

## 4.4 Waimakariri District Plan

The Waimakariri District Plan was made operative in November 2005. It is an effects-based plan and does not provide any specific controls for temporary activities, non-earthquake recovery related temporary accommodation or camping grounds. In 2012 a separate chapter relating to temporary earthquake recovery activities and specifically workers’ temporary accommodation was inserted into the plan under the Canterbury Earthquake Recovery Act 2011.

Activity Type	Defined	Activity Status
<b>Temporary activities and buildings</b>	No	The District Plan is silent on temporary activities, however as an effects-based Plan they would be permitted subject to complying with all the relevant standards applicable in that zone.
<b>Worker’s Temporary Accommodation</b>	Yes	Permitted subject to activity specific standards.
<b>Temporary Military Training Activities</b>	No	Temporary Military Training Activities are exempt from the noise and hazardous substance standards in the District Plan. Permitted subject to complying with all the relevant standards applicable in that zone.
<b>Emergency Service Training Activities</b>	No	The Plan is silent as to any Police, Fire and/or Civil Defence Training.
<b>Camping grounds</b>	No	The District Plan makes no specific provision for this type of activity. However, as an effects-based Plan they would be permitted subject to complying with all the relevant standards applicable in that zone.
<b>Seasonal Workers Accommodation</b>	No	The District Plan makes no specific provision for this type of activity. However, as an effects-based Plan they would be permitted subject to complying with all the relevant standards applicable in that zone.
<b>Temporary Construction Activities</b>	No	Permitted subject to compliance with NZS 6803: P1984 “Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work”.

#### **4.4.1 Comment**

##### **Temporary Activities**

The Waimakariri District Plan does not make any provision for temporary activities, except for military training activities and construction activities. This approach differs from all other Plans reviewed.

#### **4.5 Cross Boundary Assessment Summary**

Having reviewed the relevant provisions from each of the four surrounding District Plans, it is noted that the level of control applied to temporary activities and events differs somewhat across the surrounding districts, however all plans are silent on the matter of seasonal workers accommodation. Those plans that utilized a separate chapter or sub-chapter to address temporary activities and events were considered more user friendly. Where applicable, a dedicated sub-chapter for temporary earthquake recovery activities was also uniformly utilised.

## **5 Operative Selwyn District Plan Provisions**

### **5.1 Temporary Activities**

#### **5.1.1 Plan Change 42**

Plan Change 42 (PC42) became operative on 4 August 2014 and amended the District Plan provisions for temporary activities. The Plan Change was subject to an appeal, which resulted in the decision being amended. Amendments resulting from the appeal include the inclusion of community markets in the definition, and the removal of rules requiring temporary activities to provide traffic management plans.

The Plan Change included:

- The definition of temporary activities was amended to place additional controls on the frequency of events, and include weekly community markets.
- A specific definition of Community Markets was added to both the rural and township volumes. Community markets were specifically included in the definition to enable these activities, recognising that existing markets occurred on a weekly basis.
- An exemption in the rural volume definition of temporary activities for seasonal rural activities was deleted, and replaced with exemptions attached to the rural zone rules for these activities.
- Exemptions were added to the rural zone rules specifying that the rules relating to industrial and rural industrial activities do not apply to temporary activities.
- Advice notes were added in the rules relating to traffic generation, noting that the Traffic and Parking Bylaw applies to temporary activities. The Traffic and Parking Bylaw 2009 (section 7.1) requires Council approval and an associated traffic management plan for any event that would obstruct pedestrian, cycle or vehicle movements, cause a hazard for pedestrians, cyclists or traffic, or require a road to be closed.
- Policies specific to temporary activities were added to both the township and rural zones.

It is noted that the temporary activities policies adopted under PC42 were not added to the online District Plan when the change was made operative. These policies do not therefore appear to have been considered in consents, (i.e. the Selwyn Sounds consent), since becoming operative.

### 5.1.2 Definitions

Both the Rural and Township Volumes of the operative District Plan define 'temporary activity' as follows:

**Temporary Activity:** (including any associated buildings) means:

- Buildings, structures and activities ancillary to a construction project for a period of up to 12 months or the duration of the construction project, whichever is the lesser.
- A community market, provided that it does not occur on any site for more than one day per week.
- Any other activity provided that it does not occur:
  - On any site for a period of not more than 15 consecutive hours in any 24 hour period and no more than twice per month, with a total of 12 occurrences in a 12 month period; or
  - On any site for a period which does not last longer than a total of 7 consecutive days at any one time and occurs on not more than 3 times at any one site in any 12 month period.

**Community Market:** means a market which is community based, and run by a non profit organisation. This organisation shall have a committee consisting of the usual office holders, including but not limited to a chair, secretary and treasurer and shall hold an annual general meeting. A Community Market shall be no larger than 500m<sup>2</sup> with no more than 35 stalls.

#### Comment

By specifying the duration and frequency of temporary activities, the existing definition plays an important role in mitigating the effects of temporary activities. Any activities that do not fall within the defined timeframes must be assessed against the standards that apply to permanent activities.

No issues have been identified in relation to the current definition. It is understood however that including specified activity durations and frequencies in the definition is not best practice, as it requires plan users to check both the definition and the rule standards to determine compliance.

### 5.1.3 Operative Plan Policy Framework

The policies specific to temporary activities that were made operative through Plan Change 42 are worded as follows:

#### **Township Volume**

*Policy B3.4.21 Provide for temporary activities or those that are necessary for construction purposes, provided associated short term adverse effects on the environment are appropriately managed.*

#### **Rural Volume**



*Policy B3.4.40 - Provide for temporary activities or those that are necessary for construction purposes, provided associated short term adverse effects on the environment are appropriately managed.*

#### Comment

While the policy wording above acknowledges that temporary activities are to be provided for, it does not acknowledge the benefits of these activities. The explanation and reasons for the policies note that temporary activities include a range of activities with limited durations, including those relating to construction effects. They also acknowledge that the benefits of temporary activities can outweigh any temporary adverse effects.

As noted above, these policies were not inserted into the online District Plan when the Plan Change was made operative, so they do not appear to have not been utilised to date and therefore not been 'tested' through the resource consent process.

#### **5.1.4 Operative Plan Rule Package**

The operative District Plan does not contain any specific rule pertaining to temporary activities. Rather, these activities are enabled through exemptions to several standard rules. The exemptions relate to temporary activities, and to buildings or other structures erected in relation to these activities.

#### **Township Volume**

Within the Living zones, temporary activities are exempt from Rule 10.8 *activities and scale of activities*, which controls staff numbers, building GFA and vehicle movements of non-residential activities. Temporary activities are subject to all other applicable Living zone rules, including those relating to noise (10.6), glare (10.7) and hours of operation (10.9).

Buildings, tents, caravans trailers or marquees erected for temporary activities are also exempt from the built form standards relating to site coverage, (Rule 4.7) internal and road boundary setbacks (Rule 4.9), so long as the building is removed from the site within 2 days of the activity ceasing. Relocated buildings for temporary activities are permitted (Rule 4.10.1.3) provided they are removed from the site within 2 days of the activity ceasing.

Within the business zones, relocated buildings relating to temporary activities are permitted (Rule 16.8.1.3). All other Business zone rules apply to temporary activities, including those relating to noise and glare.

#### **Rural Volume**

The rural zone rules provide a greater extent of exemptions for temporary activities than the Business or Living zone provisions.

Temporary activities in the rural zones are exempt from rules limiting the scale of activities and staff numbers in relation to non-residential, non-rural and rural-based industrial activities (Rules 9.4 and 9.5). They are also exempt from the limitations on traffic movements (Rule 9.13) and glare standards (Rule 9.18). Temporary activities operating between 7am and 9pm (except seasonal harvesting) are also exempt from the noise provisions (Rule 9.16). It is noted that the above operating hours do not align with the day time noise standards, which apply between 7:30am – 8pm.

Rule 9.2.2 lists specific activities that are non-complying within the rural zones, and exempts temporary activities. The only activities listed as non-complying under 9.2.2.1 are other industrial activities, except for home occupations.

Any building erected on a site for a temporary activity is exempt from the built form standards relating to buildings and residential density (3.10) and site coverage (Rule 3.11), so long as it is removed within 2 days of the activity ceasing.

Relocated buildings for temporary activities are permitted provided they are removed from the site within 2 days of the activity ceasing. (Rule 3.15.1.3).

#### Comment

The District Plan currently controls temporary activities through the definition, which restricts the frequency and duration of temporary activities, and exemptions to rules, which allow these activities to operate at a larger scale than permanent activities. Within Living zones, the requirement for temporary activities to comply with noise, hours of operation and glare standards is considered appropriate to maintain residential amenity.

Temporary activities in both the rural and township volumes are subject to the transport standards, except for those relating to cycle parking.

Council regulatory and consenting staff provided the following feedback on the current District Plan temporary activities provisions:

- No interpretation or Plan administration issues were identified.
- Staff did not recall any complaints about temporary activities since Plan Change 42 became operative in 2014.
- The cost of technical input required to prepare traffic management plans or address noise related matters is prohibitive for many one-off temporary events.

Very few resource consents are understood to be issued for temporary activities, as these activities or events are often perceived to have existing use rights, (whether they do or not has not been researched as part of this work stream), are permitted or are provided for by a designation. The existing rule package therefore appears to have been generally successful in enabling temporary activities.

It appears that some incorrect interpretation or administration of the rules may be occurring when advice is given to people seeking to organise temporary events. During discussions council staff noted that noise and traffic generation limits would be difficult to comply with, and have prevented some proposed events in the rural zones from proceeding. Given that temporary activities are exempt from the rural traffic generation rules, and the noise rules between 7am - 9pm, it is not clear why this would have occurred, but it is possible that the exemptions were not identified correctly in some cases.

It is understood however that activities that do not comply with the current permitted activity standards have defaulted to a fully discretionary status, and that this has allowed a comprehensive assessment of an activity's effects despite any applicable exemptions in the Plan. The resource consent for the Selwyn Sounds music festival illustrates this. Selwyn Sounds is a temporary activity in the rural zone but required resource consent as a discretionary activity due to a non-compliance with the Plan's car parking standards. The officer's report includes an assessment of noise and traffic effects despite the activity being exempt from these standards.

It is noted that the relocated buildings provisions have been addressed as a separate topic for the District Plan review. Noise in relation to temporary activities has also been considered as part of the noise topic.

## **5.2 Temporary Military Training Activities**

### **5.2.1 Definitions**

Both the Rural and Township volumes of the District Plan contain the following definition of Temporary Military Training Activities:

**TEMPORARY MILITARY TRAINING ACTIVITY** means a temporary activity undertaken for Defence Purposes. Defence purposes are those in accordance with the Defence Act 1990.

### 5.2.2 Operative Plan Policy Framework

The operative plan does not contain any objectives or policies specific to Temporary Military Training Activities (TMTA).

### 5.2.3 Operative Plan Rule package

Temporary Military Training Activities are provided for as a permitted activity in the Living, Business and Rural zones, under Rules 10.11, 22.7 and 9.20 respectively. The wording of these rules is identical, and permits temporary military training activities subject to compliance with the relevant conditions including specified noise limits that apply at the property boundary, and a maximum period of 31 days. Activities that do not comply with the permitted activity standards are provided for as controlled activities.

Temporary military training activities are permitted in the Port Hills, Malvern Hills and High Country zones. No permitted activity conditions are listed for activities in these zones.

TMTA within rural zones are exempt from the standard rural zone noise limits, and specified noise standards apply, measured at the boundary of any Living or Business zone, or at the notional boundary of dwellings, resthome, hospital or educational facility classrooms in the rural zone (Rule 9.16.3.5, Table C.9.4). The rule exempts activities at Burnham Military Camp and public exhibitions or demonstrations of military activities on up to 4 occasions in any 12 month period from compliance with the specific TMTA noise standards. It is noted that noise standards relating to TMTA are being dealt with separately as part of the Noise and Vibration topic. Noise is therefore not discussed as part of this report.

### 5.2.4 New Zealand Defence Force Comments

The New Zealand Defence Force (NZDF) have provided a letter to Selwyn District Council, dated 17 February 2017, which provides comment on the District Plan review and addresses temporary military training activities. The letter is attached as Appendix 1 to this report and notes the following key points:

- Temporary military training activities include a wide variety of exercises, some of which are not commonly recognised as military activities, for example medical and dental training, and construction.
- Off-base training exercises are required to ensure that troops are able to apply skills in unfamiliar locations and situations, and to provide diverse and realistic training scenarios.
- Off-base training exercises for routine, repetitive training are typically undertaken in one locality for a period of a few days, although some exercises may have longer timeframes over a period of days or weeks.
- Larger exercises with longer durations of weeks are generally mobile and move through the country in accordance with an exercise scenario. These types of larger temporary exercises are most likely to require resource consents.

NZDF generally supports the existing District Plan provisions relating to TMTA, including the current definition, the noise exemptions for a limited number of public displays, and the default controlled activity status for activities that do not meet the permitted activity conditions.

NZDF consider that the permitted activity standards for TMTA in some zones are unnecessary or inconsistent with other Plan provisions. The issues raised are listed as follows, along with a comment on the appropriateness of adopting the outcomes sought in the District Plan review.

### **Construction of permanent structures**

#### **NZDF Issue**

The permitted activity standards exclude construction of permanent structures, however it is sometimes appropriate for structures to remain. Military engineers undertaking building work as part of their training would be required to obtain resource consent to construct a permanent building, even if the building met relevant building standards.

#### **Comment**

Any building work undertaken by military personnel to construct permanent buildings or structures would be subject to the relevant built form standards for the zone. Any military training activity involving construction of a permitted permanent building or structure could be undertaken as of right under the zone rules, without need to rely on TMTA provisions. It is not considered appropriate for TMTA to permit permanent construction work that does not comply with the relevant built form standards.

### **Mechanical excavation**

#### **NZDF Issue**

The standards exclude mechanical excavation, unless provided for in the Plan. This standard is not considered necessary, and could be addressed via a note or cross reference to the earthworks provisions.

#### **Comment**

A note or cross reference to the earthworks provisions would be an appropriate alternative method of providing for mechanical excavation in relation to TMTA.

### **Maximum duration**

#### **NZDF Issue**

Permitted activities are limited to a maximum duration of 31 days. NZDF consider that TMTA are temporary by nature and do not require a duration limit. If a duration is included, NZDF request that it exclude set up and pack down activities.

#### **Comment**

It is assumed that the 31 day duration period was to be loosely related to a one month period although it is unclear in the rules as to whether it applies consecutively or per annum. Deleting the maximum duration of these activities would be consistent with the approach taken by Christchurch City and Waimakariri District Councils, neither of which impose a time limit for permitted TMTA.

### **Disturbed ground**

#### **NZDF Issue**

The standards require all disturbed ground to be restored to its previous state. TMTA tasks may change or improve a site, for example by erecting fencing. It is therefore not always necessary or appropriate to restore ground to its previous state on completion of the activity.

#### **Comment**

As noted above, construction work to erect permanent structures such as fences that comply with the relevant built form standards for the zone they are located in could otherwise be undertaken as permitted activities. There is perhaps a need to review this rule so that it only applied in situations where the ground disturbance breached a permitted activity status elsewhere in the District Plan.

### 5.3 Workers Temporary Accommodation for the greater Christchurch rebuild.

The rule package relating to workers temporary accommodation in relation to earthquake rebuild activities forms a complete code and is entirely contained in Chapter D/A.1. This chapter was inserted into the Plan in 2012 by the Minister for Earthquake Recovery, under the CERA Act provisions. The temporary workers accommodation provisions were intended to ensure that workers could be accommodated within Greater Christchurch, and to mitigate additional strain on the permanent housing market post-earthquake. The objectives, policies and rules in other plan chapters do not apply to any activities or buildings established under these provisions, unless specifically referenced.

Selwyn District Council has received legal advice that the Council has the ability to alter or review the workers accommodation provisions via the District Plan Review process. The CER Act is no longer in force, and there are no transitional provisions under the Greater Christchurch Regeneration Act (2016) (GCRA) applicable to temporary workers' accommodation.

#### 5.3.1 Definitions

Chapter D/A.1 contains a range of definitions that are specific to the workers temporary accommodation provisions, and includes:

**Workers temporary accommodation** means a temporary building and related infrastructure used for workers' temporary accommodation for no more than 4 people operating as a household unit with shared facilities.

**Workers' temporary accommodation complex** means temporary building(s), facilities and related infrastructure used for workers' temporary accommodation for 5 or more people either in a single unit or in two or more units on the same site. The complex may include provision of communal facilities such as dining and recreation.

#### Comment

The definitions in Chapter D/A1 do not include any definition or guidance of 'workers' in relation to the rebuild. Discussions with Council staff revealed that there has been some uncertainty in the past as to how to determine whether a person is 'eligible' to reside in workers temporary accommodation established under these provisions.

#### 5.3.2 Policy Framework

The objectives and policies for workers' temporary accommodation are:

**Objective** - Suitable accommodation is available to meet the needs of workers supporting the rebuild of greater Christchurch following the 2010/11 earthquakes without creating significant effects over its duration or long term impacts beyond the rebuild period.

#### **Policies**

- **Providing for workers' accommodation for the greater Christchurch rebuild**
  - A. To recognise the importance of the availability of workers' accommodation during the peak rebuild period of greater Christchurch by providing for workers' accommodation through:

*Permanent accommodation that is consistent with the long term outcomes anticipated for the locality; or*

*Temporary use of permanent accommodation buildings where the temporary use will be discontinued by 31 December 2022 and the temporary use may not be consistent with the long term outcomes anticipated for the locality but will not result in significant adverse effects for that duration; or*

*Temporary buildings that will be removed in the period up to 31 December 2022 where the erection and use of buildings may not be consistent with the long term outcomes anticipated for the locality but will not result in significant adverse effects for that duration.*

- **Temporary use of permanent buildings for workers' temporary accommodation**

*B. To enable temporary use up to 31 December 2022 of accommodation and non-accommodation buildings where use of that building for workers' temporary accommodation will not result in significant adverse effects for that duration.*

**Temporary buildings for workers' temporary accommodation**

*C. To manage the potential adverse effects of workers' temporary accommodation for the rebuild of greater Christchurch in accordance with the "Guideline for Temporary Accommodation for Workers" managing:*

- a) Decommissioning; and*
- b) Location and size of the development; and*
- c) Site layout and building design; and*
- d) On-site management.*

*D. To maintain the zone and neighbourhood characteristics anticipated in the longer term by requiring that before 31 December 2022, all temporary accommodation buildings be removed; all use for workers' temporary accommodation cease; and the site restored in accordance with a project decommissioning strategy and the "Guideline for Temporary Accommodation for Workers".*

*E. To ensure location choice and project design achieves quality living for occupants while avoiding, remedying or mitigating significant adverse effects on the characteristics of local neighbourhoods in accordance with the "Guideline for Temporary Accommodation for Workers".*

*F. To recognise that effective operation of workers' temporary accommodation contributes significantly to its quality and effects by requiring workers' temporary accommodation to be owned and managed as one development including on-site management in accordance with the "Guideline for Temporary Accommodation for Workers".*

### **5.3.3 Rule Package**

The operative rule package provides for permanent buildings to be converted for temporary use as workers accommodation, and for temporary buildings to be erected for use as workers' accommodation.

The use of permanent accommodation buildings for temporary workers accommodation is permitted subject to compliance with standards and terms.

The conversion of permanent non-accommodation buildings, (e.g. commercial or industrial buildings), for workers' temporary accommodation is a restricted discretionary activity subject to compliance with standards and terms.

Any use of permanent buildings for temporary workers accommodation that does not meet the standards and terms for either permitted or restricted discretionary activities is subject to the relevant District Plan provisions that would otherwise apply.

Temporary buildings for workers accommodation units or complexes may be controlled or restricted discretionary subject to compliance with standards and terms. Activities that do not comply with the relevant standards for controlled or restricted discretionary activities are non-complying activities.

#### Comment

The only workers temporary accommodation identified as being established under these provision is the use of existing dwellings within the Burnham Military Camp. This activity is assumed to have been deemed a permitted conversion of permanent accommodation buildings. As noted above, these provision were intended to be enabling, and in this respect have been successful in the case of the Burnham dwellings. However, the enabling nature of these provisions has also resulted in difficulties in ensuring that temporary workers accommodation is limited to workers employed in the earthquake rebuild.

## 5.4 Other Temporary Accommodation

### 5.4.1 Definitions

**Temporary Accommodation:** includes the use of any building to house any person for residential or business activities on a site, while construction work is being undertaken on the site. Temporary accommodation may be provided for persons occupying the site on which construction work occurs, or for persons involved in the construction work.

#### Comment

No issues have been identified with this existing definition.

### 5.4.2 Policy Framework

There are no objectives or policies in either the township or rural volumes that specifically relate to temporary accommodation.

### 5.4.3 Rule Package

#### **Township Volume**

Temporary accommodation buildings associated with construction projects in Living zones are exempt from rules relating to site coverage (Rule 4.7), and minimum boundary setbacks (Rule 4.9). The exemptions specify that these buildings must be removed within 12 months, or when construction ceases, whichever is the shorter timeframe.

Relocated buildings for specified activities, including temporary accommodation, are permitted within Business 1 zones or Living zones at Arthurs Pass or Castle Hill. These buildings must be removed within 12 months or when construction ceases, whichever is the shorter timeframe. (Rule 4.10), and are subject to design and appearance standards (Rule 11.1).

#### **Rural Volume**

Within the rural zones, buildings for temporary accommodation are exempt from the residential density (3.10) and site coverage (3.11) rules. Relocated buildings (Rule 3.15) are permitted when providing temporary accommodation. These rules also specify that such buildings must be removed within 12 months or when construction ceases, whichever is the shorter timeframe.

#### Comment

The only form of construction-related temporary accommodation that is known to occur regularly within the District is when temporary residential units are erected, usually on rural sites, for the property owner to reside in while constructing a permanent dwelling. These units are provided for by the Plan exemptions but often require resource consent. Council staff consider that the resource consent process enables the Council to monitor whether these units have been removed from the site or converted to a permitted use once the permanent dwelling is completed.

No resource consents are known to have been issued for workers accommodation relating to construction projects. It is not known whether any demand exists for this type of accommodation within the District. (Temporary buildings used for site offices are permitted as buildings ancillary to construction projects, and are not considered to be temporary accommodation).

There are no objectives or policies relating to temporary accommodation that is not earthquake recovery related.

## 5.5 Camping Grounds

### 5.5.1 Definitions

There is no definition of Camping Ground in the Township Volume. The Township volume includes the following definition of visitor accommodation:

**Visitor Accommodation:** means the use of land and buildings for transient accommodation offered on a daily tariff, except as provided for under the definition of a residential activity. Visitor accommodation may involve the sale of food and liquor to in-house guests.

The rural volume contains the following definitions:

**Camping Ground facilities:** includes the use of any land, building or structure for the establishment or operation of a camping ground. Camping ground has the meaning set out in the Camping Ground Regulations 1985.

The Camping-Ground Regulations 1985 define camping ground as: **camping ground** means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of these regulations

**Travelling Accommodation:** means the use of land and buildings for temporary residential accommodation offered for a daily tariff which may involve the sale of liquor to in-house guests and the sale of food and liquor in conjunction with food to both the public and in-house guests. Travelling accommodation includes motels, holiday flats, motor and tourist lodges and hostels.



### Comment

Council staff identified the following issues relating to the existing camping ground definition:

- The Plan refers to the definition of ‘camping ground’ under the Camping Ground Regulations 1985, and does not contain its own definition. The definition contained in the regulation is limited to paid camping, so excludes any land used for unpaid camping. There are several free camping grounds within Selwyn District that would not be camping grounds under this definition.
- The definition refers to ‘temporary living structures’, which is open to interpretation regarding the types of structures that could be included, particularly in regard to relocatable cabins.
- Within townships, there is no camping ground definition, so any camping activities would fall under ‘travelling accommodation.’

### **5.5.2 Policy Framework**

The Township Volume policy framework does not include any objectives or policies relating to camping grounds.

The Rural Volume contains the following provisions:

**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 surrounds.*

**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.*

The explanation and reasons for the objective and policies recognises that camping ground facilities should maintain the amenity values of the surrounding area, as these are the values that attract people to these areas in the first instance. The impact of these facilities is reduced when they are concentrated in one or two areas, rather than scattered around the whole of a lake edge or reserve.

### **5.5.3 Rules package**

#### **Living zones**

There are no specific rules relating to camping grounds in the Township zone. As the Township volume also does not contain a definition of camping grounds, any such activities would be deemed ‘visitor accommodation.’ Visitor accommodation is not specifically provided for within the Living zones, so would be permitted subject to compliance with the standards for non-residential activities.

#### **Business zones**

In the Business zones, visitor accommodation at ground level is a discretionary activity in Business 2 and 2A zones. Visitor accommodation is generally permitted subject to compliance with the built form standards in the Business 1 zones. Within the Key Activity Centres visitor accommodation at ground floor level is Discretionary within Precincts 1 (Core Retail) and 8 (Community Anchor/Town Square).

#### **Rural zones**

Camping ground facilities are listed as a Discretionary Activity under Rule 9.2.1.5.

### Comment

The current policy framework recognises the importance of protecting the amenity of areas surrounding camping grounds.

Council staff have advised that issues have arisen in the past in relation to a camping activity operating at a backpacker hostel in a Living zone within Arthurs Pass. This activity is understood to be subject to the zone rules relating to non-residential activities within Living zones.

The existing camping grounds and camping areas in Selwyn District largely appear to be operating under assumed existing use rights. Council staff were not aware of any issues that have arisen in relation to existing camping grounds with respect to the District Plan provisions.

## **6 Mahaanui Iwi Management Plan**

The Iwi Management Plan (IMP) does not contain any relevant policy guidance or outcomes anticipated in relation to temporary activities, temporary accommodation or camping grounds.

The IMP does however identify that freedom camping is having adverse effects on the environment and Ngai Tahu values (5.6 Tangaroa, Issue TAN12). There are 2 policies relating to this issue:

*TAN12.1 To work with local authorities, the Department of Conservation and the wider community to identify areas where freedom camping is prohibited or restricted.*

*TAN12.2 To support the use of incentives and information as tools to encourage campers to camp in designated, serviced sites as opposed to freedom camping.*

## **7 Options Assessment and Recommendations**

### **7.1 Draft National Planning Standards**

The Ministry of Environment led National Planning Standards (NPS) include proposed definitions that will need to be taken into account in developing revised definitions, policies and rules.

The draft District Plan structure includes a Temporary Activities section under Part 4 General District-wide matters. The District Plan will be required to comply with the NPS structure.

There are no definitions of temporary activities, temporary accommodation or camping grounds included in the draft NPS. Relevant draft definitions include:

*Visitor accommodation: Means land and/or buildings used primarily for accommodating non-residents, subject to a tariff being paid.*

This definition wording would include camping grounds.

### **7.2 Temporary Activities including TMTA**

The following approach to managing effects of temporary activities in Selwyn is recommended:

#### **7.2.1 Matters to inform or be reflected in policies**

Temporary activities include a wide range of activities and events;

Temporary activities provide a range of social, cultural and economic benefits to the local community, and enable people to provide for their health and wellbeing;

Temporary buildings, structures and activities relating to construction projects are necessary in enabling construction works;

The benefits that temporary activities provide to the community and the limited duration of these activities to some extent offsets their adverse effects;

### **7.2.2 Definition**

It is recommended that the definition of temporary activities should broadly describe temporary activities, noting that these activities have a limited duration, and can either be one-off occurrences, or may be recurring. The existing definition of community market should be retained.

It is not recommended to include a definitive list of specific activities within the definition, as this approach risks excluding some types of activities that are not easily categorised, and does not cater to new types of activities that may evolve or be developed in the future.

It is recommended that the current definition of temporary military training activities is retained. This definition is consistent with the definition used in other District Plans, and is supported by the NZDF.

### **7.2.3 Possible options for rules**

It is recommended that the rules seek to enable temporary activities to operate, while managing the effects of these activities. The existing temporary accommodation provisions are generally considered appropriate. The following possible options for rules, have therefore been largely based on the existing provisions:

- Retaining the current duration and frequency of activities from the existing definition as a permitted activity standard, including weekly community markets.
- Specifying a separate duration for buildings and structures ancillary to temporary activities, to allow for set up and pack down. The current Plan allows for a 2 day timeframe, and consideration should be given to whether this is an appropriate timeframe to retain, particularly for larger events.
- Retaining an exemption from Rural zone rules, with appropriate controls to maintain amenity. Noise in relation to temporary activities is covered in the DW005 report prepared by Acoustic Engineering Services for the District Plan Review. This report also notes that consideration should be given to whether a blanket exclusion is appropriate within the rural zones, or whether some controls should be included to protect amenity.
- Exempting temporary activities from traffic generation standards. It is also recommended that temporary activities should not be subject to requirements for traffic management plans, as these are already required through the Bylaw.
- Temporary activities within rural zones should be subject to car parking requirements, to ensure parking does not occur on roads.
- Within Living or business zones, consideration should be given to whether any exemptions from transport standards are appropriate.
- Within Living zones, temporary activities should be subject to hours of operation, glare and lighting standards applicable to the zone.
- Temporary activities and buildings ancillary to construction activities should be permitted, subject to controls on the duration of the activity.

### **Temporary military training activities**

It is recommended that Temporary Military Training Activities be permitted subject to activity standards. It is considered appropriate for any such standards to exclude construction of permanent buildings or structures, on the basis that any construction work would be subject to the relevant zone rules. Consideration should be given to applying requirements for disturbed ground to be returned to its former state only where such disturbance would not otherwise be permitted.

## **7.3 Temporary Accommodation**

There are three possible approaches to providing for temporary accommodation in the Proposed District Plan, retaining the status quo, deleting the provisions or developing alternative provisions.

It is recommended that the temporary workers accommodation provisions in Part D/A.1 are deleted.

### **7.3.1 Retaining Status Quo**

Retaining the existing provisions in Chapter D/A.1, with appropriate updates to align with the proposed District Plan zones, would be generally consistent with the approach taken in the Christchurch District Plan. However, given the very limited extent to which these provisions appear to have been used, and the issues identified in relation to the temporary workers accommodation that was established, there appears to be little reason to retain these provisions.

The current approach to providing for construction-related temporary accommodation would continue to enable these units through exemptions to dwelling density and site coverage standards. Retaining some provision for temporary units on rural sites is recommended. This may be most appropriately addressed through the rural zone rules.

### **7.3.2 Deleting Temporary Workers Accommodation provisions**

It is recommended that the provision in Part D/A.1 be deleted. Any temporary workers accommodation would be required to either comply with the relevant zone rules or seek a resource consent. Any development could therefore be assessed on its merits, with appropriate controls placed via conditions to manage adverse effects on the surrounding area.

### **7.3.3 Developing alternative provisions**

An alternative set of provisions could be developed to provide for temporary workers' accommodation in relation to construction projects, either earthquake related or not. However, given that no resource consents have been issued for temporary workers accommodation, and the risk of enforcement issues arising when this type of accommodation is enabled, there does not appear to be any benefit in developing alternative provisions.

## **7.4 Camping Grounds**

Options for managing camping grounds include retaining the status quo or developing alternative provisions.

It is recommended that alternative provisions are developed.

### **7.4.1 Maintaining Status Quo**

If the existing approach to camping grounds is carried through the District Plan review, the definition of camping grounds would remain as per the Camping Ground Regulations.

The current policy approach acknowledges the presence of camping grounds in rural zones and seeks to maintain the amenity of these areas.

A rule package that maintains the status quo would provide for camping grounds as discretionary activities within the rural zones only. No specific rules for camping grounds would be provided in the urban zones, and no provision made for existing camping grounds.

Any existing camping grounds would largely continue to operate under assumed existing use rights, with resource consent required for any redevelopment or expansion.

#### **7.4.2 Alternative provisions**

An alternative approach to providing for camping grounds is recommended, and should include consideration of the following matters:

- A camping ground policy should recognise existing facilities, and the benefits they provide to the community, and seek to ensure that camping ground activities maintain the amenity of the surrounding area.
- A specific definition of camping grounds should be developed, to differentiate these activities from other types of visitor accommodation. In developing a definition, consideration should be given to the various types of camping grounds that exist within the District, whether any proposed wording would exclude some of these existing facilities, and whether such exclusions are appropriate.
- It is recommended that a discretionary activity status apply to new camping grounds within the District, to enable any new facilities to be assessed through the resource consent process.
- Consideration should be given to the appropriateness of permitting or exempting new camping grounds on DoC land from the District Plan rules, on the basis that these facilities would be subject to alternative methods of control, via the concession process.
- Some well-established camping grounds within the District do not have resource consent, and are assumed to rely on existing use rights. The appropriateness of specifically providing for some of these existing facilities should be considered. This could be achieved by a permitted activity standard that specifies camping grounds in particular existing locations, or by scheduling these facilities within the Plan.

DW018 Temporary activities and accommodation, camping grounds – communications and engagement summary plan

Key messages

(as of 1 October 2018)

Background

- As part of the Selwyn District Plan Review, policies and rules managing temporary activities, temporary accommodation and camping grounds are being reviewed.
- There’s significant overlap between this topic and several other topics, including transport, noise, lighting and glare, relocated buildings, Council assets, and the zone provisions.

Current status

Temporary activities

- Temporary activities are defined in the current District Plan as any activity that operates within specified durations and frequencies. This also includes weekly community markets.
- Current District Plan addresses temporary activities through the zone rules in the township and rural volumes via a series of exemptions to the rules.

Temporary accommodation

- The District Plan contains a separate chapter that provides for workers’ temporary accommodation for the greater Christchurch rebuild, and forms a complete code including a policy framework, definitions and rules. This chapter was inserted into the Plan by the Minister for Earthquake Recovery under the CERA Act, and was intended to enable workers’ accommodation units or complexes to be established more easily than would be possible under the zone rules. The provisions enable workers’ accommodation facilities established under the rules to operate until 31 December 2022.
- The Plan makes no specific provision for other types of temporary accommodation, such as seasonal workers accommodation.
- Key issues include:
  - not having any guidance on what types of work are considered to be related to earthquake recovery
  - difficult to monitor whether tenants within workers’ temporary accommodation are employed in earthquake rebuild related work.

Camping grounds

- New camping grounds in the Rural Zone have a discretionary status. Any camping grounds established in residential or business zones are assessed as visitor accommodation against the relevant zone rules.
- Key issues include:
  - current Plan not providing for any existing camping grounds. Most existing camping grounds within the District operate under assumed existing use rights
  - current rules relevant to visitor accommodation haven’t been designed to control camping ground activities.

About preferred option

Temporary activities

- Key draft changes include updating existing rules and policies to improve clarity. This would include exempting temporary activities from compliance with other Plan rules, particularly those controlling the scale of activities.

Temporary accommodation

- Key draft changes include:
  - removing the existing workers’ temporary accommodation provisions from the Proposed District Plan. Any accommodation developments for workers employed in earthquake recovery activities would be subject to the zone rules.

Camping grounds

- Key draft changes include:
  - developing a specific definition for camping grounds, to differentiate these activities from other types of visitor accommodation.
  - considering the appropriateness of permitting or exempting certain types of camping grounds or areas that are subject to alternative methods of control. This may include freedom camping, which is proposed to be managed by a bylaw (this is managed outside the District Plan Review), or DOC camping facilities.
  - developing rules that provide for specified existing camping grounds.
  - retaining the existing approach to new camping grounds in the Rural Zone.
  - developing controls for new camping ground activities in residential and business zones.

Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	NZ Defence Force	Existing camping ground operators, includes Council owned	Selwyn ratepayers
Consent, building and compliance teams	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Department of Conservation		News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	Holiday Accommodation Parks Association NZ		Wider public
		Federated Farmers		
		Horticulture NZ		

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Key stakeholders are “the organisations requiring engagement and information as the preferred options for the Draft District Plan are being prepared.” (District Plan Review Community Engagement Implementation Plan; p.6) )Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (DPR Engagement Framework)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (District Plan Review Community Engagement Implementation Plan; p.6)

Engagement during review phases

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Baseline assessments				[except Holiday Accommodation Parks Association NZ	[Council only]	
Preferred option development						
Preferred option consultation						

2018 communications and engagement key tasks/milestones per month

(more detailed action plans to be developed for each major milestone or as required)

Audiences	Pre-October	October	November
ECan	Consulted with as part of the baseline report		Endorsed preferred option report is shared
Rūnanga	Consulted with as part of the baseline report		Endorsed preferred option report is shared
Key stakeholders	Consulted with as part of the baseline report		Endorsed preferred option report is shared and feedback sought via letter
Landowners/occupiers			[via their membership organisation and once Proposed District Plan gets notified]
General public			[will be consulted once Proposed District Plan gets notified]
DPC		Preferred option report goes to DPC for endorsement	

## 9. Preferred Option Report and Communications and Engagement Summary Plan – Alpine Villages

Author:	Adam Jellie (Stantec) and Jocelyn Lewes, Strategy & Policy Planner
Contact:	(03) 347 1809 (Jocelyn)

### Purpose

To brief the Committee on the Preferred Option Report, which provides a summary of the Baseline Report that assesses the effectiveness and appropriateness of the specific provisions in the Operative District Plan that apply to the villages of Arthur's Pass, Castle Hill and Lake Coleridge, collectively referred to as Alpine Villages. The intent of the provisions is to retain the special amenity and character of the villages and to manage their effects on the surrounding alpine and high country environment.

The attached Communications and Engagement Summary Plan is to inform the Committee of the engagement activities to be undertaken in relation to the 'Alpine Villages' topic.

### Recommendation

***"That the Committee notes the report."***

***"That the Committee endorses the Preferred Option for 'Alpine Villages' for further development and engagement."***

***"That the Committee notes the summary plan."***

### Attachments

'Preferred Option Report for Alpine Villages'

'Alpine Villages – communications and engagement summary plan'



# PREFERRED OPTION REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 20 September 2018

**TOPIC NAME:** Residential

**SCOPE DESCRIPTION:** Alpine Villages (RE012)

**TOPIC LEAD:** Jocelyn Lewes

**PREPARED BY:** Stantec New Zealand (Adam Jellie)

## EXECUTIVE SUMMARY

<i>Issue(s)</i>	<ol style="list-style-type: none"> <li>1. Whether the Alpine Villages warrant specific management in the Proposed District Plan;</li> <li>2. Inconsistent drafting and clarity of the Alpine Village objectives and policies;</li> <li>3. The National Planning Standard spatial tools to be applied to the villages; and</li> <li>4. Whether the Bealey Spur Existing Development Area warrants specific management in the Proposed District Plan</li> </ol>
<i>Preferred Option</i>	<i>Option 3: Retaining specific management provisions for the Alpine Villages with modifications</i>
<i>DPC Decision</i>	



## 1.0 Introduction

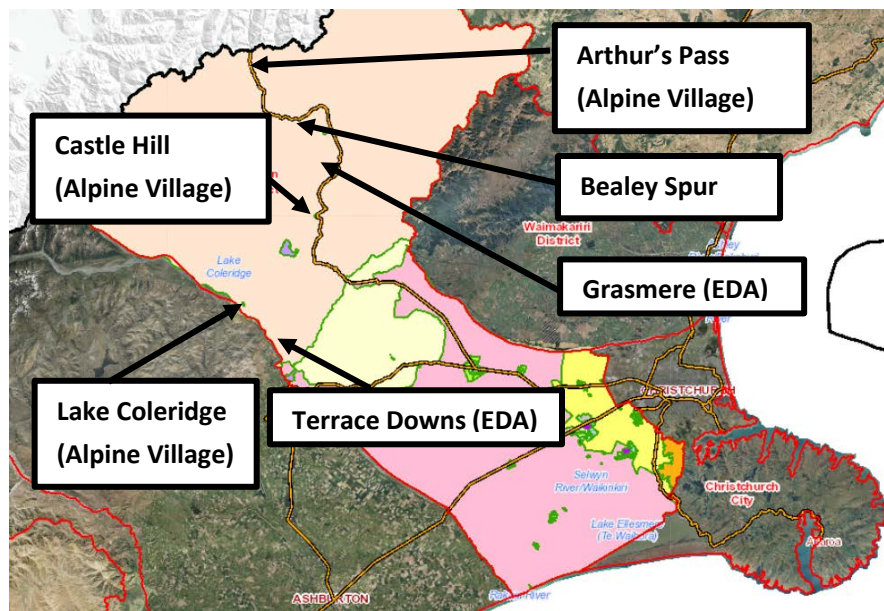
The *Alpine Village Character and Amenity Baseline Report* (Baseline Report RE012) has been prepared as part of the residential workstream to assess the effectiveness and appropriateness of the specific provisions in the Operative District Plan that apply to the villages of Arthur's Pass, Castle Hill and Lake Coleridge, collectively referred to as Alpine Villages. The intent of the provisions is to retain the special amenity and character of the villages and to manage their effects on the surrounding alpine and high country environment. Baseline Report RE012 is attached as **Appendix 1**.

To inform the Baseline Report RE012 an on-the-ground assessment of the character and amenity of the three villages was undertaken. The Baseline Report compared and contrasted the assessment findings for each village to identify whether an ongoing specific management approach was required for each of the villages.

The purpose of this Preferred Option Report is to provide a summary of the key issues identified in Baseline Report RE012 and to identify and recommend options and approaches for the management of Alpine Villages under the Proposed District Plan. The Preferred Options endorsed by the Council will form the basis of further engagement with stakeholders as part of the District Plan Review project.

Related to this topic is the future management of the Existing Development Areas (EDA) located in the High Country<sup>1</sup>. These are Terrace Downs, Grasmere and Bealey Spur.

Figure 1 below shows the location of the villages of Arthur's Pass, Castle Hill and Lake Coleridge and three Existing Development Areas (EDA) located in the High Country.



**Figure 1: Location of the Alpine Villages and Existing Development Areas**

Arthur's Pass Village is located two hours west of Christchurch on State Highway 73. At 740 m above sea level, the Village is surrounded by Arthur's Pass National Park. Castle Hill Village is located just over an hour west of Christchurch on State Highway 73, lying between the Torlesse and Craigieburn Ranges. The Village is an alpine settlement located at an altitude of 720 m above sea level. Lake Coleridge and the

<sup>1</sup> There are 13 EDA's in the Operative District Plan, with only three of these being located in the High Country.

small settlement linked to it are located approximately 90 minutes west of Christchurch, at an elevation of 380 m above sea level.

## 2.0 Statement of Operative District Plan approach

The Operative District Plan sets up a somewhat complicated approach to the management of the three villages. Provisions that specifically relate to the villages are included in B1 Outstanding Natural Features and Landscapes, B3 Health Safety and Values and B4 Growth of Townships. The villages are also subject to the various zoning provisions that apply to them.

The Operative District Plan does not include a specific definition for “Alpine Village”, instead objectives and policies make reference to ‘alpine chalets’ for Arthur’s Pass and Castle Hill or ‘alpine village character’ in Castle Hill. No similar reference is made in relation to Lake Coleridge.

Specific rules which apply to Arthur’s Pass and Castle Hill are contained within Section C11 and C23 (C23 applies to Castle Hill only). There are no specific rules that apply to Lake Coleridge Village and instead only objectives and policies apply. The specific rules apply in addition to the underlying residential (Living 1 or 1A for Castle Hill) and business zones (Business 1A for Castle Hill) for each village.

### 2.1 Objectives

Objectives B1.4.1, B1.4.2 and B4.3.1 apply generally across the villages and seek that expansion of the villages do not adversely affect the Outstanding Natural Landscape (ONL) and that the amenity values of the high-country surroundings are recognised and maintained. Objective B3.4.1 seeks that townships are pleasant places to live and work in.

Objective B1.4.3 recognises the special location of Arthur’s Pass Village within the National Park in terms of amenity values and protecting the ONL.

### 2.2 Policies

#### 2.2.1 Arthur’s Pass

In terms of development, the policies require that large buildings, structures protruding above roof lines and reflective materials are to be avoided. Development is also required to reflect or complement the topography of the surrounding landscape and character and style of the old construction huts. This is to ensure that Arthur’s Pass maintains a mix of small workers cottages and ‘alpine chalet’ style buildings.

Fences within the Village are discouraged. The retention of existing indigenous vegetation is encouraged, and new landscaping is required to use indigenous species which are genetically sourced from the area. Exotic species that have the potential to create weed problems are to be avoided.

#### 2.2.2 Castle Hill

The policies set out to ensure that development within Castle Hill maintains an ‘alpine chalet’ theme and an ‘alpine village’ character. This includes avoidance of large building/structures in general, as well as on small sites, and the use of reflective colours. Buildings and structures are required to be designed to reflect or complement the colours and topography of the surrounding landscape.

Use of existing zoned land is encouraged prior to any expansion of the village.

### 2.2.3 Lake Coleridge

The policies seek avoidance of large building/structures and reflective colours. Landscaping consisting of indigenous plants of the same species as in the area is encouraged and planting of exotic species which are prone to spreading is to be avoided.

### 2.3 Rules for Arthur's Pass and Castle Hill

The eight permitted activity rules in Section C11 control building materials, roof design, reflectivity, fences, signage, earthworks and landscaping within Arthur's Pass and Castle Hill. Section C23 Business Zones contains the same or similar rules with the exception of landscaping and these rules apply to the Business 1A zone at Castle Hill only, as there is no business zone at Arthur's Pass

### 2.4 Schedules

Parts of the High Country (such as Arthur's Pass National Park) are scheduled in the Operative District Plan as an ONL. Currently this ONL directly surrounds Arthur's Pass Village, adjoins Castle Hill Village and is located adjacent to Lake Coleridge to the north and south.

### 2.5 Existing Development Areas

The Terrace Downs and Grasmere EDA's are considered to have a 'tourism focus' and each have a set of specific provisions that apply which control land-use, development and subdivision<sup>2</sup>. Bealey Spur does not have a tourism focus and the EDA provisions relate solely to subdivision and buildings and in all other instances the rules of the base Rural (High Country) Zone apply.

## 3.0 Summary of relevant statutory and/or policy context

The relevant higher order documents are the Canterbury Regional Policy Statement 2013 (CRPS), Malvern Area Plan Mahere-ā-Rohe and the draft National Planning Standards.

### 3.1 Canterbury Regional Policy Statement 2013

The key provisions which are relevant to the management of the Alpine Villages and the protection of the ONLs are included in chapters 5 and 12 of the CPRS. A key objective of Chapter 5 is that development is designed so that it maintains and where appropriate enhances the overall quality of the natural environment including outstanding natural landscapes (Objective 5.2.1). Substantial developments are to be designed and built to ensure amenity values, the quality of the environment, and the character of an area are maintained or appropriately enhanced (Policy 5.3.3).

<sup>2</sup> All 13 EDA's are subject to another workstream and Baseline Report DW020 Existing Development Areas recommends that the Terrace Downs and Grasmere EDA's are identified as Tourism Precincts. The recommendation of this report for Bealey Spur is that it could be zoned Alpine Village otherwise a rural zoning is appropriate.

Chapter 12 sets out a resource management framework for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development. The Alpine Villages are located directly adjoining areas identified by the CRPS as Outstanding Natural Landscapes (Appendix 4).

### 3.2 Malvern Area Plan Mahere-ā-Rohe 2031

The Malvern Area Plan Mahere-ā-Rohe 2031 was adopted by Council in September 2016. The purpose of the plan is to provide high-level planning direction to guide the growth and sustainable management of each township in the Malvern area through to the year 2031.

Across the three Alpine Villages, no new areas for residential or business (in the case of Castle Hill) purposes have been identified as being necessary to be proactively zoned by Council.

### 3.3 Draft National Planning Standards

As part of the 2017 amendments to the Resource Management Act (RMA) the Ministry for the Environment is developing National Planning Standards. The first set of draft standards were released for consultation on 6 June 2018. Once National Planning Standards are approved by the Minister for the Environment, Council will be required to prepare its district plan in accordance with the national planning standards and the district plan must give effect to the national planning standard.

The draft standards set out a structure for district and regional plans and includes a zone framework comprising zone names and purpose statements. The draft standards make reference to 'spatial planning tools', such as precincts which may allow Council to customise provisions for local circumstances.

The issues that will need to be resolved with implementing the National Planning Standards include the relevant zone to be applied to the Alpine Villages and the appropriate 'spatial planning tools' to be adopted to protect the alpine character and values of these areas.

## 4.0 Summary of issues

The Baseline Report RE012 report identified the following issues that will need to be addressed to ensure the effective and appropriate management of the Alpine Villages under the Proposed District Plan.

### 4.1 Specific provisions for the management of the Alpine Villages

The main issue to be resolved is whether all three Alpine Villages warrant specific provisions for their ongoing management in the Proposed District Plan. Based on the amenity and character assessments for each village an evaluation and comparison of the three villages was carried out in Baseline Report RE012. It concluded that:

- Castle Hill Village's 'specialness' is derived from its development as an 'alpine themed village' and this theme and style has continued to be reflected in ongoing new development. Specific provisions should continue to be applied to the Castle Hill Village to ensure the cohesiveness and consistency of the built form continues;
- In addition to its setting surrounded by a National Park, Arthur's Pass Village derives its distinct character and amenity from its historic past and in particular the original workers huts and cottages, many of which still exist in their original form. The Village justifies the continued inclusion of specific provisions to maintain the special character and amenity of the Village; and

- Lake Coleridge Village does not demonstrate clear and distinct special characteristics that require specific provisions for their maintenance or protection under the provisions of the Proposed District Plan.

It is also important to note that the Landscape Workstream is intending to extend the ONL overlay over the villages of Castle Hill and Arthur's Pass and closer to Lake Coleridge. This is an integration matter and changes to the ONL provisions will need to be considered in the context of the Alpine Villages.

## 4.2 Inconsistencies and ambiguities of objectives and policies

A number of issues were identified with the objectives and policies (not rules) following the evaluation of the Operative District Plan provisions for the Alpine Villages. These are predominantly to do with clarity of drafting and specifically include:

- the need for the objectives and policies to clearly distinguish whether they are addressing the effects of the villages on the surrounding environment outside the zone boundary or the effects of activities within the village zone boundary;
- a need for clarity and consistent use of language regarding the types of values (e.g. outstanding natural features and landscape values, unique historic and amenity values, alpine and historic values) referred to in the policies and whether these values should be protected, not adversely affected, retained, recognised, etc;
- references to views in a number of objectives and policies need to be revisited. They generally relate to views from within the villages to the surrounding environment (e.g. Policies B1.4.2, B1.4.6, B1.4.8, B3.4.28 and B1.4.11). However, consideration should be given to including policies relating to views of the villages from the surrounding environment, especially where the policies reference large flashing and reflective structures; and
- a number of the policies relating to views include the word 'avoid'. In light of the King Salmon decision the use of 'avoid' needs to be revisited in the context of these policies (e.g. Policies B1.4.2, B1.4.8 and B1.4.11).

## 4.3 Application of National Planning Standards

This issue relates to which National Planning Standard spatial planning tools should be applied to the Alpine Villages. Matters to be resolved include:

- which zones should be applied to the villages; and
- which other spatial planning tools such as precincts or specific controls are appropriate.

This issue cannot be resolved until the National Planning Standards are finalised in April 2019.

## 4.4 Ongoing management of Existing Development Areas

The recommendation of Baseline Report DW020 is that EDAs, in their current form, not be rolled over into the Proposed District Plan and that the preferred approach is to assume them into the Rural Zone, unless other provisions are applicable.

The issue is whether Bealey Spur requires a specific management approach and whether it should be considered an Alpine Village. To make an informed decision about the future management of Bealey Spur, it is recommended that a site visit and character and amenity assessment of the EDA be

undertaken. This is to confirm the characteristics of the settlement and to confirm whether a specific management approach is warranted.

## 5.0 Options to address issues

The following three options to address the issues identified in Section 4 are proposed.

### 5.1 Option 1: Retaining the status quo

This option involves rolling over the Alpine Village provisions for all three villages without amendments into the Proposed District Plan.

***Effectiveness in Addressing Issue:***

Retaining the status quo does not address the issues identified in Section 4 of this Report.

***Risks:***

Retaining the status quo is a lost opportunity to amend the provisions for the specific management of the Alpine Villages and to efficiently implement the National Planning Standards before the statutory timeframe of five years.

***Budget or Time Implications:***

None, as no work would be required.

***Stakeholder and Community Interests:***

Village residents, other land owners and developers, environmental interests and the wider community.

***Recommendation:***

That Option 1 Status quo should not be carried forward for further consideration.

### 5.2 Option 2: Removing specific management provisions for the Alpine Villages

This option involves removing all the specific management provisions for the three Alpine Villages and relying on the relevant zone provisions and the overlay provisions for the ONL.

***Effectiveness in Addressing Issue:***

The amenity and character assessments and evaluations identified that both Castle Hill and Arthur's Pass Villages have distinct and special characteristics that justify the inclusion of specific provisions for the ongoing management of the villages. Failure to include specific management provisions for the villages in the Proposed District Plan could result in the loss of these characteristics that make these villages special and different from other villages in the District.

The existing specific provisions are also intended to manage the effects of the villages on the surrounding alpine and high country environment and in particular the Arthur's Pass National Park. The loss of such provisions could result in future development in the villages having an adverse effect on the surrounding environment.

***Risks:***



The risk with this approach is the ability to maintain the ‘special character’ of the villages could be lost and future development in the villages could result in adverse effect on the surrounding high country and alpine environment.

***Budget or Time Implications:***

No budget or time implications as no additional drafting would be required.

***Stakeholder and Community Interests:***

Village residents, other land owners and developers, Department of Conservation, environmental interests and the wider community.

***Recommendation:***

That Option 2: Removing specific management provisions for the villages should not be carried forward for further consideration.

### 5.3 Option 3: Retaining specific management provisions for the Alpine Villages with modifications

This option involves including specific objectives, policies and rules in the Proposed District Plan to retain the special and distinct character of Arthur’s Pass and Castle Hill Villages and to manage the effects of these villages on the surrounding alpine and high country environment and in particular the Arthur’s Pass National Park.

As the Baseline Report RE012 identified that Lake Coleridge Village does not demonstrate clear and distinct special characteristics this option does not propose that specific management provisions be applied to this Village.

This option also includes amendments to the existing objectives and policies for the Alpine Villages to address issues of inconsistent drafting and to remove ambiguities. In particular this includes clearly distinguishing whether the objectives and policies are addressing the effects of the villages on the surrounding environment outside the zone boundary or the effects of activities within the village zone boundary.

It is anticipated that the specific objectives, policies and rules will be applied through the adoption of separate precincts for the Arthur’s Pass and Castle Hill Villages. However, this will need to be confirmed once the final version of the National Planning Standards has been released.

It is difficult to make recommendations at this stage as to which zones should be applied to the Villages given the uncertainty regarding the final form of the National Planning Standards for zones and the revised residential and business zone frameworks that are being developed in other workstreams.

The precise drafting of the objectives and policies must be considered in conjunction with the ONL Overlay workstream to determine the extent to which the effects of the Villages on the surrounding environment and particularly the National Park need to be addressed through the specific management provisions for the Villages.

***Effectiveness in Addressing Issue:***



The amenity and character assessments and evaluations in the Baseline Report RE012 provide the evidential basis for recommending that Arthur's Pass and Castle Hill Villages have special and distinct characteristics that require special management provisions to be included in the Proposed District Plan. The assessments and evaluations also confirmed that Lake Coleridge Village does not exhibit characteristics that warrant specific management.

***Risks:***

Drafting of provisions in the zones and the ONL Overlay will need to be considered when developing the specific management provisions for Arthur's Pass and Castle Hill Villages to ensure there is no conflict between the provisions and that the effects of the Villages on the surrounding environment are appropriately managed.

***Budget or Time Implications:***

Budget and time will be required to restructure and amend the Alpine Village provisions.

***Stakeholder and Community Interests:***

Village residents, other land owners and developers, Department of Conservation, environmental interests and the wider community.

***Recommendation:***

That Option 3 Retaining specific management provisions for the Alpine Villages with modifications be carried forward for further consideration.

## 6.0 Matters requiring further consideration

The Baseline Report RE012 identified a number of matters that cannot at this stage be resolved mainly because of the uncertainty over the final form of the National Planning Standards or the outcomes from other workstreams. These matters include:

- Determining appropriate replacement National Planning Standard zones for the Living 1, Living 1A and Business 1A Zones that currently apply to the Alpine Villages.
- Determining the appropriate other National Planning Standard specific controls, e.g. precincts or overlays, for the management of Arthur's Pass and Castle Hill Villages.
- Integration with the ONL Overlay workstream to determine the extent to which the effects of the Villages on the surrounding environment and particularly the National Park need to be addressed through the specific management provisions for the Villages.
- Determining whether Bealey Spur requires a specific management approach and whether it should be considered an Alpine Village.

## 7.0 Preferred Option for further engagement

In summary the recommended option for further consideration and engagement is Option 3 Retaining specific management provisions for the Alpine Villages with modifications.

## Appendix 1: Baseline Report RE012 – Alpine Villages Character and Amenity

# SELWYN DISTRICT PLAN REVIEW RE012 ALPINE VILLAGES BASELINE ASSESSMENT REPORT

**PREPARED FOR SELWYN DISTRICT COUNCIL**

14 September 2018

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## REVISION SCHEDULE

Rev No.	Date	Description	Signature or Typed Name (documentation on file)			
			Prepared by	Checked by	Reviewed by	Approved by
0.1	18/07/18	First draft	AJ	PH	PH	AC
0.2	22/08/18	Revised draft	AJ/PH	PH	PH	AC
1.0	07/09/18	Final draft	AJ	PH	PH	FL
1.1	14/09/18	Final	AJ/PH	PH	PH	FL

## Executive Summary

The purpose of this Baseline Report (Report) is to review the effectiveness and appropriateness of the District Plan provisions (objectives, policies and rules) in achieving the intended outcomes for the Alpine Villages.

The Alpine Villages are considered for the purposes of this Report to include Arthur's Pass, Castle Hill and Lake Coleridge, due to the location of each village in high country alpine environments. In order to understand and evaluate the effectiveness of the provisions for the Alpine Villages, site visits and an on-the-ground character and amenity assessment were undertaken for each village by Council's Senior Urban Designer, Gabi Wolfer.

Prior to undertaking the on-ground-assessments a set of criteria was developed which incorporate elements of the provisions in the Operative District Plan relating to the three villages. These criteria ensured that a structured and consistent approach to the character and amenity assessments was undertaken.

Following the assessments, the Council Consenting and Monitoring and Enforcement teams were contacted to provide feedback on any issues or gaps with regard to the administration of the Alpine Village provisions in the District Plan and these have been considered in the evaluation.

The effectiveness of the District Plan provisions that relate to the Alpine Villages were assessed based on the findings of the character and amenity assessments. It is recommended that the objectives and policies which apply to Lake Coleridge not be rolled over into the Proposed District Plan and instead only the Settlement Zone provisions should be applied.

Amendments are recommended in terms of the policy framework in that the objectives and policies need to clearly distinguish whether they are addressing the effects of the villages on the surrounding environment outside the zone boundary or the effects of activities within the village zone boundary. It is considered that the Alpine Village provisions for Arthur's Pass and Castle Hill can be largely rolled over (with the amendments) into the Proposed District Plan.

# Selwyn District Council

## RE012 Alpine Villages Baseline Assessment Report

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# 1. Introduction

The purpose of this Baseline Report (Report) is to review the effectiveness and appropriateness of the Operative District Plan provisions (objectives, policies and rules) in achieving the intended outcomes for the Alpine Villages.

The Alpine Villages are considered for the purposes of this Report to include Arthur's Pass, Castle Hill and Lake Coleridge due to the location of each village in high country alpine environments. The Operative District Plan does not include a definition which specifically states which villages are considered Alpine Villages.

The Alpine Village provisions in the Operative District Plan seek to manage the effects of the expansion of the villages, maintain the character within the villages, as well as protecting the values of outstanding natural features and landscapes in close proximity to them. The effectiveness of these provisions is evaluated in the subsequent sections of this Report.

## 1.1 Scope

The purpose and scope of this Report is to:

- undertake a review (and provide a summary) of the relevant provisions and key approaches/issues to the Alpine Villages;
- liaise with the Council's Resource Consent, Monitoring and Enforcement and Building teams to identify if there have been any particular issues or matters that have arisen in the administration of the Operative provisions;
- undertake character and amenity assessments for the Alpine Villages (completed by Gabi Wolfer, Council's Senior Urban Designer);
- provide statements which clearly describe the desired amenity and character outcomes for each of the Alpine Villages; and
- draw conclusions as to whether the Operative provisions should be "rolled over", amended or replaced by new provisions.

## 1.2 General overview of Alpine Villages

The villages of Arthur's Pass, Castle Hill and Lake Coleridge are located in the Canterbury High Country, west of Christchurch. Refer to appendices E to F for larger maps of the villages.

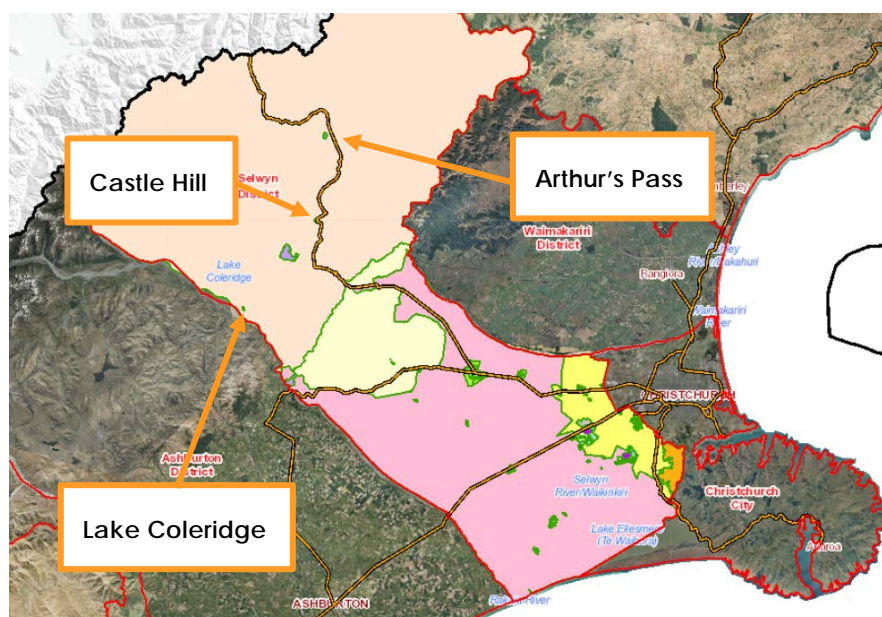


Figure 1-1: Location of the Alpine Villages



### 1.2.1 Arthur's Pass

Arthur's Pass Village is located two hours west of Christchurch on State Highway 73. At 740 m above sea level, the Village is surrounded by Arthur's Pass National Park.

The Malvern Area Plan Mahere-ā-Rohe 2031 states that in 1864 Arthur's Pass was chosen as the preferred route for the road to the West Coast gold fields. The road was opened in 1866. At the turn of the 20th century the population of Arthur's Pass Village grew to accommodate the tunnellers who drilled the 8 kilometres Otira Tunnel. The tunnel was cut through the Main Divide and in 1923 completed the rail link between the east and west coasts of the South Island. Arthur's Pass National Park, which is 118,472 hectares in size, was gazetted in 1929. People eventually took over the tunnellers' cottages as holiday homes, but the Village is still closely associated with the railway.

The Malvern Area Plan Mahere-ā-Rohe 2031 states that the Tranz Alpine train from Christchurch stops in the Village twice daily on its journeys to the west and east coasts. The Village also offers accommodation, refreshments and the chance to explore the many attractive walks in the National Park.

Arthur's Pass is made up of four different settlement 'clusters', three of which are located in elevated locations west of SH 73. Arthur's Pass Village is unusual in that it is surrounded by Arthur's Pass National Park. The largely unmodified indigenous vegetation, steep mountains and river gorges in the Park have high landscape, ecological and aesthetic values.

### 1.2.2 Castle Hill

Castle Hill Village is located just over an hour west of Christchurch on State Highway 73, lying between the Torlesse and Craigieburn Ranges. The Village is an alpine settlement located at an altitude of 720 m above sea level.

The Malvern Area Plan Mahere-ā-Rohe 2031 states that Castle Hill Village began as a development in 1982, ten years after then owner of Castle Hill Station, John Reid, conceived a plan to create a high alpine Village on an area of farmland beneath the Craigieburn Range.

Today the Village can be visually divided into an 'old' and a 'newer' part. The character and amenity assessments found that the built form in the 'old' part is well integrated amongst the surrounding established tree plantings and does not detract from views to the surrounds. Recent development is more on display, as the location lacks established greenery and due to the larger size of buildings.

The Malvern Area Plan Mahere-ā-Rohe 2031 states that most of the 126 homes in Castle Hill are seasonal holiday homes, although several of the homes are resided in on a permanent basis.

By way of background to the specific provisions which apply to Castle Hill, the Operative District Plan states in the purpose statement that residents were surveyed in 1999 and a specific design plan was developed for the Village. This sought that development follow an "alpine chalet" theme which the Operative District Plan states adds significantly to the amenity values of the Village.

### 1.2.3 Lake Coleridge

Lake Coleridge and the small settlement linked to it are located approximately 90 minutes west of Christchurch, at an elevation of 380 m above sea level.

The Village was established during the commissioning of the hydroelectricity scheme in 1911 with the first cottages built in 1914, placed either side of Acheron Avenue. Most of the original cottages have since been removed and replaced with new residential housing, however the prototype 'show home' of an electric home built in 1915 remains. Today, many of the power station functions are automated and the Village's permanent population is less than 25 residents.<sup>1</sup>

The Operative District Plan in the purpose statement notes that there are places within and around Lake Coleridge Village where spectacular views of the Rakaia River valley can be seen, such as from Harper Place and the end of Hummocks Road overlooking the power station.

The Village is nestled within and surrounded by mature tree plantings some of which are part of the A E Hart Arboretum. The upper and lower sites of the arboretum are scheduled in the Operative District Plan.

<sup>1</sup> Malvern Area Plan Mahere-ā-Rohe 2031 p. 89

## 2. Description of Operative Plan provisions

### 2.1 Overview/structure

The Operative District Plan does not include a specific definition for 'Alpine Village' instead objectives and policies make reference to 'alpine chalets' for Arthur's Pass and Castle Hill or 'alpine village character' in Castle Hill. No similar reference made in relation to Lake Coleridge.

In terms of the provisions which apply to the Alpine Villages, these are all contained within the Township Volume with objectives and policies split across sections B1 Natural Resources, B2 Physical Resources, B3 Health Safety and Values and B4 Growth of Townships. The specific rules which apply to Arthur's Pass and Castle Hill are contained within Section C11 and C23 (Castle Hill only). There are no specific rules that apply to Lake Coleridge Village.

These specific rules apply in addition to the underlying residential and business zones that apply to the villages. A full set of relevant provisions applying the Alpine Villages are set out in Appendix A and a brief summary of Living 1 Zone provisions is set out in Appendix B.

### 2.2 Objectives

Objectives B1.4.1, B1.4.2 and B4.3.1 apply generally across the villages and seek that expansion of the villages does not adversely affect to the Outstanding Landscape and that the amenity values of the high-country surroundings are recognised and maintained. Objective B3.4.1 seeks that townships are pleasant places to live and work in.

Objective B1.4.3 recognises the special location of Arthur's Pass Village within the National Park in terms of amenity values and protecting the Outstanding Landscape.

### 2.3 Policies - Arthur's Pass, Castle Hill, Lake Coleridge

#### 2.3.1 Arthur's Pass

In terms of development, the policies require that large buildings, structures protruding above roof lines and reflective material are to be avoided. Development is also required to reflect or complement the topography of the surrounding landscape and character and style of the old construction huts. This is to ensure that Arthur's Pass maintains a mix of small workers cottages and 'alpine chalet' style buildings.

Fences within the Village are discouraged. The retention of existing indigenous vegetation is encouraged, and new landscaping is required to use indigenous species which are genetically sourced from the area. Exotic species that have the potential to create weed problems are to be avoided.

Rezoning of land is limited by the requirement for a reticulated sewage treatment and disposal system amongst other matters including access, parking and pedestrian and roading links. Where new development is required this is encouraged to occur on sites in the existing Living 1 zoned land or by rezoning rural zoned land between SH73 and the Bealey River.

#### 2.3.2 Castle Hill

The policies set out to ensure that development within Castle Hill maintains an 'alpine chalet' theme and an 'alpine village' character. This includes avoidance of large building/structures in general and on small sites and the use of reflective colours. Buildings and structures are required to be designed to reflect or complement the colours and topography of the surrounding landscape.

Use of existing zoned land is encouraged and where expansion of the Village is anticipated, proposals must ensure existing views from within the Village or the state highway to the surrounding natural environment are maintained.

Expansion is encouraged to be located on the west side of SH7 and development must not adversely affect the Thomas River, or wetlands.

#### 2.3.3 Lake Coleridge

The policies seek avoidance of large building/structures and reflective colours. Landscaping consisting of ingenious plants of the same species as in the area is encouraged and planting of exotic species which are prone to spreading is to be avoided.

Where expansion is proposed, this is to be directly adjoining the existing Village with expansion encouraged to be located between the Village and Acheron Avenue and Harper Place. Development as a result of expansion is encouraged to maintain the landscape and amenity values of the alpine surrounds.

## 2.4 Zoning

Underlying the more specific provisions for each of the Alpine Villages is a base zoning. For Arthur's Pass the zoning is Living 1, for Castle Hill the zoning is Living 1A and Business 1A (approx. 8 ha) and for Lake Coleridge the zoning is Living 1.

## 2.5 Rules - Arthur's Pass, Castle Hill

Specific rules that apply to Arthur's Pass Village and Castle Hill Village are set out in Section C11 of the Operative District Plan. These rules do not apply to Lake Coleridge Village. In the case of Castle Hill, rules which apply to the business zoned area are set out in Section C23.

The eight permitted activity rules in Section C11 control building materials, roof design, reflectivity, fences, signage, earthworks and landscaping within Arthur's Pass and Castle Hill. Section C23 contains the same or similar rules with the exception of landscaping.

The permitted activity rules apply in addition to those set out in the base zone. Where there is a conflict with a similar rule elsewhere in the Operative District Plan, the more stringent rules of Section C11 or C23 apply.

Non-compliance with the permitted activity standard requires resource consent for a restricted discretionary activity. In assessing the resource consent, Council is restricted to the considering the effects on general amenity and landscape values of the village, whether the building reflects of heritage buildings and/or areas, cost, compensatory works and in Castle Hill whether the building is appropriate in relation to the 'chalet or alpine theme' of the village.

## 2.6 Schedules – Outstanding Landscape, Protected Trees, Heritage Buildings

Parts of the High Country (such as Arthur's Pass National Park) are scheduled in the Operative District Plan as an Outstanding Landscape. Currently the boundary of this Outstanding Landscape directly adjoins Arthur's Pass Village and Castle Hill Village and is located adjacent to the Lake Coleridge to the north and south (refer Figure 2-1). The workstream lead for the Outstanding Landscape workstream has indicated that the Proposed District Plan will likely include the Overlay over Arthur's Pass and Castle Hill Villages.

Arthur's Pass contains six scheduled Heritage Buildings and Lake Coleridge one. These are described in Appendix E03 of the Operative District Plan. The upper and lower areas of the arboretum at Lake Coleridge are scheduled as Heritage Trees in Appendix E04 of the Operative District Plan.

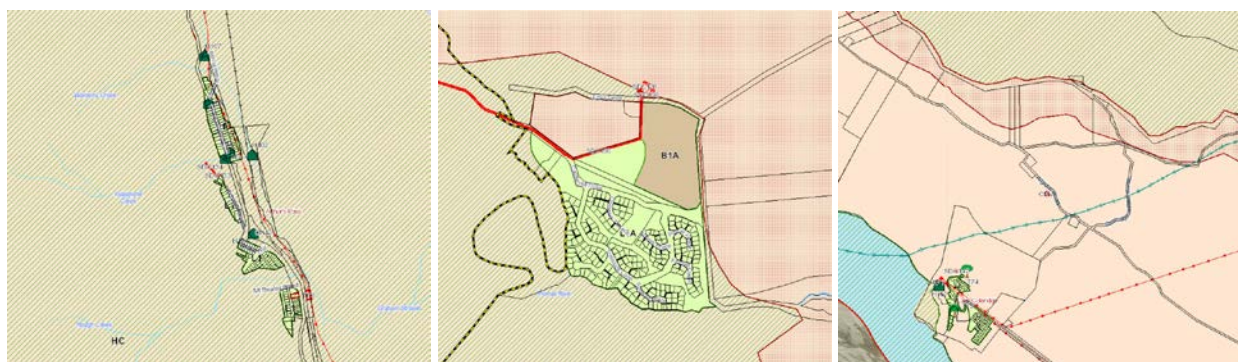


Figure 2-1: Arthur's Pass, Castle Hill and Lake Coleridge (Outstanding Landscape is Green Hatched)

## 2.7 Existing Development Areas

The Operative District Plan includes 13 Existing Development Areas (EDA). Only three of these located within the High Country. These are Terrace Downs, Grasmere and Bealey Spur as shown on Figure 2-2. All 13 EDA's are subject to another scope of work and the baseline report is currently in draft and is being finalised.

The draft EDA's Baseline Report states that EDA's are: "small pockets of higher density developments that currently exist throughout the rural area. The majority of the 13 EDA's were formalised through changes to the transitional District Plan, or via resource consents, others were already included in the transitional plan and have been rolled over to the current District Plan".

Terrace Downs and Grasmere are considered to have a 'tourism focus' and each have a set of specific provisions which apply. Appendix 21 applies to Terrace Downs and contains rules and permitted activity rules controlling land use, location, height, sewerage treatment, access, parking, servicing and subdivision. Appendix 22 -applies to Grasmere and also containing specific rules and permitted activity rules which control land use, height, access, parking and subdivision amongst other matters. Council's Strategy and Policy Planner Jocelyn Lewes has stated that these are likely to be subject to a Tourism Precinct in recognition of their focus on tourism activities.

In terms of Bealey Spur, this EDA does not have a tourism focus and the draft EDA Baseline Report notes that this area is already developed. EDA provisions relate solely to subdivision and buildings and in all other instances the rules of the base High Country Zone apply.

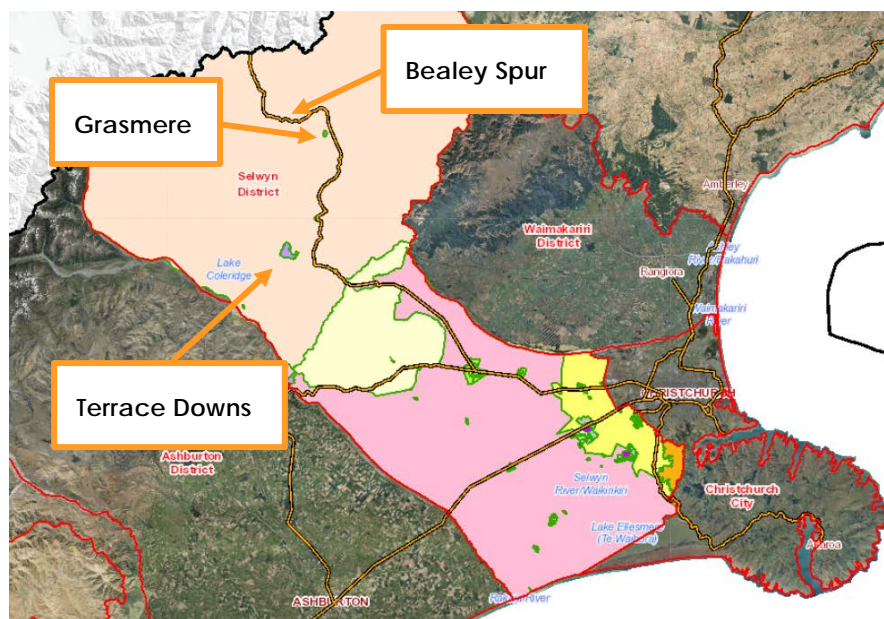


Figure 2-2: Location of the EDA's

### 3. Higher order planning documents

The purpose of this section is to provide a summary analysis of the higher order planning documents that the District Plan must give effect to and other strategic documents that are relevant to the consideration of character and amenity in the Alpine Villages.

Section 75(3) of the RMA sets out the RMA planning instruments that the District Plan must give effect to. In terms of the Alpine Villages workstream this includes the Canterbury Regional Policy Statement 2013 (CRPS).

The other documents that are relevant to this workstream are the Malvern Area Plan Mahere-ā-Rohe and the draft National Planning Standards.

#### 3.1 Canterbury Regional Policy Statement

Chapter 5 and 12 of the Canterbury Regional Policy Statement 2013 (CRPS) are of relevance to the Alpine Villages. Chapter 5 provides a resource management framework for development, including new land use, subdivision and infrastructure across Canterbury. A key objective is that development is designed so that it maintains and where appropriate enhances the overall quality of the natural environment including outstanding natural landscapes (Objective 5.2.1). Substantial developments are to be designed and built to ensure amenity values, the quality of the environment, and the character of an area are maintained or appropriately enhanced (Policy 5.3.3).

Chapter 12 sets out a resource management framework for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development. The Alpine Villages are located directly adjoining areas identified by the CRPS and the Operative District Plan as an Outstanding Landscape. Chapter 12 sets out the framework for recognising Outstanding Natural Landscapes and Features and protecting them from inappropriate subdivision, use and development (Policy 12.3.2).

#### 3.2 Draft National Planning Standards

As part of the 2017 amendments to the Resource Management Act (RMA) the MfE is developing National Planning Standards. The first set of draft standards was released for consultation on 6 June 2018.

The purpose of National Planning Standards are to direct a set of requirements or other provisions relating to aspects of the structure, format, or content of RMA plans including district plans. One of the reasons for national planning standards is to achieve national consistency.

Once National Planning Standards are approved by the Minister for the Environment, Council will be required to prepare its district plan in accordance with the national planning standards and the district plan must give effect to the national planning standard.

The draft standards released in June 2018 set out a structure for district and regional plans and includes a zone framework which includes zone names and purpose statements. The draft standards make reference to 'spatial planning tools', such as precincts which may allow Council to customise provisions for local circumstances. Council also had the ability to create a special purpose zone that meets the following criteria<sup>2</sup>:

- a) are significant to the district or region; and*
- b) could not be enabled by any other zone; and*
- c) could not be enabled by the introduction of an overlay, precinct, designation, development area, or specific control.*

The issues that will need to be resolved relate to the implementation of the National Planning Standards including the relevant zone to be applied to the Alpine Villages and the appropriate 'spatial planning tools' to be adopted to protect the alpine character and values of these areas.

#### 3.3 Malvern Area Plan Mahere-ā-Rohe 2031

The Malvern Area Plan Mahere-ā-Rohe 2031 was adopted by Council in September 2016. The purpose of the plan is to provide high-level planning direction to guide the growth and sustainable management of each township in the Malvern area through to the year 2031.

<sup>2</sup> F-4 and S-ASM spatial planning tools (district) and zone framework page 17



An assessment of each of the townships undertaken in the Malvern Area Plan Mahere-ā-Rohe 2031 is summarised below.

### 3.3.1 Arthur's Pass

The Malvern Area Plan Mahere-ā-Rohe 2031 states that there is no need for Council to proactively rezone new areas for residential or business purposes within Arthur's Pass Village through to 2031. This is on the basis that there is no projected population growth over this timeframe and that there are a number of issues that need to be addressed to facilitate additional growth. The issues and constraints include, natural values of the Outstanding Landscape, land tenure, and natural hazards associated with land stability and rock fall due to the steep topography (as shown on Figure 3-1 under land constraints).

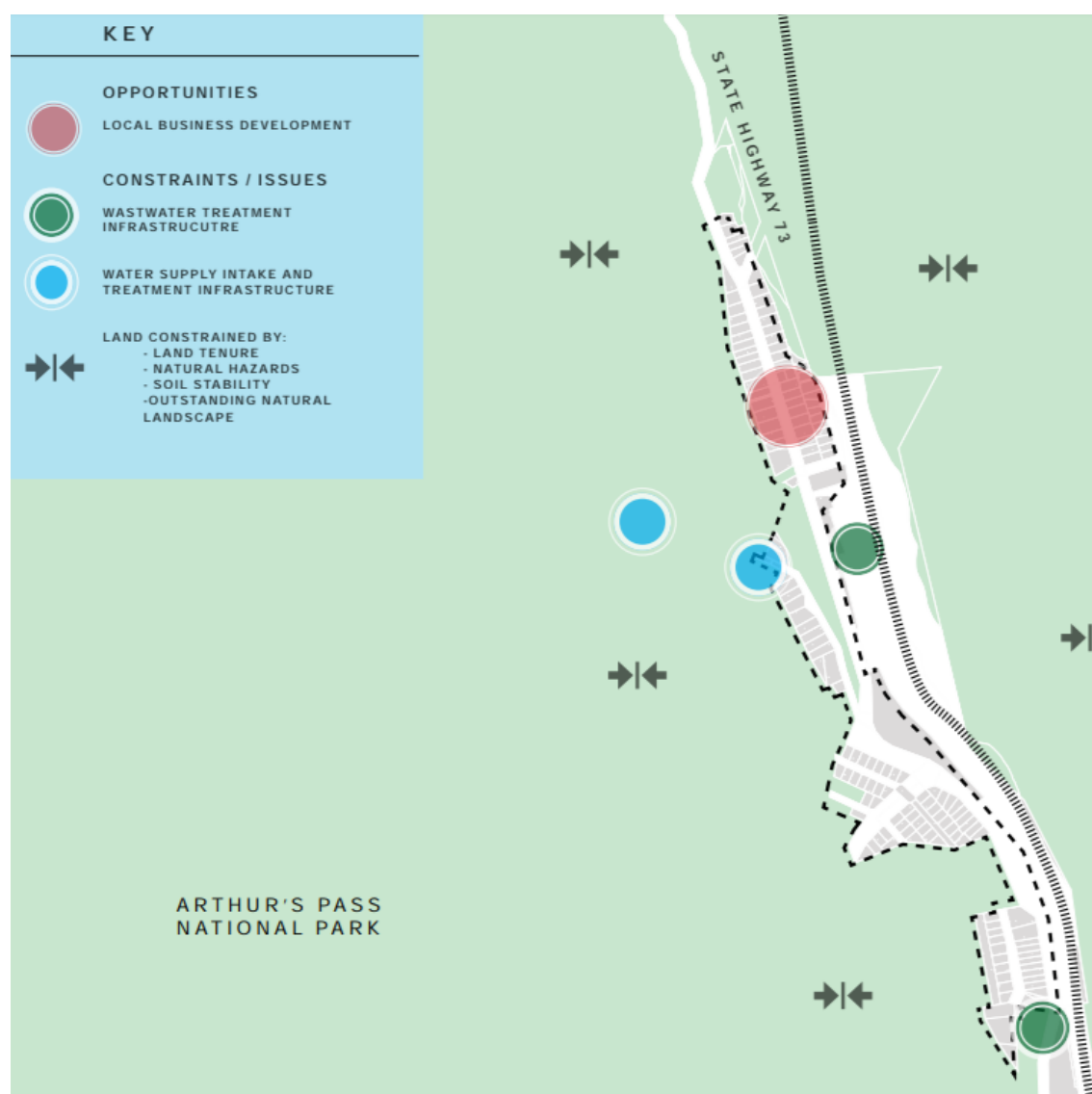


Figure 3-1: Arthur's Pass Village (Source: Malvern Area Plan Mahere-ā-Rohe 2031 Figure 11)

### 3.3.2 Castle Hill

The Malvern Area Plan Mahere-ā-Rohe 2031 concludes for Castle Hill that no new areas for residential (Living 1 Zone) or business (Business 1A Zone) purposes have been identified as being necessary to be proactively zoned by Council. This is in response to projected growth within Castle Hill and the availability of sufficient residential and business zoned land to accommodate this growth, which has yet to be developed (refer Figure 3-2).

A number of issues were identified in the Malvern Area Plan Mahere-ā-Rohe 2031 that would need to be addressed prior to the Village accommodating further growth. These issues include access to potable water and the ongoing treatment and disposal of wastewater, preservation of natural values associated with the Outstanding Landscape scheduled in the Operative District Plan, land tenure and natural hazards.

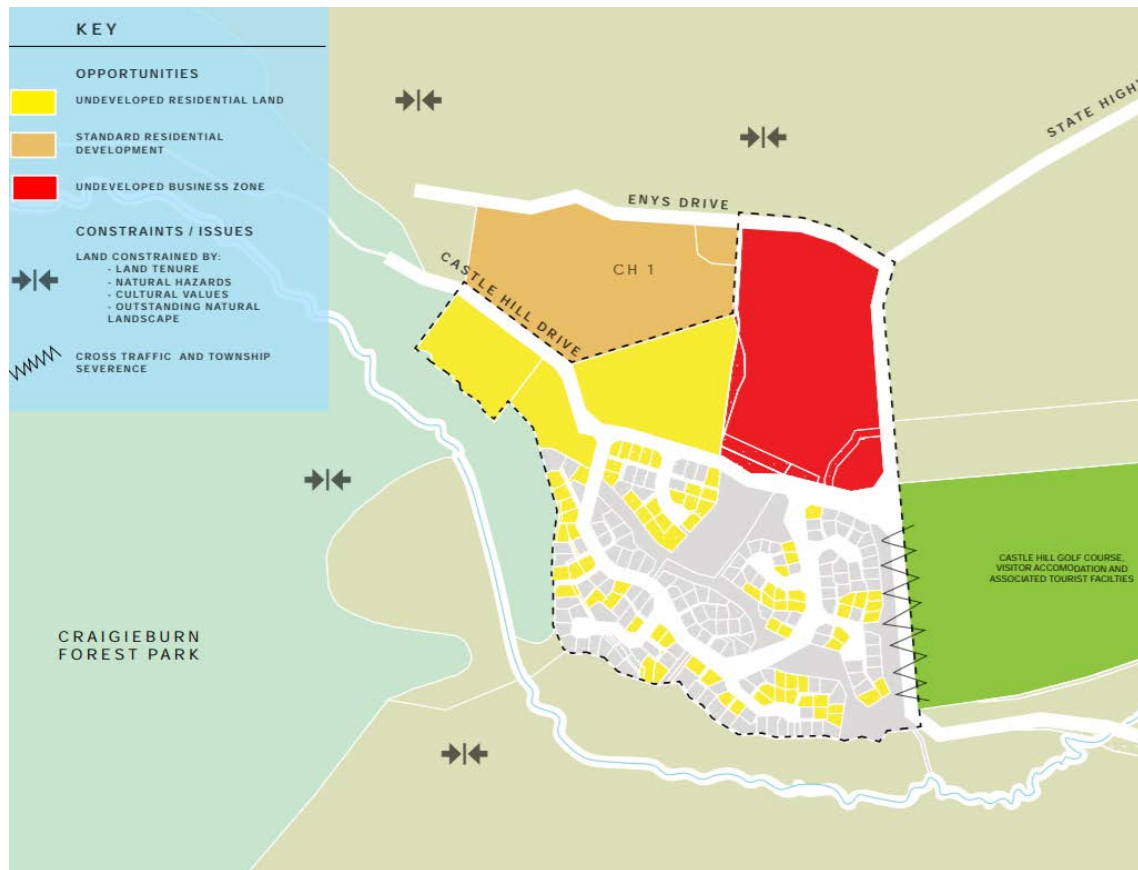


Figure 3-2: Castle Hill Village (Source: Malvern Area Plan Mahere-ā-Rohe 2031 Figure 13)

### 3.3.3 Lake Coleridge

The Malvern Area Plan Mahere-ā-Rohe 2031 states that no new areas for residential purposes have been identified as being necessary to be proactively zoned by Council in response to projected growth within Lake Coleridge Village through to 2031.

Similar to the other Alpine Villages, the Malvern Area Plan Mahere-ā-Rohe 2031 identifies a number of constraints in Lake Coleridge (refer Figure 3-3). These include infrastructure constraints, natural values attributed to the surrounding environment, land tenure and natural hazard risks.

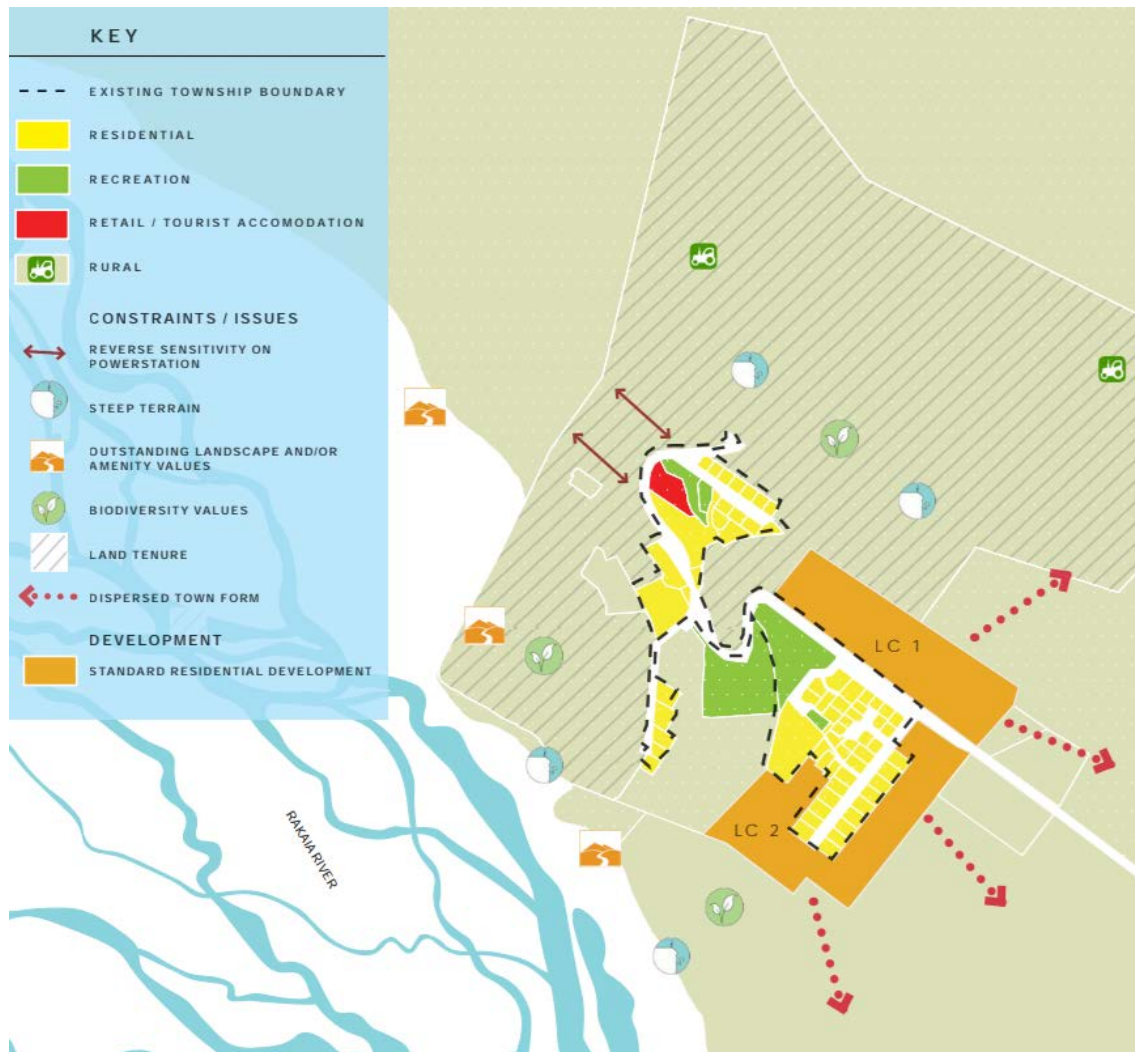


Figure 3-3: Lake Coleridge Village (Source: Malvern Area Plan Mahere-ā-Rohe 2031 Figure 23)

### 3.4 Key findings

The following findings summaries the high-level planning documents reviewed above:

- development is to be located and designed so that it maintains, and where appropriate, enhances the overall quality of the natural environment, including outstanding natural features and landscapes;
- no new areas for rezoning or growth have been identified in the Malvern Area Plan Mahere-ā-Rohe 2031 for all three villages due to the number of constraints and issues; and
- the National Planning Standards include 'spatial planning tools' which may support the retention of the Alpine Village provisions via one or more precincts in the proposed structure set out.



## 4. Character and amenity assessments

### 4.1 Methodology

To assess the effectiveness of the Alpine Village provisions of the Operative District Plan, site visits were undertaken by Council's Senior Urban Designer, Gabi Wolfer, to provide an on-the-ground assessment.

During the site-visits, the character and amenity assessments were recorded on templates to ensure that findings were captured consistently.

### 4.2 Criteria

To assist with undertaking the assessment in a consistent manner a set of criteria were agreed at a workshop held on 28 February 2018.

These criteria are set out in Appendix D and cover the following matters:

- surrounding landscape i.e. 'unmodified, indigenous, mountainous';
- unobstructed views towards surrounding rivers, mountains;
- Alpine Village design theme/alpine 'chalet' theme;
- unique historic values;
- unique amenity values;
- ecological, landscape, aesthetic or recreational values;
- business opportunity;
- alpine/natural outlook;
- adjacent public space (road corridor, berm);
- surrounds (adjacent land); and
- buildings/activities within sites

### 4.3 Site visits

Site visits to Castle Hill and Arthur's Pass took place on a cloudy/rainy day on the 26 of March 2018. The site visit to Lake Coleridge took place on a sunny day on 18 May 2018. Subsequent assessment of the findings on-site occurred over the past weeks.

The objective of the visits was to see how well provisions of the Operative District Plan had been applied to established and developing Alpine Village development on the ground.

The observations on the individual sites were on foot, while the car was used as a transport between sites.

### 4.4 Assessments - Arthur's Pass, Castle Hill, Lake Coleridge

This section provides a summary of the character and amenity assessments in Appendix E, which were prepared by Council's Senior Urban Designer, Gabi Wolfer.

A list of identified Alpine Village character elements have been categorised in the two tables below, distinguishing between structural and natural features. These provide a summary of the character and amenity assessments across the three Alpine Villages.

Photos of typical Alpine Village elements have been provided for visual clarification.

Table 4-1: Alpine Village Character Elements – Structural Features

Number	Element of Alpine Village Zone Character	Description
1	Fencing and structures (or lack thereof)	Absence of physical demarcation between sites and public space allows for views between buildings and to the surrounds. Limited use of signs to not detract from the natural environment.

Number	Element of Alpine Village Zone Character	Description
2	Building height and bulk	Compact buildings with low rooflines retain views to the surrounding landscape and avoid dominance of built form in unique natural environment. In the case of Arthur's Pass mix of building bulk including 1-2 bedrooms with lean tops, low ceiling heights, as well as larger, taller modern buildings with or without alpine theme.
3	Cladding	Wooden or stone buildings to ensure that development maintains an alpine chalet theme and alpine village character. In the case of Arthur's Pass this also includes corrugated iron materials.
4	Colour of exterior	Dark hues and natural finishes in order to integrate well with the natural surrounds.
5	Roof design	Steep pitched roofs. In the case of Arthur's Pass this includes low pitched roofs.
6	Character and alpine 'chalet' theme (in the case of Castle Hill) and mix of small historic work cottages and alpine chalet style and modern adoptions of it (in the case of Arthur's Pass); no theme is stipulated for Lake Coleridge in the Operative District Plan or by other strategies.	Rectangular/agricultural shapes, predominantly small footprints, exclusive use of natural building materials, steep pitched gabled roofs with wide eaves, dark hues and natural finishes and details within exterior including carvings, shingles as cladding material.
7	Historic character	Origins of built form have been retained in the village, including tunnellers' huts (Arthur's Pass) and 'show home' of an electric home built in 1915 in Lake Coleridge.
8	Roading	Narrow/very narrow single carriageway, unformed, no curb and channel, no footpaths, no parking bays. Minimalistic approach to providing access that follows topography.
9	Lighting (or lack thereof)	Absence of or limited street lighting within public berm to reduce light spill in unique natural environment.

Photo 1-7- Typical Alpine Village Character Elements- Structural Features



1. Adjacent sections in Castle Hill that do not have any structural demarcation, instead have opted for some subtle plantings along boundaries.



2. Typical example of a small hut within Arthur's Pass Village.



3. Characteristic board and batten style cladding commonly used throughout Castle Hill.



4. Natural dark finish of an alpine chalet within Castle Hill blending in with the natural environment.



5. Simple shapes and forms are translated into the modern context in the form of this A-frame in Castle Hill.



6. The alpine character is emphasised by highlighting a detailed design on the exterior of this Swiss chalet style dwelling in Castle Hill.



7. Arthur's Pass still retains some of the original huts from the time when accommodation was provided for the workers involved in the construction of the Otira Tunnel in the 1900's.



8. Roading only has an access function. Access is in keeping with the natural contours and respects existing natural features, as seen here in Arthur's Pass.



9. The lack of street lighting is in keeping with an alpine environment where night glow is kept at a minimum (Trelissick Loop, Castle Hill).

Table 4-2: Alpine Village Character Elements – Natural Features

Number	Element of Alpine Village Character	Description
1	Topography/Location	The villages are situated in an elevated location within the Canterbury High Country. Arthur's Pass has four and Lake Coleridge has three separate



Number	Element of Alpine Village Character	Description
		settlement 'clusters'. Castle Hill Village is situated in a basin.
2	Vistas/ Views to surrounds	Views to the surrounding outstanding landscapes including mountain ranges, gorges, and rivers.
3	Native plantings	Predominance of native plantings with limited exotics assists the villages to blend in with their surroundings (particularly important in Arthur's Pass).
4	Lack of street planting	Street trees create a form of urban formality that is not anticipated within the alpine character, where roads follow contours and are generally organic in shape.
5	Lack of private gardens	Private formal gardens coincide with demarcation between sites and a permanent residential use.
6	Natural features on site and in immediate surrounds, incl. bush, mountains	Waterfalls, bush, mature specimen trees, river and river beds contribute to the high amenity environment in the immediate surrounds.
7	Trees and walkways (Lake Coleridge)	The special amenity value of established trees within arboretums and walkways in an otherwise sparsely treed high country environment (Lake Coleridge).

Photo 1-7- Typical Alpine Village Character Elements- Natural Features



1. The unique location of Castle Hill Village situated in a basin surrounded by the impressive Craigieburn mountain range.



2. Building placement in keeping with the topography allows for viewshafts to the natural surrounds.



3. The native bush of the surrounds extends into the village settlement of Arthur's Pass.



4. The informal roading of Arthur's Pass.



5. Lack of formal gardens and demarcation between allotments, as shown here in Arthur's Pass.





6. The views from Castle Hill Village over the high country and mountain ranges.



7. The Aspen Walk is one of the walks showcasing the trees of the H.E. Arboretum (Lake Coleridge).

## 4.5 Key Findings and Description of Character and Amenity

A brief summary of the key findings and the description of character and amenity for each village is set out in the sub-sections below. These are drawn from the more detailed findings which are included in Table 5-1, which sets out a comparison of each Alpine Village against the provisions for which the Operative District Plan controls.

### 4.5.1 Arthur's Pass

Arthur's Pass Village is situated within a narrow gorge with steep slopes covered in native bush either side of the Bealey River. It comprises four parts and is surrounded by the Arthur's Pass National Park.

In terms of built form, varied styles, colours and material themes are evident throughout the Village. Dominant colours for dwellings are either burnt red or various shades of green. Some older huts have used brighter paint. The main cladding material used includes corrugated iron or painted timber. Roofs are predominantly low-pitched roofs with isolated mono-pitch or 40 degree plus A frames.

Arthur's Pass does not strongly reflect an Alpine character in terms of built form and instead portrays a more historic character which comes from the 'small, historic workers cottages' built early in the 20th century to house workers involved in the construction and operation of the highway and the railway. It is noted that some elements of Alpine character are present in terms of the Village being situated within established native forest and bush, but these are provided more so by the surrounding environment than the built form.

### 4.5.2 Castle Hill

Castle Hill Village is located in a basin surrounded by mountains and native bush with views towards the Thomas River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River. The Village can be visually divided into an 'old' and a 'newer' part.

Built form in the 'old' part of the Village is well integrated amongst the surrounding established tree plantings and does not detract from views to the surrounds. Recent development is more on display, as the location lacks established greenery and also due to the larger size of buildings.

Throughout the entire Village there is a strong presence of the alpine theme, reflected in the way houses are built and presented. Building styles range from traditional Swiss chalet style with its gabled roofs and wide eaves, log-house cabins to modern two-storey A-frames.

Of all the alpine villages and EDAs, Castle Hill displays the most cohesive environment. The current built form characteristics are unique and cannot be compared with any other settlement in the District.

### 4.5.3 Lake Coleridge

Lake Coleridge Village sits above the Rakaia River and below Lake Coleridge with views to the surrounding mountain range to the south and west across the Rakaia River valley and to the rolling hills in northeast. It is made up of three different settlement clusters.

Throughout the Village there is a predominance of large sections with single storey houses that only take up a small portion of the site. The size and bulk of dwellings varies, but overall buildings have a modest footprint, and are compact in size.

The Village shows no alpine character elements. The current built form characteristics could be associated with any other township in Selwyn.



## 5. Effectiveness evaluations

### 5.1 Canterbury Regional Policy Statement

The Operative District Plan provisions for the Alpine Villages are consistent with and give effect to the relevant requirements of the CRPS. Principally this is because development is located and designed so that it functions in a way that maintains the overall quality of the natural environment including outstanding natural features and landscapes, and natural values.

In terms of Section 12 of the CRPS. The National Park and High Country are scheduled as an Outstanding Landscape in the Operative District Plan giving effect to this section of the CPRS.

### 5.2 Comparison of the three Alpine Villages

The following table provides a comparison of the character and amenity of the three Alpine Villages. It uses the assessments of each village undertaken by Council's Senior Urban Designer, Gabi Wolfer and groups them under plan provision type headings. The purpose of this analysis is to identify similarities and differences between the villages and any particular special and distinct characteristics. This analysis will assist in determining which villages warrant the inclusion of specific provisions in the Proposed District Plan for managing character and amenity and what those provisions should address.

Table 5-1: Comparison of Alpine Villages

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
Setting / context	The Village is situated within a narrow gorge with steep slopes covered in native bush either side of the Bealey River. It comprises four parts and is surrounded by the Arthur's Pass National Park	Castle Hill is located in a basin surrounded by mountains and native bush with views towards the Thomas River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River  The Village can be visually divided into an 'old' and a 'newer' part.	The Village sits above the Rakaia River and below Lake Coleridge Village with views to the surrounding mountain range to the south and west across the Rakaia River valley and to the rolling hills in northeast.  It is made up of three different settlement clusters.	The unique high country / alpine environments within which the villages are located support them being described as alpine villages.
Building bulk and location	The size and bulk of dwellings varies, but overall buildings have a small footprint, are compact in size, single storey and clustered together	Development in the old part comprises small houses on small sites amongst established vegetation.  Development in the newer part comprises larger sections and bulkier buildings with larger footprints.  Buildings are predominantly two or one and a half storeys.	Predominance of large sections with single storey houses that only take up a small portion of the site.  The size and bulk of dwellings varies, but overall buildings have a modest footprint, and are compact in size.	The height, setbacks, coverage of buildings are all managed through the Living 1 Zone. No issues have been identified regarding the scale and dominance of buildings impacting on the surrounding high country / alpine environments or on adjoining properties. There does not appear to be any justification for introducing specific bulk and location controls for the villages over and above the current Living 1 Zone controls.
Building design and colour	Varied styles, colours and material themes throughout the Village.  Dominant colours for dwellings are either burnt red or various shades of green. Some older huts have used brighter paint. The main cladding material used includes	The dominant colours are beige, grey and various shades of green, muted natural colours with low reflectivity.  Roofing material is predominantly corrugated iron. There are a number of different roof shapes including gable, M-shaped, Gambrel, Dutch Gable and dormer	White and beige (light colours) dominate the cladding colour with the occasional darker cladding colour.  Housing typology is predominantly single-storey, stand-alone 1970/80's dwellings.  Various forms of cladding have been used including stained timber, corrugated iron,	There are existing rules relating to building materials, colour and roof design that specifically apply to Arthur's Pass and Castle Hill. No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reflecting and complementing the colours and topography of the surrounding

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
	<p>corrugated iron or painted timber.</p> <p>Dominantly low-pitched roofs with isolated mono-pitch or 40 degree plus A frames.</p>	<p>roofs. Overall the single gable pitched roofs of 40 degrees predominate.</p> <p>Housing shapes are mostly simple and rectangle.</p> <p>Cladding is predominantly natural materials, such as stone and timber.</p>	<p>Summerhill stone and concrete block.</p>	<p>landscape. The rules should therefore be retained.</p> <p>There are no specific rule for Lake Coleridge relating to building design and colour. Given the existing mix of building designs, materials and colours there is no clear justification for introducing controls at this late stage of the Village's development on building design and colour.</p>
Subdivision pattern and road formation	<p>Generally linear development that runs parallel to the State Highway. Varied section sizes.</p> <p>With the exception of the State Highway, narrow, partially formed roads that have no kerbs, channels, footpaths or street lights.</p>	<p>Traditional 1980s cul-de-sac subdivision pattern.</p> <p>Street lighting on main thoroughfares (Castle Hill Drive and Trelissick Loop), off road meandering footpath, sealed carriageways, no kerb and channels or formal berms.</p> <p>No formal street planting.</p>	<p>Traditional subdivision pattern reflects the Village's origins as an early construction township.</p> <p>Sealed, narrow carriageways, no kerb and channels or formal berms.</p> <p>No formal/formed footpaths, presence of street lighting.</p> <p>Some street planting.</p>	<p>Subdivision and the design and formation of roads are addressed through the Living 1 Zone (in terms of lot size) and the subdivision provisions of the District Plan and Council's Engineering Code of Practice.</p> <p>Only Castle Hill Village has sufficient vacant land available for any potentially significant subdivision and road formation.</p>
Fencing	<p>No internal fencing to define boundaries.</p> <p>Sporadic low fencing on road frontage.</p>	<p>Generally no internal fencing to define boundaries.</p> <p>Sporadic low fencing on road frontage and on boundaries between more recent developments.</p>	<p>The Village displays the traditional fencing type to be found in established residential areas throughout the District. The structures provide a clear demarcation that separates private properties from each other and the public realm.</p>	<p>There are existing provisions restricting the erection of fences that specifically apply to Arthur's Pass and Castle Hill. No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reducing structures in these areas and assisting buildings to blend in with the surroundings. The rules should therefore be retained.</p> <p>There are no specific controls on fences for Lake Coleridge Village. Given the extensive use of fences to</p>

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
				separate properties there is no clear justification for introducing fencing controls at this late stage of the Village's development.
Landscaping	Informal gardens, no street plantings, indigenous vegetation integrated with surrounding bush.	Overall there is a mix of indigenous and exotic planting. Mature plantings in the old part of the village.	<p>The village is nestled within and surrounded by mature tree plantings some of which are part of the A E Hart Arboretum. The upper and lower sites of the arboretum are scheduled in the District Plan.</p> <p>Having substantial mature exotic tree plantings within in a high country environment is unique and gives Lake Coleridge Village a distinct character.</p> <p>Established and well-maintained gardens mainly planted with exotics.</p> <p>Despite the high country nature the planting in and around the Village has been man-made with a clear preference on exotics. This creates a distinct environment that differs from other high country areas.</p>	<p>There are existing policies relating to encouraging the planting of indigenous vegetation in Arthur's Pass and Lake Coleridge. While there are landscaping rules to implement the policy in Arthur's Pass Village there are no corresponding rules that apply in Lake Coleridge Village.</p> <p>The unique location of Arthur's Pass Village being surrounded by the National Park is clear justification for provisions that encourage indigenous plantings to complement the Park and reduce the risk of exotic species spreading into the Park.</p> <p>However, given the distinctive environment that has been created by the exotic plantings in Lake Coleridge Village and that the A E Hart Arboretum is scheduled and protected by the District Plan there appears to be little justification for the inclusion of a policy encouraging indigenous planting.</p> <p>There are no provisions relating to encouraging indigenous planting in Castle Hill and given the mix of indigenous and exotic plantings there is no real justification for introducing such provisions.</p>

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
Historic character	<p>Derived from the 'small, historic workers cottages' built early in the 20<sup>th</sup> century to house workers involved in the construction and operation of the highway and the railway.</p> <p>A number of heritage buildings and structures in and around Arthur's Pass Village are scheduled in the District Plan.</p>	Nil – recently established.	<p>Lake Coleridge Village started as a camp for the construction workers of New Zealand's first hydroelectric power station, which became operational in 1914. Most of the original cottages have been removed and replaced.</p> <p>The Heritage Workstream have recommended that the scheduling of the Power House and Lake House and Station Homestead be retained, that the Hall and Electric Home ('show home') be added and that the post office not be included as there was insufficient evidence to support at this time.</p>	<p>Heritage buildings and items are managed by the heritage provisions of the District Plan. The inclusion of additional buildings and items are the subject of another workstream.</p> <p>The historic character of Arthur's Pass Village is derived from its origin as early settlement for the construction of public works and many of the early cottages/huts still remain.</p> <p>The policy direction and rules for Arthur's Pass promote development that reflect or complement the character and style of the early workers cottages/huts. These provisions should be retained to ensure future development achieves these outcomes.</p> <p>Lake Coleridge Village also had its origin as a settlement for the construction of public works. However, unlike Arthur's Pass over time many of the original cottages have been removed and replaced. Consequently there is not a clear and consistent historic theme throughout the Village that would justify the introduction of new provisions requiring development to reflect or complement historic character.</p> <p>Due to its more recent development Castle Hill cannot be described as having historic character.</p>

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
Built / alpine character	<p>The built development is, apart from the town centre, situated within established native forest and bush. Built form is integrated in the natural environs and does not dominate the views to the surrounding area.</p> <p>While the village shows some alpine character elements, this is not a dominant feature throughout the built form, but rather provided by the surrounding environment.</p> <p>There is an agglomeration of styles that have some common features.</p>	<p>Built form in the 'old' part is well integrated amongst the surrounding established tree plantings and does not detract from views to the surrounds. Recent development is more on display, as the location lacks established greenery and also due to the larger size of buildings.</p> <p>Throughout the entire township there is a strong presence of the alpine theme, reflected in the way houses are built and presented.</p> <p>Building styles range from traditional Swiss chalet style with its gabled roofs and wide eaves, log-house cabins to modern two-storey A-frames.</p> <p>Of all the alpine villages and EDAs Castle Hill displays the most cohesive environment. The current built form characteristics are unique and cannot be compared with any other settlement in the District.</p>	<p>The village shows only some sporadic alpine character elements, such as steep pitched roofs and unstained timber cladding within newer dwellings. For the majority of the village, the current built form characteristics could be associated with any other township in Selwyn.</p>	<p>An existing policy promotes the maintenance of a mix of historic workers cottages and 'alpine chalet' style buildings in Arthur's Pass Village. While there is not a predominance of 'alpine chalet' style buildings in the Village, the outcomes sought by the policy will assist in retaining the character of the Village in its unique setting.</p> <p>Much of the character of Castle Hill Village is derived from its strong, cohesive alpine style. There is an existing policy that seeks to maintain its 'alpine chalet' theme and this policy is supported by rules relating to materials, colour and roof design. These provisions are important to ensuring the alpine theme of the Village continues through into new developments and therefore they should be retained.</p> <p>The alpine character of Lake Coleridge is derived from its alpine setting, not from its built environment. Therefore, there is no reason to include provisions relating to an alpine chalet style.</p>
Natural character	<p>Derived from its natural setting within the surrounding Arthur's Pass National Park with views to the mountains, bush and the Bealey River.</p> <p>The natural and historic features of the built and natural form provide a</p>	<p>Derived from the surrounding high county environment including the Craigieburn and Torlesse mountain ranges</p>	<p>Derived from the surrounding forest with the mountains as a backdrop.</p> <p>The surrounding environs provides a vital component to the overall character of the area and the township and</p>	<p>All the villages derive their natural character from the surrounding high county / alpine environment.</p> <p>Arthur's Pass has a policy relating to ensuring development in the Village does not adversely affect the National Park. However, the other two villages do not have such directive policies about activities</p>

Plan Provisions	Arthur's Pass Village	Castle Hill Village	Lake Coleridge Village	Evaluation
	point of difference to Arthurs Pass and cements this township status as a unique settlement.		need to be protected and retained in their natural state.	<p>and development in the villages does not adversely affect the surrounding environment. They reference views from the villages to the surrounding environment and the design, form and colour of development to reflect and compliment the surrounding environment / landscape.</p> <p>Unless the effects of Castle Hill Village and Lake Coleridge Village on surrounding landscapes are also addressed in other parts of the Proposed Plan (e.g. Outstanding Natural Landscapes), given the uniqueness of the surrounding area, there would be merit in including more directive policies about managing adverse effects of the villages.</p>
Development pressures	There is little evidence of recent development in this township.	Ongoing development, vacant land including vacant commercial land (B1A Zone).	Evidence of new development and a number of empty sections.	Castle Hill is the village most likely to experience future development including potential for subdivisions (including the creation of roads) of any significance.

In summary, the evaluations contained in Table 5-1 demonstrate that the unique setting of the three villages in high country / alpine environments clearly contributes to their character and amenity and their description as alpine villages. However, only Arthur's Pass and Castle Hill demonstrate special and district characteristics that warrant specific management under the Proposed District Plan.

In the case of Castle Hill, the Village's 'specialness' is derived from its development as an 'alpine themed village' and this theme and style has continued to be reflected in ongoing new development. Specific provisions should continue to be applied to the Castle Hill Village to ensure the cohesiveness and consistency of the build form continues.

In addition to its setting surrounded by a National Park, Arthur's Pass Village derives its distinct character and amenity from its historic past and in particular the original workers huts and cottages, many of which still exist in their original form. In some cases the style of these early huts and cottages has been reflected in more recent development. While development at Arthurs Pass does not have the same consistency and cohesiveness as Castle Hill, the historic character is clearly evident and coupled with the indigenous vegetation spread throughout the Village justifies the continued inclusion of specific provisions to maintain the special character and amenity of the Village.

However, as set out in Table 5-1 above, Lake Coleridge Village does not demonstrate clear and distinct special characteristics that require specific provisions for their maintenance or protection under the provisions of the Proposed District Plan.

What is clearly evident in terms of the three villages, is that specific provisions are required to ensure that any adverse effects of the villages on their surrounding environments and in particular any outstanding natural landscapes and features are avoided, remedied or mitigated.

## 5.3 Operative District Plan Evaluation

### 5.3.1 Plan structure

The Operative District Plan sets up a somewhat complicated approach to the management of the three villages. Provisions that specifically relate to the villages are included in B1 Outstanding Natural Features and Landscapes, B3 Health Safety and Values and B4 Growth of Townships. The villages are also subject to the various zoning provisions that apply to them.

Some structural streamlining of the provisions that apply to the villages is recommended. It is premature to determine exactly how this should be done given the need to integrate approaches with other workstreams, but at this stage it is considered that there should be a clear distinction between the provisions that apply to the management of the villages (Castle Hill and Arthur's Pass) within their zone boundaries (internal effects) and the management of all three villages in terms of their effects on the surrounding environment (external effects). Approaches for achieving this are discussed further in Section 5.5 below.

### 5.3.2 Objectives and policies

As can be seen for Appendix A, in addition to the objectives and policies that apply to the villages under their respective zones there are quite a few additional policies from other Parts of the Plan (B1, B3 and B4) that also apply and consideration of how these can be streamlined is recommended. However, this is dependent on the structural streamlining of the provisions as discussed above.

There are a number of issues that have been identified with the existing objectives and policies that need to be addressed and as a consequence it is recommended that these existing provisions should not be rolled over without being amended and restructured. The main issues that have been identified with the objectives and policies are as follows:

#### 5.3.2.1 Future growth

The Operative Plan contains a number of policies relating to the growth and expansion of the three villages. The Operative Plan pre-dates the Malvern Area Plan which has identified that there is no need to proactively plan for the future growth of these villages. In light of the direction set by the Malvern Area Plan the policies relating to growth and expansion of the villages need to be revisited. Particularly the policies in Part B4.3 Growth of Townships.

It is considered that there is a need to include policies about how growth should be managed outside the existing zone boundaries of both Castle Hill and Lake Coleridge Villages. This is because there is always the potential for a private plan change that seeks the expansion of the zone boundaries and the District Plan



should provide guidance on growth matters. However, policies relating to the expansion of the Arthur's Pass Village need to be revisited given its unique location surrounded by a National Park.

There is also confusion about the use of the word 'expansion'. In some of the policies it seems expansion refers to future development within the zone boundary and in others it seems to be referring to expansion of the zone boundary (e.g. Objective B1.4.1 and Policies B1.4.1 and B1.4.10).

#### 5.3.2.2 Consistent use of language

There is a need for clarity and consistent use of language regarding the types of values (e.g. outstanding natural features and landscape values, unique historic and amenity values, alpine and historic values, outstanding land scape values) referred to in the policies and whether these values should be protected, not adversely affected, retained, recognised etc.

#### 5.3.2.3 Views

The references to views in a number of objectives and policies need to be revisited. They generally relate to views from within the villages to the surrounding environment (e.g. Policies B1.4.2, B1.4.6, B1.4.8, B3.4.28 and B1.4.11). However, consideration should be given to including policies relating to views of the villages from the surrounding environment, especially where the policies reference large flashing and reflective structures.

#### 5.3.2.4 Avoid

A number of the policies relating to views include the word 'avoid'. In light of the King Salmon decision the use of 'avoid' needs to be revisited in the context of these policies (e.g. Policies B1.4.2, B1.4.8 and B1.4.11).

#### 5.3.2.5 Effects

The objectives and policies need to clearly distinguish whether they are addressing the effects of the villages on the surrounding environment outside the zone boundary or the effects of activities within the village zone boundary.

### 5.3.3 Rules - Arthur's Pass, Castle Hill

The specific requirements of each of these rules are set out in Appendix A. The recommendation for each were drawn from the evaluation contained within Table 5.1. As the rules only apply to Arthur's Pass and Castle Hill, these recommendations only apply to those villages. Once the objectives and policies have been redrafted, the recommendations on the rules should be revisited to ensure clear vertical alignment between the rules and the objectives and policies.

#### 5.3.3.1 Building Materials

No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reflecting and complementing the surrounding landscape and maintaining the character of the village.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

#### 5.3.3.2 Colour and Reflectivity

No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reflecting and complementing the colours of the surrounding landscape.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

#### 5.3.3.3 Roof Design

No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reflecting and complementing the topography of the surrounding landscape.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

#### 5.3.3.4 Fences

No issues have been identified as to the effectiveness of these rules. They appear to be achieving the outcomes sought of reducing structures in these areas and assisting buildings to blend in with the surroundings.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

#### 5.3.3.5 Signs

No issues have been identified as to the effectiveness of these rules. There was no obvious signage evident in the character and amenity assessments and therefore it is considered that these provisions are assisting buildings and structures to blend in with the surroundings.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

#### 5.3.3.6 Earthworks

No areas of disturbed land were evident from the photos supporting the character amenity assessments. It is therefore considered that where land disturbance has occurred this has been landscaped and revegetated.

The rule should therefore be retained subject to minor drafting amendments for consistency and clarity.

#### 5.3.3.7 Landscaping in Arthur's Pass

The unique location of Arthur's Pass Village being surrounded by the National Park is clear justification for provisions that encourage indigenous plantings to complement the Park and reduce the risk of exotic species spreading into the Park.

The rules should therefore be retained.

## 5.4 Approaches

The following approaches have been considered in order to address the complicated mix of planning mechanisms adopted by the operative Plan for the management of the three villages.

### 5.4.1 Special Purpose Zone

The National Planning Standards provide a framework for Councils to develop a special purpose zone which is outside the suite of zones in the draft zone framework. It is noted that these are likely to be for *local, site-specific exceptional uses that cannot be managed through any of the framework zones or spatial planning tools*<sup>3</sup>.

A set of criteria must be met in order to create a new special purpose zone (refer section 3.2 of this report). Whilst it is considered that the Alpine Villages are significant to the district, the villages can be appropriately controlled through other methods such as a precinct or overlay. Therefore there may be difficulties in meeting the criteria of the National Planning Standards for a new special purpose zone.

### 5.4.2 Zone and Reliance on Outstanding Landscape Overlay provisions

In recognition of the proposed changes by the Landscape Workstream to include the villages of Arthur's Pass and Castle Hill within the scheduled Outstanding Landscape another option is to rely on the relevant zone provisions and the overlay provisions for the Outstanding Landscape.

The risk with this approach is that the overlay provisions may unnecessarily restrict development in the villages and the ability to maintain the 'special character' of the villages could be lost. This approach is not recommended.

### 5.4.3 Zones and Precincts

The guidance on the National Planning Standards identified precincts as a method that: *spatially identifies and manages an area where two or more additional provisions apply that modify the policy approach of the underlying zone(s) or refine or modify land use outcomes*.<sup>4</sup> The guidance also notes that precincts can be used for: *for character, amenity or development where a subset of land uses or activities is encouraged over others in the underlying zoning*.<sup>5</sup>

The Alpine Village provisions align with the purpose and intent of the precinct approach and it is considered that provisions which apply to Arthur's Pass and Castle Hill could be rolled over with the amendments described above in to two separate precincts, one for each village.

Appropriate zones will need to be determined for the Alpine Villages. It is difficult to make recommendations as to which zones should be applied given the uncertainty regarding the final form of

<sup>3</sup> F-4 and S-ASM spatial planning tools (district) and zone framework page 17

<sup>4</sup> Initial guidance for National Planning Standards page 6

<sup>5</sup> Initial guidance for National Planning Standards page 6

the National Planning Standards for zones and the revised residential and business zone frameworks that are being developed in other workstreams. These frameworks cannot be confirmed until the National Planning Standards are gazetted.

## 6. Recommendations

The following recommendations are made and will be considered in the Preferred Options Report in terms of confirming an approach for the Alpine Villages.

### 6.1 Approach to Arthur's Pass

It is recommended that the Operative District Plan provisions in relation to the Arthur's Pass village be rolled over with amendments (as set out in section 5.3.3 of this Report) into the Proposed District Plan through the Precinct 'spatial planning tool' which would apply to Arthur's Pass only.

A recommendation as to an appropriate zoning for the Arthur's Pass Village cannot at this stage be made given the uncertainty as to the final form of the zones in the National Planning Standards. A potential zone from the Standards could be the 'Settlement Zone'. This zone provides for commercial activities in addition to residential activities which would reflect the somewhat mixed use character of parts of Arthur's Pass Village.

### 6.2 Approach to Castle Hill

It is recommended that the Operative District Plan provisions in relation to the Castle Hill village be rolled over with amendments into the Proposed District Plan through the Precinct 'spatial planning tool', which would apply to Castle Hill only.

A recommendation cannot be made at this stage as to replacement zones for the Living 1A Zone and the Business 1A Zone given the uncertainty as to the final form of the zones in the National Planning Standards.

### 6.3 Approach to Lake Coleridge

It is considered that Lake Coleridge does not reflect an 'alpine chalet' theme nor does it contain historic character to warrant specific provisions in the Proposed District Plan to manage character and amenity. This recommendation is made on the basis that provisions in other parts of the Proposed District Plan will contain objectives and policies relating to the management of the effects of the Lake Coleridge Village on the surrounding high country and alpine environment. If other parts of the Proposed District Plan do not address these effects, then the need for specific provisions in the form of a precinct should be revisited.

A recommendation as to an appropriate zoning for the Lake Coleridge Village cannot at this stage be made given the uncertainty as to the final form of the zones in the National Planning Standards. Like Arthur's Pass, a potential zone from the Standards could be the 'Settlement Zone'.

### 6.4 Approach to Existing Development Areas

It is recommended that a site visit and character and amenity assessment be undertaken for Bealey Spur. This is to confirm the characteristics of this settlement prior to providing a conclusive recommendation.

In terms of Grasmere and Terrace Downs, it has been signalled by Council that these are likely to be assumed into a Tourism Precinct and therefore no recommendation is made for these settlements.

## Appendices



## Appendix A Relevant Operative District Plan Alpine Village Provisions

### Township Volume

Table 6-1: Alpine Village Objectives and Policies

Plan Reference	Provision
Objective B1.4.1	The expansion of townships does not adversely affect the values of outstanding natural features and landscapes.
Objective B1.4.2	The landscape and amenity values of the high-country surroundings of Arthur's Pass, Castle Hill and Lake Coleridge Village are recognised and retained.
Objective B1.4.3	The special location of Arthur's Pass Village within the National Park is recognised, its alpine and historic amenity values maintained and enhanced and the outstanding landscape values of adjoining areas of the Park protected.
Objective B3.4.1	The District's townships are pleasant places to live and work in
Policy B3.4.23	Allow people freedom in their choice of the design of buildings or structures except where building design needs to be managed to: <ul style="list-style-type: none"> <li>Avoid, remedy or mitigate adverse effects on adjoining sites; or</li> <li>Maintain the character of areas with outstanding natural features or landscapes values or special heritage or amenity values; or</li> <li>Maintain and establish pleasant and attractive streets and public areas in the Business 1 zone.</li> </ul>
Objective B4.3.1	The expansion of townships does not adversely affect: <ul style="list-style-type: none"> <li>Natural or physical resources;</li> <li>Other activities;</li> <li>Amenity values of the township or the rural area; or</li> <li>Sites with special ecological, cultural, heritage or landscape values.</li> </ul>
<b>Arthur's Pass</b>	
Policy B1.4.1	Ensure any activity undertaken or any structure erected within Arthur's Pass Village or any expansion of the village does not adversely affect the unique historic and amenity values of the village or the ecological, landscape, aesthetic or recreational values of Arthur's Pass National Park.
Policy B1.4.2	Avoid multi-storeyed buildings, large structures protruding above roof lines, flashing or reflective structures, or other structures that dominate people's view of the surrounding mountains or Bealey River.
Policy B1.4.3	Require buildings and structures to be designed, sited and coloured to reflect or complement either: <ul style="list-style-type: none"> <li>The topography and colours of the surrounding landscape; or</li> <li>The character and style of the old construction huts, in accordance with Section 3.4, Policy 3.4.29.</li> </ul>
Policy B1.4.4	Encourage the retention of existing indigenous vegetation within Arthur's Pass Village, and require landscaping and planting in the Village to use indigenous plants of the same species which are genetically sourced from the area. Avoid the planting of exotic trees and shrubs in the Village or other exotic vegetation that has the potential to create weed problems.
Policy B1.4.5	Discourage erecting fences in Arthur's Pass Village, except where necessary to meet safety requirements under other legislation or temporary fencing to restrain children or animals.
Policy B3.4.29	Ensure structures and buildings maintain the mix of 'small, historic workers cottages' and the 'alpine chalet' style of buildings at Arthur's Pass Village



Plan Reference	Provision
Policy B4.3.12	Encourage new residential or business development to occur either by: <ul style="list-style-type: none"> <li>• The rezoning of land in the Rural Zone between SH 73 and the Bealey River; or</li> <li>• The redeveloping of sites in the existing Living 1 Zone.</li> </ul>
Policy B4.3.13	Ensure that any land in the Rural Zone used for residential or business development is not: <ul style="list-style-type: none"> <li>• Unstable or subject to flooding; or</li> <li>• Contaminated.</li> </ul>
Policy B4.3.14	Require any land rezoned for residential or business development to proceed in accordance with a development plan which provides for all of the following matters: <ul style="list-style-type: none"> <li>• A reticulated sewage treatment and disposal system;</li> <li>• Only one entry/exit point onto SH73;</li> <li>• On-site car parking and bus parking if required;</li> <li>• Any road links within the site;</li> <li>• A pedestrian walkway throughout the site;</li> <li>• Building and sign design and landscaping plans to complement the Alpine surroundings;</li> <li>• Provision for access to the stop-banks along the Bealey River and a building or development set back to allow for their maintenance.</li> </ul>
<b>Castle Hill Village</b>	
Policy B1.4.6	Ensure any new residential or business development outside the Living and Business zones of Castle Hill Village or within any expansion of the Living or Business zones, maintains the existing views from within the township or from the State Highway towards the Thomas River and the Castle Hill Scenic Reserve, the Torlesse Range, Craigieburn Range, Flock Hill and the Waimakariri River.
Policy B1.4.7	Require buildings and structures to be designed, sited and coloured to reflect or complement the colours and topography of the surrounding landscape.
Policy B1.4.8	Avoid: <ul style="list-style-type: none"> <li>• multi-storeyed buildings;</li> <li>• large structures protruding from roof tops;</li> <li>• flashing or reflective structures;</li> <li>• large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area.</li> </ul>
Policy B1.4.9	Discourage erecting fences in Castle Hill Village except where necessary to meet safety requirements under other legislation or temporary fencing to restrain children or animals
Policy B3.4.28	Ensure that development within Castle Hill Village maintains an 'alpine chalet' theme and an 'alpine village' character and proceeds in a way that does not affect unduly views from within the village of the surrounding landscape.
Policy B4.3.15	Encourage new residential or business activities to use sites in the existing Living 1A or Business 1A Zones if such sites are available and appropriate for the proposed activity
Policy B4.3.16	Encourage any land rezoned for new residential or business development to be located on the west side of SH73.
Policy B4.3.17	Ensure any new residential or business development does not adversely affect the Thomas River, or wetlands.
Policy B4.3.18	Require any land rezoned for new residential or business development to proceed in accordance with a development plan which provides for all of the following matters: <ul style="list-style-type: none"> <li>• Building and sign design to compliment the alpine environment.</li> <li>• The layout of roading and road and utility links, to the existing Castle Hill Village.</li> <li>• Pedestrian links or walkways throughout the area and to the existing Castle Hill Village.</li> </ul>

Plan Reference	Provision
	The staging of any development. Landscaping or buffering of any zone boundary along SH73, to reduce noise effects for residents and visual effects for road users
<b>Lake Coleridge Village</b>	
Policy B1.4.10	Require any expansion of Lake Coleridge Village to occur on land adjoining the existing village; and avoiding the slopes of the hills backing on to Lake Coleridge or the slopes of the Rakaia River terraces, unless any visual effects will be minor.
Policy B1.4.11	Avoid multi-storey buildings or other large structures or flashing or reflective structures which dominate people's views of the hills backing on to Lake Coleridge, or the Rakaia River valley and mountains to the south and west.
Policy B1.4.12	Encourage landscaping and planting at Lake Coleridge Village using indigenous plants of the same species as those found in the local area, and avoid the use of exotic species which are prone to spreading.
Policy B3.4.34	Encourage the maintenance or enhancement of green areas, plantings and walkways which add to the amenity values of Lake Coleridge Village.
Policy B3.4.34	Encourage the maintenance or enhancement of green areas, plantings and walkways which add to the amenity values of Lake Coleridge Village.
Policy B4.3.48	Ensure that rezoning of any land for new residential or business development occurs on sites, and in ways, that maintain the landscape and amenity values of the alpine surrounds, and which include a development plan for the design and siting of buildings and structures.
Policy B4.3.49	Encourage any land rezoned for new residential or business development at Lake Coleridge Village to include a landscape plan providing for tree planting, walkways and reserve areas similar to those in the existing village.
Policy B4.3.50	Encourage any land rezoned for residential or business development at Lake Coleridge Village to be located in the area between the existing Living zone boundaries at Acheron Avenue and Harper Place, provided land is available and appropriate for the proposed activity.

## **Rules - C11 Living Zone Rules – Landscape Management, Alpine Villages (Arthur's Pass and Castle Hill)**

### **Permitted Activities**

- 11.1.1 Any activity in the Arthur's Pass and Castle Hill Alpine Villages shall be a permitted activity if the following conditions are met:

### **Building Materials**

- 11.1.1.1 Not less than 80% (by area, but excluding windows) of the wall cladding of any building or structure shall be in the following materials:

- (a) Timber; and/or
- (b) Stone of the same type as that found in the local area; and/or
- (c) In the case of Castle Hill, stone in a natural and unworked form; and/or
- (d) Coloured corrugated metal sheeting (Arthur's Pass only);

The glass used in windows shall not have been manufactured or be treated in a way that will enhance its reflectivity (beyond that inherent in ordinary window glass).

### **Colour**

- 11.1.1.2 The paint or colour used on the exterior surfaces of any building or structure shall have a reflectivity value between 0 and 37% inclusive.

Note: for the purposes of Rule 11.1.1.2 the reflectivity (or reflectance) value shall be as determined by the manufacturer of the paint or coloured material. Where that information is not



available the value shall be that for a paint or colour having a manufacturer-determined reflectance that closely resembles, in both shade and surface gloss, the paint or colour used.

### **Roof Design**

11.1.1.3 Any building shall have:

- (a) A minimum roof pitch of 40 degrees over at least 70% of the plan area of the building; and
- (b) A gable end or ends.

### **Fences**

11.1.1.4 Any fence erected shall be either:

- (a) Temporary netting fencing erected to contain stock, pets or children; or
- (b) Fencing required under the Health and Safety in Employment Act 1992 or the Fencing of Swimming Pools Act 1987.

### **Signs**

11.1.1.5 Any sign erected shall:

- (a) Relay only information on products or services sold on the site or information relating to the site on which it is located; and
- (b) Not exceed 1m in height if the sign is freestanding; or
- (c) Not protrude beyond the framework of the structure if the sign is attached to a structure.

### **Earthworks**

11.1.1.6 Any area of land disturbed by earthworks shall be covered in the intended construction material or shall be landscaped and revegetated. At Arthur's Pass, landscaping and revegetation is to be in accordance with Rules 11.1.1.17 and Rule 11.1.1.8.

### **Landscaping (Arthur's Pass only)**

11.1.1.7 Any landscaping or planting in reserves, roadsides and other public spaces shall consist of indigenous plants native to and genetically sourced from the Arthur's Pass area.

11.1.1.8 Any tree planted on any land shall be an indigenous species of the same genetic type as those found locally in the Arthur's Pass area.

Note: Rule 11.1 applies in addition to all other rules for Living Zones. If part of Rule 11.1 imposes more stringent controls than another rule for Living Zones, Rule 11.1 shall apply.

### **Restricted Discretionary Activities — Landscape Management, Alpine Villages**

11.1.2 Any activity which does not comply with Rule 11.1.1 shall be a restricted discretionary activity.

11.1.3 The exercise of discretion shall be restricted to consideration of:

11.1.3.1 The effects of the activity on general amenity and landscape values of the village, and in the case of Arthur's Pass, the adjoining areas of Arthur's Pass National Park.

11.1.3.2 Whether the proposed activity reflects the design of any heritage buildings or general heritage values of the area.

11.1.3.3 The cost to the applicant and practicality of modifying the proposed activity to better complement the landscape values of the area.

11.1.3.4 Any compensatory works proposed to enhance the landscape values elsewhere in the village and the appropriateness of this work as a mitigation measure.

11.1.3.5 For dwellings and principal buildings erected at Castle Hill, the appropriateness of the design of the building in relation to the 'chalet or alpine theme' of the village

### **Rules C23 Business Zone Rules – Landscape Management, Alpine Villages (Business 1A Zone Only)**

#### **Permitted Activities**

23.1.1 Any activity in the Arthurs Pass and Castle Hill Alpine Villages shall be a permitted activity if the following conditions are met:

## Building Materials

23.1.1.1 Not less than 80% (by area, but excluding windows) of the wall cladding of any building or structure shall be in the following materials:

(a) Timber; and

(b) In the case of Castle Hill, stone in a natural and unworked form.

The glass used in windows shall not have been manufactured or be treated in a way that will enhance its reflectivity (beyond that inherent in ordinary window glass).

## Colour

23.1.1.2 The paint or colour used on the exterior surfaces of any building or structure shall have a reflectivity value between 0 and 37% inclusive.

Note: for the purposes of Rule 23.1.1.2 the reflectivity (or reflectance) value shall be as determined by the manufacturer of the paint or coloured material. Where that information is not available the value shall be that for a paint or colour having a manufacturer-determined reflectance that closely resembles, in both shade and surface gloss, the paint or colour used.

## Roof Design

23.1.1.3 Any principal building shall have:

(a) A minimum roof pitch of 40 degrees over at least 70% of the plan area of the building; and

(b) A gable end or ends.

## Fences

23.1.1.4 Any fence erected shall be either:

(a) Temporary netting fencing erected to contain stock, pets or children; or

(b) Fencing required under the Health and Safety in Employment Act 1992 or the Fencing of Swimming Pools Act 1987.

## Signs

23.1.1.5 Any sign erected shall:

(a) Relay only information on products or services sold on the site or information relating to the site on which it is located; and

(b) Not exceed 1m in height if the sign is freestanding; or

(c) Not protrude beyond the framework of the structure if the sign is attached to a structure.

## Earthworks

23.1.1.6 Any area of land disturbed by earthworks shall be covered in the intended construction material or be landscaped and revegetated.

## Restricted Discretionary Activities

23.1.2 Any activity which does not comply with Rule 23.1.1 shall be a restricted discretionary activity, which shall not be notified and shall not require the written approval of affected parties.

23.1.3 Under Rule 23.1.2, the exercise of discretion shall be restricted to consideration of:

23.1.3.1 The effects of the activity on the landscape values of the area.

23.1.3.2 Whether the proposed activity reflects the design of any heritage buildings or general heritage values of the area.

23.1.3.3 The cost to the applicant and practicality of modifying the proposed activity to better complement the landscape values of the area.

23.1.3.4 Any compensatory works proposed to enhance the landscape values elsewhere in the village and the appropriateness of this work as a mitigation measure.

23.1.3.5 For principal buildings erected, the appropriateness of the design of the building in relation to the 'chalet or alpine theme' of the village

## Appendix B Summary of Operative District Plan

### Living Zone Rules

Provisions/Zone	Rule Reference	Full Provision															
Buildings and Landscaping	Rule 4.2.1	<p>Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and</p> <ul style="list-style-type: none"> <li>Planted in lawn, and/or</li> <li>Paved or sealed, and/or</li> <li>Dressed with bark chips or similar material.</li> </ul>															
Buildings and Building Density	Rule 4.6.1	<p>The erection on an allotment (other than a site at Castle Hill) of not more than either:</p> <p>One dwelling and one family flat up to 70m<sup>2</sup> in floor area; or</p> <p>One principal building (other than a dwelling) and one dwelling, shall be a permitted activity, except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).</p>															
Buildings and Site Coverage	Rule 4.7.1	<p>Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.</p>															
Buildings and Building Height	Rule 4.8.1	<p>The erection of any building which has a height of not more than 8 metres shall be a permitted activity.</p>															
Buildings and Building Position	Rule 4.9.1	<p>Except in Rule 4.9.1.1 and Rule 4.9.1.2, the construction of any building which complies with the Recession Plane A requirements set out in Appendix 11</p>															
	Rule 4.9.2	<p>Except as provided in Rules 4.9.3 to Rules 4.9.33, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below:</p> <p>Table C4.2</p> <table> <tr> <th>Building Type</th><th>Internal</th><th>Road (or shared access where specified)</th></tr> <tr> <td>Dwelling or principal building</td><td>2 m</td><td>4 m</td></tr> <tr> <td>Garage: Wall length 7m or less and vehicle door faces road or shared access</td><td>1 m</td><td>5.5 m</td></tr> <tr> <td>Garage: Wall length 7m or less and vehicle door faces internal boundary</td><td>1 m</td><td>2 m</td></tr> <tr> <td>Garage: Wall length greater than 7m and Vehicle door faces road or shared access</td><td>2 m</td><td>5.5 m</td></tr> </table>	Building Type	Internal	Road (or shared access where specified)	Dwelling or principal building	2 m	4 m	Garage: Wall length 7m or less and vehicle door faces road or shared access	1 m	5.5 m	Garage: Wall length 7m or less and vehicle door faces internal boundary	1 m	2 m	Garage: Wall length greater than 7m and Vehicle door faces road or shared access	2 m	5.5 m
Building Type	Internal	Road (or shared access where specified)															
Dwelling or principal building	2 m	4 m															
Garage: Wall length 7m or less and vehicle door faces road or shared access	1 m	5.5 m															
Garage: Wall length 7m or less and vehicle door faces internal boundary	1 m	2 m															
Garage: Wall length greater than 7m and Vehicle door faces road or shared access	2 m	5.5 m															

Provisions/Zone	Rule Reference	Full Provision		
		Garage: Wall length greater than 7m and Vehicle door faces internal boundary	2 m	4 m
		Accessory Building with wall length not more than 7m	1 m	2 m
		Accessory Building with wall length greater than 7m	2 m	4 m
		Utility Structures	0 m	0 m
		*Refer to site specific setback provisions in Table A-4.		
	Rule 4.9.7	Buildings may be sited along an internal boundary of the site if the building shares a common wall with another building		
Buildings and Streetscene	Rule 4.13.1 and Rule 4.13.2	<p>For all residential development located within the Lowes Road Outline Development Plan area (Appendix 34) or the High Street, Southbridge Outline Development Plan area (Appendix 45) or a Living Z zone</p> <p>That any fence between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of 1m. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m.</p> <p>Any other fence shall be a maximum height of 1m if it is located within 3m of the street boundary or Private right of Way or shared access over which allotment has legal access.</p>		

## Appendix C Administration of the Alpine Village Zone

### C.1 Feedback from Consenting and Monitoring and Enforcement Teams

#### C.1.1 Resource Consents Team

Feedback from Council's Resource Consent Planners was received through a telephone conversation on 18 July 2018.

The Duty Planner commented that they have had no issues with the Alpine Village areas and that most property owners understand the purpose of the additional controls which apply in Castle Hill and Arthur's Pass regarding reflectivity of materials and fencing.

#### C.1.2 Monitoring and Enforcement Team

Feedback from a Council Monitoring and Enforcement Officer was received through a telephone conversation on 18 July 2018

The Monitoring and Enforcement Officer commented that the main issues with the Alpine Village provisions have occurred in Castle Hill. Due to the restrictions on fencing there is no demarcation of property boundaries apart from survey pegs. These survey pegs are often damaged and/or relocated by accident. This has resulted in decks being built either to close or over property boundaries. Decks over 10m<sup>2</sup> are also considered buildings as per the Operative District Plan provisions and therefore setbacks apply for larger decks. This also leads to compliance issues where the property boundaries are not correctly identified. This is a significant issue for the Monitoring and Enforcement Team.

Monitoring and Enforcement Officer was not aware of any recent issues in Lake Coleridge and Arthur's Pass, which is likely due to the limited development that has occurred in these villages.

#### C.1.3 Building Consents Team

Feedback from Council's Building Manager was received through a telephone conversation on 11 July 2018.

Matters relating to building consents were mainly raised, however the confusion applicants have between building and resource consents was discussed. Often applicants (mainly from outside the Alpine Village areas) are not aware of the Operative District Plan requirement for low reflectance colours in the Alpine Village areas.

The form of buildings and structures was also discussed. Encouraging developments with A-frame pitched roofs assists with preventing snow loading. However, additional projections to buildings cause an issue with snow loads and ingress from the build-up of snow on/or within chimneys or dormers. Although not related to planning, the team have had issues with residents not installing spouting in the Alpine Villages.

### C.2 Key Finding

The following points summarise the key findings following discussions with the Consents and Monitoring and Enforcement Teams:

- the lack of fencing in Castle Hill has led to compliance issues in terms of identifying property boundaries lines and structures being constructed too near or over these boundaries;
- there is some confusions and/or lack of awareness of the additional rules from applicants who have come from outside the Alpine Villages. Those whom reside in the Alpine Villages are usually aware and understand the purpose of the rules; and
- additional projections may lead to snow loading issue; which can lead to water ingress

## Appendix D Character and Amenity Assessment Criteria

Table A-1: Character and Amenity Assessment Criteria




Criteria	Measurement
<b>General Characteristics</b>	
Surrounding landscape is 'unmodified, indigenous, mountainous'	Site coverage (Please note any large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area. (can be sourced/checked in GIS)
	Presence of fencing (Please take particular note of fencing in Castle Hill and Arthur's Pass)
	Number of structures
Unobstructed views towards surrounding rivers, mountains (important landscaping)	Building placement on site and location (e.g basin in the case of Castle Hill)
	Height and bulk (Please note any multi-storey buildings, large structures protruding from roof tops)
Alpine design theme/Alpine 'chalet' theme	Topography
	Colours of surrounding landscape
	Building design (individual design) including building size, material, colours, reflectivity (Please note any flashing or reflective structures)
	Number/amount of buildings
Unique historic values	Character and style of original construction huts (Arthur's Pass)
Unique amenity values	Viewshafts towards the Thomas River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River
Ecological, landscape, aesthetic or recreational value	Grouping of buildings (building platforms); Blending in with surrounds, in keeping with heritage; expansion to be retained within or adjacent to existing village
	Topography (surrounded by steep mountains)
Business opportunity	Business/Tourist accommodation and activity
Alpine/Natural outlook	Location (within national park/forest)
	Adjacent zoning (can be sourced/checked in GIS)
	Adjacent activities
	Location of further expansion
<b>Alpine or Mountain Character</b>	
On adjacent public space ( road corridor, berm)	Road width and layout
	Presence of footpaths
	Street lighting

Criteria	Measurement
	Presence of street tree planting
	Natural and historic features
Surrounds (adjacent land)	Natural features including water features, indigenous vegetation, steep mountains, river
On site	Allotment size (can be sourced/checked in GIS)
	Site coverage (can be sourced/checked in GIS)
	Limited or no road setback (can be sourced/checked in GIS)
	Small internal setback to neighbour (can be sourced/checked in GIS)
	Lack of boundary fencing/boundary framing
	Lack of gardens /landscaping
	Type of planting (e.g. indigenous)
Buildings	Temporary or permanent nature
	Iconic architecture
	Roof types
	Building mass/size
	Height
	Material incl. cladding, roof
	Colours

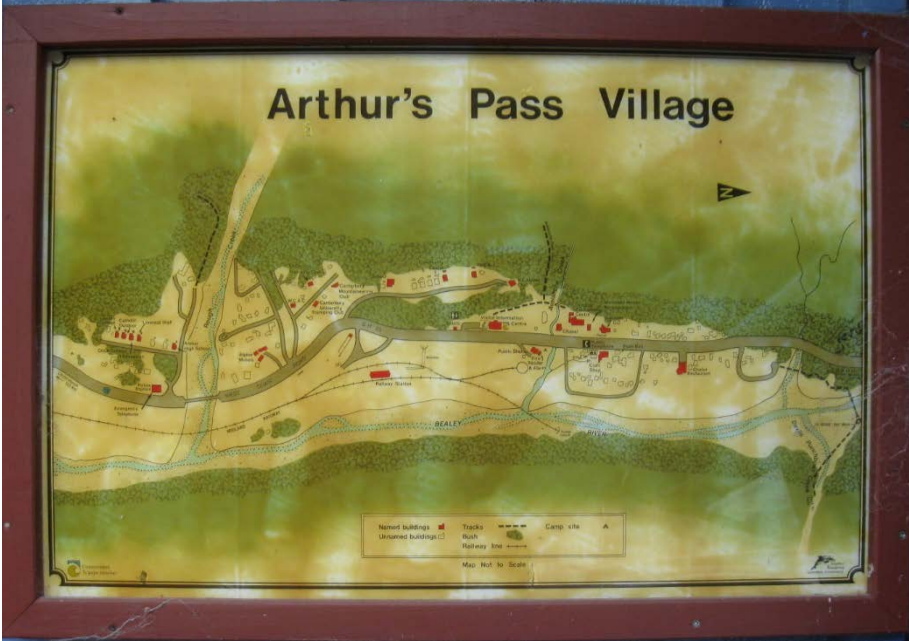

## Appendix E Assessments



E.1 Arthur’s Pass

Criteria	General Characteristics	Measurement	Findings	Assessment
General Characteristics				
Surrounding landscape is ‘unmodified, indigenous, mountainous’		Site coverage (Please note any large buildings on small sites; or other building or structure designs that dominate people’s views of the surrounding area. (can be sourced/checked in GIS)	The housing stock on site is placed in close proximity to each other. There seems to be limited amount of private outdoor space, however property boundaries are not clearly identifiable on the ground. Residential dwellings have small building footprints, with some larger footprints for businesses (e.g. the Chalet, restaurant and accommodation currently vacant).	Arthur’s Pass is made up of four different settlement ‘clusters’, three of which are located in elevated locations west of SH 73. Building placement occurs in these areas naturally and in keeping with the topography. Built form is separated by creeks and positioned amongst native bush. The built development is, apart from the town centre, situated within established native forest and bush. Built form is integrated in the natural environs and does not dominate the views to the surrounding area.
		Presence of fencing (Please take particular note of fencing in Castle Hill and Arthur’s Pass)	For the majority of sites there is no internal fencing present. Limited amount/sporadic low level fencing towards the road boundary only, e.g. for the police station.	The lack of fencing allows for views between private buildings and across the township, which contributes to an overall sense of open space. Views to the surrounding landscape are retained and not obstructed by fencing structures.
		Number of structures/ buildings	About 50/50 ratio of dwellings that have an attached garage or a dwelling and no garage or portico structure. Dwellings used for holiday accommodation, in particular older style huts, often don’t have a garage. Some accessory buildings were observed that have been used for the storage of fire wood. Area 1 contains sections that have a number of buildings on one site.	Buildings are placed in proximity to each other with little space in-between for private outdoor living space. The lack of physical boundaries makes the demarcation between individual sites fluid and gives the impression of space. The stand-alone typology and the compact dimensions of the majority of buildings limits any potential negative visual effects.
	Unobstructed views towards surrounding rivers, mountains (important landscaping)	Building placement on site and location (e.g. basin in the case of Castle Hill)	Arthur’s Pass is an elongated settlement which has over time developed in a gorge along the Bealey River; railway tracks run along its eastern boundary. The township is split into four separate settlement areas.	Dwellings are placed in keeping with the topography and native forest and its natural features, such as creeks and native bush. Due to the steep topography views on the flat are limited. Views to the surrounding landscape and




Criteria	General Characteristics	Measurement	Findings	Assessment
			Residential units in area 1 are situated on the flat and for the majority facing SH73. Houses in area 2 are elevated and have views to river and the opposite slope. Area 3 is partly elevated and split into two separate pockets either side of a ridge line. Area 4 is separated from area 3 via the riverbed of Rough Creek. The dwellings within this area are either placed on the flat along the SH or in a second row partially elevated parallel to SH 73.	natural features are largely retained by building placement on elevated sites in the case of area 2 and 3. Where there is more than one row of housing buildings having been staggered thus retaining views also. Most dwellings are one-storey only, which ensures that views can be achieved/retained.
		Height and bulk (Please note any multi-storey buildings, large structures protruding from roof tops)	Buildings are dominantly one-storey with isolated two-storey buildings (usually of a particular function). Buildings for commercial use tend to be larger and taller, but remain within the two storey height limit. The size and bulk of dwellings varies, but overall buildings have a small footprint and are compact in size. On ground observation the majority would be no more than 80m2. Sizes also depends on area. For example houses in area 1 contain a lot of original structures, with small to very small footprints, whereas housing in area 2 and 4 consists of newer housing stock and larger footprints.	Low level buildings and stand-alone typologies help to reduce the visual height and bulk of buildings within the township. This low scale approach allows the built development to integrate rather stand out within the surrounding landscape.
Alpine design theme/Alpine 'chalet' theme		Topography	The settlement is placed in a narrow gorge with steep slopes covered in native, indigenous bush either side of it.	Due to the steep topography there is only a limited amount of land suitable to development.





Criteria	General Characteristics	Measurement	Findings	Assessment
		Colours of surrounding landscape	The dominant colour dark green stems from the surrounding native forest.	Dark/muted colours support an environment that is in keeping with the natural surrounds and positively contributes to retaining the high aesthetic values of this area.
	<div></div>	Building design (individual design) including building size, material, colours, reflectivity (Please note any flashing or reflective structures)	<p>The site visit confirmed that there are varied styles, colours and material themes throughout the village, depending on which area is surveyed. Area 4 and 2 has replicas of the same dwelling side by side. These villas appear to be relocated on site and have residential features such as articulated frontages, porches and gables. The buildings in area 3 are a mix of smaller huts and newer larger buildings, some of which include urban elements, including mono-pitch roofs and 2-storey heights.</p> <p>Housing stock in area 2 is similar to that in area 4 and consists of converted dwellings now used for accommodation or home based businesses.</p> <p>Dwellings on the flat in area 1 are mainly small to very small huts, some of the original housing stock remains. These older buildings have a small to very small building footprint with low ceiling heights. Some of these original huts have been built for the temporary use for the construction workers of the Otira Tunnel between 1907 and 1923.</p> <p>In-between dwellings there are larger structures, either for community purposes or businesses. There are only a small number of buildings of this character and they have been incorporated in terms of style and layout. The tourist accommodation ‘the Chalets’, which has been vacant for some time, for example uses alpine style features for its building.</p> <p>Dominant colours for dwellings are either burnt red or various shades of green. Some older huts have used brighter paint. The main cladding material used includes corrugated iron or painted timber; Roof structures are either low or high pitch, with some mono-pitch used for newer buildings.</p>	<p>Overall the building design does not follow a strict alpine character theme, but is more an agglomeration of styles that have some common features. Those being: rectangular built form, pitched roofs, small footprints, painted exterior and an overall seasonal/ temporary nature.</p> <p>This lack of coherent design is displayed in the amount of accumulation and additions to the original built form, most likely stemming from the fact that a lot of the development has occurred before any design guidance was in place.</p> <p>There is little evidence of recent development in this township.</p> <p>While the village shows some alpine character elements, this is not a dominant feature throughout the built form, but rather provided by the surrounding environment. The current built form characteristics could be associated with any other holiday hut accommodation type, regardless of its location. Huts of this character can be found throughout New Zealand in the high country and along lakes or rivers.</p>





Criteria	General Characteristics	Measurement	Findings	Assessment
Unique historic values		Character and style of original construction huts (Arthur's Pass)	Original huts are still present in area 1. These huts demonstrate the same style (low level ceiling, pitched roofs, rectangular shape, painted timber cladding) and footprint; some look dated and uninhabited.	Arthur's Pass village started as a road-construction camp with later become a workers camp during the construction of the Otira Railway between 1907 and 1923. Many of those original cottages still remain in the township, albeit in various conditions; some are used for tourist accommodation.
Unique amenity values		Viewshafts towards the Bealey River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River	Views to surrounding bush, river and gorge are only able for elevated parts of the township. Buildings on the flat do only have views of the surrounding bush and within area 1 the Bealey River.	Buildings on elevated sites have made use of views by either having 2-storey buildings or following a staggered building approach for occasions where there is more than one row of development. The placement of built form is a response to the natural environs and the topography and allows for viewshafts to the surrounding outstanding landscape.






Criteria	General Characteristics	Measurement	Findings	Assessment
Ecological, landscape, aesthetic or recreational value		Grouping of buildings (building platforms); Blending in with surrounds, in keeping with heritage; expansion to be retained within or adjacent to existing village	Most of the original huts have been retained; some have been classified as heritage items with an important message in the present day. Expansion of the original housing in area 1 has occurred in clusters of four on the western side of SH 73; some additions are only accessibly via narrow tracks through the native bush.	Development has occurred in keeping with the natural environs and respecting the elevated topography. The township and the individual development areas integrate well with the special nature of the surrounding environment. Expansion options within the four areas are limited, as native bush and steep slopes create a natural boundary. Bealey River prevents expansion on the flat to the East.
		Topography (surrounded by steep mountains)	The township is situated within a narrow gorge with steep slopes covered in native bush either side of the Bealey River.	The steepness of the gorge gives an 'enclosed' feeling to the township and limits access to natural sunlight, especially in winter.
Business opportunity		Business/Tourist accommodation and activity	<p>There is a number of residential dwellings that have been converted to home based businesses/ tourist accommodation throughout the township. Others are used by schools and churches for camps etc. There is a strong temporary/ seasonal use character to most of the dwellings surveyed.</p> <p>A currently vacant tourist accommodation and restaurant business operation is 'the Chapel' within area 1. It appeared at the time (autumn) of the site visit that a number of dwellings were not inhabited.</p>	The temporary nature of the dwellings suggests their seasonal use. The majority of buildings have either a business use, are used by community groups for accommodation or get used as holiday homes by private owners. Expansion and uptake for additional accommodation could happen in the way of converting private dwellings for tourist accommodation or vacating currently empty premises within area 1.




Criteria	General Characteristics	Measurement	Findings	Assessment
				
Alpine/Natural outlook		Location (within national park/forest)	The township is situated with the Arthur's Pass National Park, which is under protection for its conservation status.	This sensitive and highly valued location requires that any built form integrates well with the surrounding landscape, the steep topography and the historic nature of the township.
Other		Adjacent zoning	The township itself is zoned Living 1, the surrounding zoning is 'High Country'.	The adjacent High Country zoning provides a contrast to the residential zoning of the Arthur's Pass township. The very steep surrounding slopes limit any landuses, retaining the surrounds as an intact habitat to some rare and threatened animal and plant species found in the high country.





Criteria	General Characteristics	Measurement	Findings	Assessment
Other		Adjacent activities	Railway tracks run parallel to Bealey river and the State Highway 73 on the eastern side of the township while the western slope is covered in native bush.	The landuse adjacent to the Living 1 is complementary to a residential use, but provides a strong natural boundary. The very steep slopes are not suited to any farming land use and are also identified as an outstanding landscape with a high protection status.
Other		Location of further expansion	A limited amount of empty sites are available within areas 1 and 2 of the township.	Due to the natural and physical constrains there is limited options for expanding this township. A small amount of 'infill' on existing, but empty sites is available. Development in area 1 could also include the replacement of existing/dated housing stock that is beyond repair. The replacement of these dwellings needs to be taken with respect to their heritage value.
Alpine or Mountain Character				
On adjacent public space ( road corridor, berm)		Road width and layout	Area 1 is accessed via SH73, a major arterial with urban commodities, including kerb and channel and street lighting. Area 3 can only be accessed via a single car width laneway that is an unformed dead-end road with no turning bay. Area 2 and 4 are accessed via formed single-laneways. Both have overhead powerlines and incorporated street lighting. Private accessways, in parts very steep, also single width, provide access to individual housing sites.	The informal way in which access is provided is in keeping with an alpine environment. The single lane narrow follows the contours. Roding in area 2, 3 and 4 has an access only function and is suitable for a limited amount of sections. Footpaths and urban street character elements, such as parking bays, curb and channels etc. are absent. However SH and roads in area 2 and 4 have a formed berm, stormwater swales and a structured, man-made and hence more urban character.


Criteria	General Characteristics	Measurement	Findings	Assessment
		Presence of footpaths	Footpaths are provided either side of SH73 within area 1. No footpaths are provided within other areas. There are informal pedestrian connections for the able bodied between the two parts of area 3 and a formed footpath that runs along the western side of SH connecting areas 1-3 with the township centre.	The absence of footpaths is a character element of rural road typologies and symbolise a low level of road users. This is very much the case for the majority of Arthur’s Pass. The provided footpath along SH provides pedestrian connectivity to the otherwise separate area ‘clusters’. Formally formed footpaths along SH within area 1 reflect the higher pedestrian patronage within the town centre and the function of SH 73 as an arterial route.





Criteria	General Characteristics	Measurement	Findings	Assessment
		Street lighting	Individual lamp posts are provided along SH73. Sunshine and School Terraces in area 1 and 3 respectively have street lights that are integrated into power poles.	The absence of street lighting is in keeping with limiting light spill in an environmentally sensitive area. Integrated street lighting attached to power poles reduces the amount of structures. Independent light poles are required to provide adequate lighting in the more frequented town centre and is in keeping with safety and amenity functions for prospective users.
		Presence of street tree planting	No street planting provided.	Lack of street planting is a way of removing a formal element and shading in the town centre. The surrounding native bush provides a green backdrop to the public realm.
Other	Otira Tunnel, 1910, source: Wikipedia	Natural and historic features	Native plants and surrounding indigenous bush is present throughout all private sites, however the closeness of the forest is removed from the sections east of the SH, here the natural feature of the Bealey River and the historic feature of the Otira Tunnel dominates.	The natural and historic features of the built and natural form provide a point of difference to Arthur's Pass and cements this township status as a unique settlement. Change to these features in the way of further expansion is not anticipated due to the strong natural boundaries in place.

Criteria	General Characteristics	Measurement	Findings	Assessment
Surrounds (adjacent land)		Natural features including water features, indigenous vegetation, steep mountains, river	There are several natural waterfalls present within the surrounding slopes.	Surrounding environs provide a vital component to the overall character of the township and need to be protected and retained.
On site		Allotment size (can be sourced/checked in GIS)	Section sizes differ between areas with area 1 having the smallest sections along the river (500m2 approx.). Area 2 has the largest sections around 1000m2. Sections in area 3 are smaller around the 550m2, whereas area 4 sections are around 650m2 (confirm via GIS).	The small section sizes reflect the prevailing stand-alone small unit housing typology. The varied allotment sizes are appropriate considering the topography, the current use and the historic character of built form.
		Site coverage (can be sourced/checked in GIS)	Visual observation would suggest about 30%, however it is hard to identify site boundaries on site (confirm via GIS) due to the lack of physical demarcation between sites.	Buildings are placed in accordance with the in parts steep topography; built form is integrated and does not dominate views to the surrounding environment.




Criteria	General Characteristics	Measurement	Findings	Assessment
		Limited or no road setback (can be sourced/checked in GIS)	Buildings along SH in area 4 are setback. Buildings either side of SH 73 are positioned close to the road boundary while dwellings within area 4 and 2 are placed setback from the formed road. Buildings within area 3 are not accessed via road, but a narrow laneway. They are setback or placed in close proximity to the road a boundary depending on topography and/or orientation.	The proximity to the SH and the placement of buildings in area 1 stems from the historic development of the huts, close to access in the form of the SH road corridor. There is limited setback within area 3 whereas buildings in the more recent areas 2 and 4 have been setback from the SH for amenity and visual purposes.
		Small internal setback to neighbour (can be sourced/checked in GIS)	Dwellings in area 2 and 4 are placed evenly with about a 3m setback to the neighbouring property boundary ( check GIS); buildings in area 1 are in parts placed much closer to their neighbouring boundary; setbacks in area 3 are varied, depending on topography.	The clustering of the settlements and the relatively small section sizes have resulted in dwellings being placed in close proximity to each other. However, native plantings and the lack of physical demarcation has helped to create privacy for the individual dwelling. The topography largely dictates the internal setbacks between neighbours in areas 2-4.
		Lack of boundary fencing/boundary framing	There is virtually no fencing present. Some sites use native plantings and the existing topography to frame their private property boundary.	Views to the surrounding landscape are not obstructed by fencing structures, which follows the policies in the Plan on this matter and needs to be retained as such.
		Lack of gardens /landscaping	Formal gardens or exotics were not observed; sites were mainly surrounded by grassed areas. Natives and part of surrounding forest were spilling into the residential sites.	The informal appearance blends the boundaries between native surrounding bush and built form nestled in-between. This supports overall the picture of a village that tries to blend in rather than stand out amongst its impressive backdrop.
		Type of planting (e.g. indigenous)	Mainly natives have been observed throughout the private and public realm.	Native planting is in keeping with the surrounds and the policies to protect and enhance this area.

Criteria	General Characteristics	Measurement	Findings	Assessment
Buildings		Temporary or permanent nature	Buildings are permanent, but their occupation is largely of temporary nature, with only a small number of dwellings, such as police, businesses, visitor centre etc. occupied all year round.	The temporary use of buildings is reflected in the building size and design, which suits holiday accommodation, but might be the reason for some lack of maintenance apparent in some of the buildings. A smaller footprints suits the challenging topography.
		Iconic architecture	The Otira Tunnel in the immediate vicinity is a unique heritage feature, identified as heritage item no102 in the District Plan. There are two original tunnellers' cottages, the Aniwaniwa cottage, as well as a chapel within area 1 that have been listed as heritage items in the Plan. Photo to left: Otira Tunnel, 1910. Source: Wikipedia	The identified heritage structures directly tied to the origin of the township are worth retaining and protecting.





Criteria	General Characteristics	Measurement	Findings	Assessment
		Roof types	Dominantly low-pitched roofs with isolated mono-pitch or 40 degree plus A frames.	A-frames and pitches roof types are typical character elements of an alpine scheme. The roof shapes stems from the snow bearing function, so that in the event of a heavy snow fall snow can easily slip off the sides of the roof.
		Building mass/size	<p>The size and bulk of dwellings varies, but overall buildings have a small footprint. The majority is to be estimated to be no more than 80m2 in size. Sizes also depend on the individual area. For example area 1 houses a lot of original structures, with small to very small dwellings, whereas housing in area 2 and 4 consists of newer housing stock and larger footprints.</p> <p>Large, bulky buildings are the exception and only exist in area 1. They are used for businesses and tourist operations.</p>	The prevailing housing character is suited to a temporary, seasonal use such as holiday homes and tourist accommodation. It is not considered that people will move to Arthur's Pass permanently, which would require alternative, larger housing stock and additional facilities.
		Height	Buildings are dominantly one-storey only, with isolated two-storey buildings (usually of a particular function); buildings for commercial use tend to be taller, but remain within two storey height limit.	Low level buildings and stand-alone typologies help to reduce the visual height and bulk of buildings within the township. This low scale approach allows the built development to integrate rather stand out within the surrounding landscape.

Criteria	General Characteristics	Measurement	Findings	Assessment
		Material incl. cladding, roof	Corrugated iron has been used for roof cladding and dwelling. Older housing stock uses stained timber as cladding material. Additions don't necessarily match the original house design. Some stone/stone veneer has been used for community buildings in area 1.	The material used reflects the historic origins of the township and its informal and temporary nature. Cladding types are chosen so that it could easily be re-used or re-painted. Council owned built form has tried to integrate some natural material, such as river stone and timber.
		Colours	Dominant colours are red and green for residential dwellings with the occasional use of cream or brown (earth) colours. A smaller amount of the older buildings have been painted in more vivid colours that clearly stand out.	Most of the colour schemes used are complimentary colours that blend in with the surrounding native bush and forest. Given the mixed age structure and the lack of a coherent design scheme for the village a variation of colours is considered to be part of that particular 'informal' character.





E.2 Castle Hill

Criteria	General Characteristics	Measurement	Findings	Assessment
General Characteristics				
Surrounding landscape is 'unmodified, indigenous, mountainous'		Site coverage (Please note any large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area. (can be sourced/checked in GIS)	Residential housing stock is generally placed in close proximity to each other. As there are no clear demarcation of individual sections it is hard to observe on the ground the extent of the section. On site it becomes clear that there is a distinction in housing and section size between the original housing stock (80's/90's) and more recent development. The older parts have small building footprints on small sections, whereas houses in the newer part are larger and on larger sections. In the old part there seems to be limited amount of available private outdoor space.  8 hectares of land has been zoned B1A but this is yet to be developed. It should be noted that future business activity would be subject to similar design controls that are presently applied to residential dwellings.	Castle Hill is placed in a basin surrounded by mountains and native bush. The village can be visually divided into an 'old' and a 'newer' part. Built form in the 'old' part is well integrated amongst the surrounding established tree plantings and does not detract from views to the surrounds. Recent development is a more on display, as the location lacks established greenery and also due to the larger size of buildings. Building placement generally occurs in keeping with the topography, which slightly slopes towards the Thomas River valley to the West. Views to the surrounding landscape are maintained, as section size is proportional to building size.
		Presence of fencing (Please take particular note of fencing in Castle Hill and Arthur's Pass)	For the majority of sites there is no internal fencing present. Some low level fencing towards the road boundary and between some more recent development can be observed. Some boundaries have been defined using rocks or plantings.	The lack of fencing allows for views between private buildings and across the township, which achieves overall a sense of open space. Views to the surrounding landscape are retained and not obstructed by fencing structures.





Criteria	General Characteristics	Measurement	Findings	Assessment
		Number of structures	The majority of buildings in the 'old' part have one dwelling with an integrated single garage or a stand-alone accessory building used for garaging or the storage of firewood. Most buildings in the newer part have their garages integrated into the overall built. On site some house designs in the newer part looked like multiple units on one site.	Buildings are placed in relatively close proximity to each other, however the lack of physical boundaries makes the demarcation between individual sites fluid and gives the impression of space. The stand-alone typology and the compact dimensions of buildings in the older part particular limits any potential negative visual effects. On the other hand vegetation hasn't established in the newer part of Castle Hill yet to have the same level of amenity. Structures in these areas tend to be a more dominating.
Unobstructed views towards surrounding rivers, mountains (important landscaping)		Building placement on site and location (e.g. basin in the case of Castle Hill)	<p>Castle Hill is a compact high alpine village, which is placed in a basin in the Canterbury High Country. The State Highway 73 runs along its eastern boundary. Residential development occurs south of Castle Hill Drive on slightly undulating land sloping towards the river. The Thomas River with its steep slopes runs along the south and western extent of the settlement. At this point in time all of the village development has occurred south of Castle Hill Drive.</p> <p>The old part consists of dwellings placed in close proximity to each other, with smaller housing on smaller site overall providing a compact urban form amongst established vegetation.</p> <p>Development in the newer part follows more residential township principles with larger sections and bulkier buildings and a reduced building height.</p>	<p>Castle Hill village has its origin as a development in 1982 and has since steadily grown into a destination of seasonal holiday homes. In 2014 the village contained 126 houses of which only a handful were occupied by permanent residents. (<a href="http://www.castlehill.net.nz">www.castlehill.net.nz</a>) Units placed on the outer rim of the settlement are able to have the best views either across the river or past SH into the surrounding mountainous high country. Buildings within the old part of the settlement are behind or amongst established tree plantings, so views might be limited to upper storey.</p> <p>The row of buildings along the SH are set back from the road.</p> <p>Overall dwellings are placed in keeping with topography and the surrounding natural and man-made features, such as the Thomas river and the State Highway. The townships consolidated urban form and the buildings within achieves a positive outcome where people's views of the surrounding landscape is not affected. Views to the surrounding landscape and natural features are retained by building placement and probably more so by house design and the fact that most dwellings are of double storey height.</p>

Criteria	General Characteristics	Measurement	Findings	Assessment
		Height and bulk (Please note any multi-storey buildings, large structures protruding from roof tops)	Buildings are dominantly double or one and a half storey buildings, where roof space has been utilised. The size and bulk of dwellings varies. Building footprints are small and compact in size in the older part, but of typically 2-storey height. Housing typologies in the newer areas are generally much bulkier and have larger footprints with some buildings appearing to be either used for tourism accommodation or having separate uses within one dwelling (e.g. several parties living in one house). These houses are placed on larger, residential allotments with section sizes ranging between 465- 1075m2. In contrast sections in the older, established part range from 350-500m2.	Double -storey buildings and stand-alone typologies are the dominant built form in the township. Their height and bulk is to some extent visually reduced by the established tree plantings on the fringes and within the township reserve. This type of coverage does not extend to the newer part of the township. Built development in this case does yet not as easily integrate with the surrounding landscape.
Alpine design theme/Alpine 'chalet' theme		Colours of surrounding landscape	The dominant colours are beige, grey and various shades of green.	Natural, muted colours for the built form complement the natural character of the surrounding environment and is in keeping with the prescribed building design colour scheme positively contributing to retain the aesthetic values of this area.
		Building design (individual design) including building size, material, colours, reflectivity (Please note any flashing or reflective structures)	Throughout the entire township there is a strong presence of the alpine theme, reflected in the way houses are built and presented. These design outcomes are a direct response to the requirements in the District Plan. On site observation concluded different interpretations of the alpine theme.  The theme is followed through by compact built form, timber cladding and pitched roofs. Buildings have generally gone 'up' instead of 'out' and have extended the high pitch roof cavity as an 'extra' room. There are a number of different roof shapes used in the village. Roof shapes including gable, M-shaped, Gambrel, Dutch Gable and Dormer roofs. Overall the single gable pitched roofs of 40 degrees plus roofs dominate.  Housing shapes are mostly simple and rectangle. There is a strong consensus in	Overall the building design follows a strict alpine character theme. The styles on site are different interpretations of the alpine chalet theme with some common features those being rectangular built form, pitched roofs, small footprints and timber exterior.  This display of coherent design is reflected in individually designed and built houses that have followed a strong vision for the place and has respected particular design guidance in place. The building rules are more stringent for Castle Hill village than for Arthur's Pass, because Castle Hill village was developed to a specific building design plan. The "alpine chalet" theme at Castle Hill was identified by residents in a Council survey (April 1999) as adding significantly to the amenity values of the village.  The village is currently being developed in the newer part towards its western extent. The alpine character is a dominant feature displayed in the built form and supported by the surrounding






Criteria	General Characteristics	Measurement	Findings	Assessment
	<div></div>		<p>the use of natural materials, such as stone and timber and in the use of muted natural colour with low reflectivity throughout.</p> <p>Building styles range from traditional Swiss chalet style with its gabled roofs and wide eaves, log-house cabins to modern two-storey A-frames, huts. Plain cabins that only offer the minimum of design requirements are the minority. In fact the majority of houses seem to be architecturally designed and incorporate some elements of the chalet theme, including decorative carvings and mouldings, balconies, large windows or weather board cladding.</p> <p>Dominant colours for dwellings are stained or natural timbers, resulting in various shades of brown and sometimes dark green. Some housing in the older part of the village contains red roofing and colours that can be found in a residential environment.</p> <p>The dominant cladding style throughout is board and batten or timber cladding; individual houses have used traditional shingles (in parts). Roofing material is corrugated iron. Newer housing has used a lot of black trims and flashings and include exposed chimneys.</p>	<p>mountainous environment. The style, colour and material themes throughout the village is consistent with the intentions of the plan. The built form is well integrated and visual effects on the high country landscape mitigated.</p> <p>Of all the alpine villages and EDAs Castle Hill displays the most cohesive environment. The current built form characteristics are unique and cannot be compared with any other settlement in the District.</p>






Criteria	General Characteristics	Measurement	Findings	Assessment
		Number/amount of buildings	<p>Overall there is about 50/50 ratio of dwelling with an integrated single garage or no garage. Only very few houses have double garaging. The majority of dwellings at the time of the site visit were locked up.</p> <p>Some buildings show accessory buildings such as storage sheds for fire wood or car ports.</p>	Buildings are placed in proximity to each other with little space in-between for private outdoor living space. Most sites have one building only. This limited amount of built form positively contributes to maintaining open space.
Unique historic values		Character and style of original development	The township got established relatively recently (1980's) purely as an alpine village.	The historic value of the original development is not as high as in other alpine environments (AP for example) due to the development being fairly recent. However the aspect that newer housing stock seems to get bigger and sites are getting larger has somehow affected the overall look and feel of the village and this is a point that should be further investigated.
Unique amenity value		Viewshafts towards the Thomas River, Castle Hill reserve, Torlesse Range, Craigieburn Range, Flock Hill and Waimakariri River	Views across the Thomas River valley river and to the surrounding mountain range are able for most parts of the township. Buildings have been placed on site to get views.	Buildings on site have made use of views by either having tall buildings or rotated the building on site to achieve some views. The placement of built form is a response to the natural environs and the topography and allows for viewshafts to the surrounding steep terrain.
Ecological, landscape, aesthetic or recreational value		Grouping of buildings (building platforms); Blending in with surrounds, in keeping with heritage; expansion to be retained within or adjacent to existing village	All housing has occurred south of Castle Hill Drive. Most of the original development is still in place. Expansion over the years has occurred to the West of the village.	Development has occurred in keeping with the natural environs and has occurred achieving a consolidated village shape. Any expansion will have to be assessed carefully as this would detract from the current compact form. However there is already a portion of land north of Castle Hill Drive that is zoned for further residential and business development.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Topography (surrounded by steep mountains)	Castle Hill Village is situated in a basin that has a slightly undulating topography in that land is dropping from Castle Hill Drive towards the Thomas River. The village itself is surrounded by steep terrain and mountains.	The relatively flat topography of the basin was a major factor for establishing this alpine village in its current location in the first place. The steep mountain range across the Thomas River to the west and south provide a dramatic backdrop, without visually enclosing the place. Further visual openings are provided across the SH following the Thomas River Valley to the East.
Business opportunity		Business/Tourist accommodation and activity	The village appears to be mainly used as holiday homes that can be rented out from private owners. See also: <a href="http://www.castlehill.net.nz">www.castlehill.net.nz</a> .	Buildings are primarily used as holiday homes by private owners. Expansion of these could occur north of Castle Hill Drive on a presently zoned Living 1A/Business 1A parcel of 12.8 ha that is in single landowner ship.
Alpine/Natural outlook		Location (within national park/forest)	Castle Hill Village is situated within the high country environment. The surrounding landscape to the south and west is identified in the District Plan as an 'outstanding landscape'. Areas to the north and east of the boundary are earmarked as forestry exclusion zones.	Having substantial mature tree plantings within and surrounding the village is contributing to Castle Hill's distinct character. Any future built form requires to be retained within the natural boundaries and requires to integrate, not detract from the surrounding landscape.
Other		Adjacent zoning (can be sourced/checked in GIS)	High Country	The adjacent High Country zoning provides the backdrop to the residential zoning of Castle Hill village and allows for low impact land uses that are complementary to L1 activities.
Other		Adjacent activities	The surrounding area is mainly used for farming and tourist activities provided by different stations (Castle Hill, Flock Hill), including caving, tramping and skiing (Broken Hill). The land in immediate proximity to the East is used as a golf course and has use rights to establish a holiday park complex.	The surrounding activities are part of the Castle Hill Village and as such are complementary to the residential living environment. Adjacent rural farming is low intensity grazing and does not interfere with residential living. Any farming and tourism activities are also separated either by topography or by the SH.





Criteria	General Characteristics	Measurement	Findings	Assessment
		Location of further expansion	On site observation was that there were still a number of sections undeveloped, particularly within the newer part of the village. The land located immediately north of Castle Hill Drive is currently undeveloped.	The District Plan shows that the area north of Castle Hill has obtained consent to subdivide and establish 111 allotments for residential and commercial use. Should this proposal be given effect to within the next 5 years, the size of the township would almost double in size. With such a significant expansion the current nature of a 'village' could also change to a 'township'; in particular if businesses establish. This development would require a major investments and the likelihood of this development occurring is considered unlikely given that historically resource consents obtained for this site have lapsed without being implemented.
Alpine or Mountain Character				
On adjacent public space ( road corridor, berm)		Road width and layout	<p>Castle Hill Drive is the main road into the township off SH 73. The road consists of a two way sealed carriageway, with no formal berm and grassed stormwater swales. The road does not have a formal turning area and ends at the Castle Hill Lodge outside the township boundary. Residential housing occurs on one side only setback from the road corridor. Trelissick Loop is a secondary link road within the township with a road corridor that is a continuation from Castle Hill Drive. Off both roads there are a number of cul de sacs and off these further (private) access ways. Cul de sacs are sealed and have a two way carriageway however with no stormwater swales or other urban provisions. Most access ways are one car width only, some are sealed while others just consist of loose gravel.</p> <p>All roading within Castle Hill village, except for Trelissick Loop, are dead-end roads.</p>	The linear alignment of Castle Hill Drive characterises an avenue character, which should the northern side of it be developed, further support its hierarchy within the township. Roding in all areas has an access only function, is arranged in keeping with the surrounding environment and overall has a very informal organic form. The narrow carriageway is appropriate for the limited number of houses accessed off each accessway. Footpaths and urban street character elements, such as parking bays, curb and channels etc., street lighting are absent in the cul des sacs and accessways, which is in keeping with a low pedestrian usage.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Presence of footpaths	The township has a one-side only off-road meandering footpath along Castle Hill Drive and Trelissick Loop. The path is currently been formed, so in various stages at the time of visit. There are a number of unformed/informal pathways throughout the older part of the township connecting between the reserve, playground and between houses.	The limited use of footpaths is a character element of rural residential road typologies and symbolise a low level/ varying number of pedestrians. This is very much the case given the low permanent population number in Castle Hill Village. The numerous informal paths between houses and communal facilities provide a good level of pedestrian connectivity. However, due to their unformed nature and lack of lighting, they don't meet CPTED or barrier free principles.





Criteria	General Characteristics	Measurement	Findings	Assessment
		Street lighting	Different types of street lights along Castle Hill Drive and Trellissick Loop, one side only.	The presence of street lighting is in keeping with providing safety and amenity at night time in residential areas. It is not in keeping with an alpine environment, where light spill is aimed to be kept at a minimum, which is why street lights have only been used in strategic locations rather than throughout the village.
		Presence of street tree planting	There are no street trees within the road corridor. Plantings in the newer area of the village are in clusters and in proximity to stormwater areas. Along the two main roads there are individual specimen trees and clusters of trees.	The presence of street planting is a way of accentuating a formal/urban element to the residential environment. Within Castle Hill village this has not been pursued rather it appears that accessways and roading have established with retaining mature tree plantings on site. Mature exotics and natives have also been used as markers into entrances thereby creating natural vertical gateways.
	Surrounds (adjacent land)	Natural and historic features including water features, indigenous vegetation, steep mountains, river	Surrounding mountain range (Craigieburn, Torlesse), Thomas river encircling the southern and western boundary of the township. The river valley includes mature native plantings and continues to the East. The township is also in vicinity to a	The surrounding environs provides a vital component to the overall character of the area and Castle Hill village and need to be protected and retained in their natural state.





Criteria	General Characteristics	Measurement	Findings	Assessment
			substantial area of native forest on its western boundary.	
On site		Allotment size (can be sourced/checked in GIS)	On site observation is that sections and built form for that matter is a lot larger in the newer part of the village. Although there is no clear demarcation between dwellings, sites appear to be compact and smaller in the original part (around the reserve).	Confirming the findings on the ground sections within the newer area range between 465-1075m2. In contrast sections in the older, established part range from 350-500m2. This change in section size diverges from the original compact 'cluster' of housing to a more spread out approach. This change in size needs to be further investigated as follow on effects could be perceived negatively and out of character for the village.
		Site coverage (can be sourced/checked in GIS)	Due to the lack of demarcation on site it is difficult to determine the amount of space taken up by buildings in relations to land size. Houses in the older part seem to be placed on smaller sized sections and might be outside the 40% that is permitted (check on GIS). The housing in the newer areas is substantially larger, but equally sections seem to be larger also.	Castle Hill Village has a low site coverage and the retention of open space is in keeping with a low density residential environment. It needs to be confirmed if this has been achieved within more recent development.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Limited or no road setback (can be sourced/checked in GIS)	Houses along Castle Hill Drive and Tresillick Road are well set back from the road. Development within the cul de sacs and accessways is built closer to the roads.	The village's development is facing inwards, with setbacks in locations where reverse sensitivity effects needed to be avoided. This being the case along the SH and to a lesser extent from the main road (Castle Hill Drive).
		Small internal setback to neighbour (can be sourced/checked in GIS)	On site separation distances differ between the newer and older parts of the village. Using GIS data it appears that dwellings are setback from neighbours between 2.6-10m in the older part around Slalom Place and Frizzell Court. Setbacks in newer area are less with some houses built only 2m from internal boundaries in the newer areas off Trelissick Loop.	The placement of houses in groups around ROWs and the relatively small section sizes have resulted in dwellings being placed in close proximity to each other. However, substantial plantings and the lack of physical demarcation has helped to create privacy for the individual dwelling, particularly in the older part. In the newer part the close proximity of substantial built form in close proximity to each other is a residential characteristics and it needs to be determined if this is an outcome that is anticipated in an alpine environment.
		Lack of boundary fencing/boundary framing	For the majority of sites there is no internal fencing present. Some low level fencing towards the road boundary and between some more recent development can be observed. Some boundaries have been defined using rocks or plantings.	The lack of fencing allows for views between private buildings and across the village, which achieves overall a sense of open space. Views to the surrounding landscape are retained and not obstructed by fencing structures.
		Lack of gardens /landscaping	Formal gardens or exotics were not observed as such, sites were surrounded by well-maintained grassed areas. Natives and exotics from the surrounding common areas was spilling into the residential sites.	The boundaries between the informal surroundings and built form nestled in-between are fluid. This supports overall the picture of a village that tries to blend in rather than stand out amongst its natural environment.
		Type of planting (e.g. indigenous)	On observation there is a corporate maintenance/landscaping scheme apparent throughout the village. This includes green space along housing and the SH and established and new reserve areas. Overall there is a mix of native and exotic planting present.	In a high country context the mature plantings in the village provide a strong character element that has been transpired to the newer areas of the village with plantings put in place to continue this scheme in the future.



Criteria	General Characteristics	Measurement	Findings	Assessment
Buildings		Temporary or permanent nature	On site the majority of buildings were locked up and presumed to be holiday homes. Almost every house has a stack of firewood, which suggests that houses were used in the winter months which coincides with the ski season.	Given the small amount of permanent residents the dominant use of existing residential buildings is for holiday accommodation and seasonal use.
		Iconic architecture	The village doesn't contain any heritage or iconic architecture- however there are numerous buildings that have been architecturally design specifically to meet design brief and to respond to the unique location.	The village is relatively young compared to for example Arthur's Pass, however the bespoke architecture of a lot of the built form present to date has created a unique housing environment that is not be found elsewhere in the District and thus worth protecting.
		Roof types	<p>There are a number of different roof shapes used in the village. Roof shapes including gable, M-shaped, Gambrel, Dutch Gable and Dormer roofs. Overall the single gable pitched roofs of 40 degrees plus dominate.</p> <p>Reviewing some of the recent consents it becomes obvious that a large portion refers to roof pitch and people applying for a variation to the 40 degree currently prescribed in the DP.</p>	The roof types in the village are in keeping with an alpine environment where form follows function in the way that pitched roofs are adequate in a climate where the snow load is high.

Criteria	General Characteristics	Measurement	Findings	Assessment
		Building mass/size	Buildings are dominantly double-storey or one and a half storey buildings, where roof space has been utilised. The size and bulk of dwellings varies; building footprints are small and compact in size in the older part, but of typically 2-storey height. Housing typologies in the newer areas are generally much bulkier and have larger footprints with some buildings appearing to be either used for tourism accommodation or having separate uses within one dwelling (e.g. several parties living in one house). These houses are much larger in size with estimated floor space of 120m2 on ground floor compared to about 60-80m2 in the older part.	Double -storey buildings and stand-alone typologies are the dominant built form in the village. Their height and bulk is to some extent visually reduced by the established tree plantings on the fringes and within the township reserve. This type of coverage assisting to reduce the visual height and bulk of buildings does not extend to the newer part of the township. Built development in this case does yet not as easily integrate with the surrounding landscape.
		Height	The majority of buildings were either 1.5 or double storey throughout the village.	The one and two storey buildings are able to harmonist with the surrounding alpine features. The stand-alone typologies help to reduce the visual height and bulk of buildings within the village; however height integration is more so achieved in the older part due to established trees of substantial height. This coverage is not yet provided in the case of the newer part. Regardless a continuous low scale built environment allows the built development to integrate rather stand out within the surrounding landscape.





Criteria	General Characteristics	Measurement	Findings	Assessment
		Material incl. cladding, roof	<p>There is a strong consensus in the use of natural materials, such as stone and timber and in the use of muted natural colour with low reflectivity throughout. Building material used throughout the village included various forms of natural timber and stone.</p> <p>The dominant cladding style throughout is board and batten or timber cladding; individual houses have used traditional shingles cladding. Roofing material is corrugated iron. Newer housing has used a lot of black trims and flashings and include exposed chimneys.</p>	<p>The utilised bespoke design and use of natural materials throughout the newer and the older part of the village is in keeping with the design provisions and meets the intentions of the policies and objectives of the District Plan. The style, colour and material themes throughout the village is consistent with the intentions of the plan. The built form is well integrated and visual effects on the high country landscape mitigated. Of all the alpine villages and EDAs Castle Hill displays the most cohesive use of a distinct material and colour palette.</p>
		Colours	<p>Dominant colours for dwellings are stained or natural timbers, resulting in various shades of brown and sometimes dark green. Some housing in the older part of the village contains red roofing and colours found in a residential environment.</p>	<p>Most of the colour schemes used are complimentary colours that blend in with the surrounding environment. Despite a mixed age structure the coherent design scheme for the village has achieved a variation of complementary colours that are in character.</p>





E.3 Lake Coleridge

Criteria	General Characteristics	Measurement	Findings	Assessment
General Characteristics				
Surrounding landscape is 'unmodified, indigenous, mountainous'		Site coverage (Please note any large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area. (can be sourced/checked in GIS)	On site observation confirms houses take up only a small portion of the individual site, comparable to a low density residential/rural-residential environment. The large sections provide ample space for front yards and private outdoor living space in the back/to the side. Some newer development in cluster 1 has larger building footprints on smaller sites.	Lake Coleridge Village is made up of three different settlement clusters in-between the 'green fingers' of mature forest. Houses and accessory buildings take up only a small portion of the individual site. The resulting low site coverage and the retention of open space is in keeping with a low density residential environment.
		Presence of fencing (Please take particular note of fencing in Castle Hill and Arthur's Pass)	Some low level front yard fencing and supporting planting/hedging along it present. Tall internal fencing is provided alongside boundaries between properties and along private accessway.	The village displays the traditional fencing type to be found in established residential areas throughout the District. The structures provide a clear demarcation that separates private properties from each other and the public realm. In the case of newer development the demarcation towards the road is not as strong (yet).
		Number of structures	Usually one dwelling with a detached garage or detached accessory building/shed per site.	The stand-alone typology and the compact dimensions of the majority of buildings limits any potential negative visual effects.
Unobstructed views towards surrounding rivers, mountains (important landscaping)		Building placement on site and location	<p>The township is split into three separate settlement 'clusters'; another 'cluster' contains the post office, tourist information, public toilets and the power station.</p> <p>Residential units in clusters 1 and 2 are situated on the flat, whereas units in cluster 3 are elevated on a plateau. The majority of buildings in cluster 1 are placed along Acheron Avenue, with newer housing stock placed in sections in second row behind these houses and accessed via Ryton and Hart Place or a private ROW. A small number of houses have been developed on large sections along the southern side of Kowhai Drive.</p> <p>Houses along the southern side of Acheron Avenue share the same roading setback; they are aligned perpendicular to the road and address the street. Housing south of Harper Place in cluster 3 are rotated on site. Houses in cluster 2 are well setback from the road.</p>	<p>Lake Coleridge village is a small settlement, which has over time developed in a basin along the Rakaia River. Each of the three settlement clusters is connected via Hummocks Road. The first formal housing occurred along Acheron Avenue, which nowadays with its linear alignment and formal tree planting retains its function as the main road. Houses built along Acheron Road have traditionally been used as workers' accommodation for the power station. These buildings are placed with plenty of open space between them.</p> <p>Housing in area 2 is equally spacious, whereas newer areas in area 1 and housing in area 3 is placed in closer proximity to each other. Internal setbacks range from 6m (area 3) to 20m (area 2).</p> <p>Having a significant opening retains a sense of openness and allows for views to the surrounding Rakaia River Valley and hills backing onto Lake Coleridge and mountains to the south and west.</p> <p>Due to the size of the surrounding hills and mountains views are available from all settlement areas. Views to the surrounding landscape and natural features are retained by large sections, and low site coverage in the case of area 1 and 2. Housing in area 3 have been</p>





Criteria	General Characteristics	Measurement	Findings	Assessment
		Height and bulk (Please note any multi-storey buildings, large structures protruding from roof tops)	Buildings are dominantly one-storey, only one isolated two-storey building in area 1 could be noted during the site visit. Garages are separated buildings and mainly single types. The size and bulk of dwellings varies, but overall buildings have a modest footprint, and are compact in size. The majority wouldn't exceed 110m2. Sizes also depend on area. For example houses in area 1 along Acheron Ave contain mainly 3 bedroom villas, with newer structures where housing sizes vary between very small units to larger more urban style housing off Ryton or Hart Place.	<p>orientated to gain maximum sunshine hours and views.</p> <p>Low level buildings and stand-alone typologies harmonise with the surrounding mountains and hills and help to reduce the visual height and bulk of buildings within the township. This low scale approach allows the built development to integrate rather stand out within the surrounding landscape.</p>
Alpine design theme/Alpine 'chalet' theme		Colours of surrounding landscape	The surrounding mountains and hills provide a strong grey and earthy tone; however green from the surrounding forest plantings and the adjacent farmland contributes to the overall colour palette and the environs.	Natural, muted colours complement the natural character of the surrounding environment and ensure a building design colour scheme that is in keeping with the surrounds positively contributing to retain the aesthetic values of this area.



Criteria	General Characteristics	Measurement	Findings	Assessment
		Building design (individual design) including building size, material, colours, reflectivity (Please note any flashing or reflective structures)	<p>The housing typology in the three respective clusters is dominantly single-storey, stand-alone 1970/80's bungalows or villas. Garages are single sized and separate stand-alone buildings. Some smaller units that display more of an alpine theme are interspersed throughout area 1 and 3. Newer housing stock in area 1 tends to consist of larger housing with urban features, such as formed driveways and mono-pitched roofs and attached double-garaging.</p> <p>For the majority houses are timber constructions with various forms of cladding including stained timber, corrugate iron, Summerhill stone and concrete block. A single two-storey unit was noted in a back section of area 1.</p> <p>The only commercial building with a larger footprint than the remaining built form (bar the power station) is Lake Coleridge Lodge located within area 3.</p> <p>When onsite there has been evidence of new development in cluster 3; however a number of sections in area 1 remain empty.</p>	<p>The current built form characteristics could be associated with any other township in Selwyn. Developments of this type can be for example be found in the old parts of Rolleston around John Street. For the majority building design does not follow an alpine character theme, but is an example of residential style housing with features of the respective era (such as side entrances, low roof pitch, separate garages). The coherent design displayed for example along Acheron Avenue is testimony to housing stock being built around the same time and possibly by the same developer. Newer built form that diverts from this expresses a mix of urban and rural elements depending on the use of the building (e.g. temporary holiday accommodation vs. permanent residence).</p> <p>While the village shows no alpine character elements through its built form, the surrounding forest with the mountains as a backdrop is dominant throughout and as such is a particular and unique environment to the Canterbury High country that is worth protecting and retaining.</p>
Unique historic values	 <p><i>The first of the cottages built on East Flat, now Acheron Avenue, 1914.</i></p>	Character and style of original workers cottages	<p>One of the first of the cottages built in 1915 as an example of an all-electric home, privately owned, is still remaining.</p> <p>Acheron Road appears to be the main road into the village.</p>	<p>Lake Coleridge village started as a camp for the construction workers of New Zealand's first hydroelectric power station, which became operational in 1914. Temporary camp sites developed and a more permanent village got established. The first cottages built in 1914 where placed either side of Acheron Avenue (see picture). Most of the original cottages have been removed and replaced with new residential housing, however the prototype 'show home' of an electric home built in 1915 remains. Many power station functions are now automated and the village's permanent population is less than 25 residents.</p>



Criteria	General Characteristics	Measurement	Findings	Assessment
Unique amenity values		Viewshafts towards the Rakaia River and Southern Alps	Views to the surrounding mountain range to the south and west across the Rakaia River valley and to the rolling hills in northeast direction are available from all three cluster areas, however views are most prominent from area 3.	Large sites, sufficient internal setbacks and low-level building heights allow for views to the surrounding landscape. Buildings on elevated sites have made use of views by rotating their building to get maximum sunshine hours and views.
Ecological, landscape, aesthetic or recreational value		Grouping of buildings (building platforms); Blending in with surrounds, in keeping with heritage; expansion to be retained within or adjacent to existing village	Most housing stock is placed within the three distinct settlement clusters. Expansion of the original housing in area 1 has occurred in second row (Ryton Place and also off Hummocks Road via Hart Place). There are empty sites within Area 1, the northern part of Kowhai Drive is currently undeveloped. At the time of the site visit new development occurred at the end of Harper Place in are 2.	Development has occurred in keeping with the natural environs, in particular the forest shelterbelts that surround each cluster. Expansion options within the three areas are limited, as shelterbelt plantings and bush, as well as the Rakaia River create a natural boundary to any further development. However, there are limited expansion options available within the existing clusters on currently undeveloped sites in area 1 in particular. Developing both sides of Kowhai Drive has potentially been dismissed due to shading from adjacent tree plantings.





Criteria	General Characteristics	Measurement	Findings	Assessment
		Topography (surrounded by steep mountains)	The different clusters of the village are situated on flat land with the exception of cluster 3, which is situated on a plateau in an elevated position. The village sits above the Rakaia River, but below Lake Coleridge. Area 2 and the power station sit lower than the remainder of the town. The area along the riverbed of the Rakaia to the East is relatively flat, with some rolling hills to the northeast.	The flat topography and the proximity to the power house played a major role when the township started to be developed within cluster 1 in the 1900's. The steep mountain range setback behind the Rakaia River to the south and west provide a dramatic backdrop, without visually enclosing the place.
	Business opportunity 	Business/Tourist accommodation and activity	From observation there seems to be an equal amount of permanent and temporary housing within the township.  The Lake Coleridge Lodge was closed at the time of visit.	Buildings are either used as a permanent residence or get used as holiday homes by private owners or community groups for accommodation. Expansion and uptake for additional accommodation could happen in the way of converting current permanent residence/private dwellings into tourist accommodation or developing empty sections within area 1.
Alpine/Natural outlook		Location (within national park/forest)	Situated within the Canterbury High Country, flanked by the riverbed of the Rakaia River valley to the South and hills to the North. The village is nestled within and surrounded by mature tree plantings some of which are part of the Harry Hart Arboretum.	Having substantial mature tree plantings within in a high country environment is unique and gives Lake Coleridge Village a distinct character. The trees were planted in the 1920' -50's by the powers station's superintendent at that time Harry Hart, who experimented with planting exotic trees (see <a href="http://www.lakecoleridgez.info">www. lakecoleridgez.info</a> ), which now have become part of an arboretum. Any built form requires to be retained within the natural boundaries and requires to integrate, not detract from the surrounding landscape and the historic beginnings of the township.



Criteria	General Characteristics	Measurement	Findings	Assessment
				
		Adjacent zoning (can be sourced/checked in GIS)	High Country	The adjacent High Country zoning provides the backdrop to the residential zoning of Lake Coleridge township and allows for low impact land uses that are complementary to L1.
		Adjacent activities	The surrounding area is mainly used for farming, the lake and its surrounds are a popular tourist destination for activities such as: walking and tramping, camping, hunting and fishing, skiing and jetboating. The Lake Coleridge power plant, owned and operated by Trustpower is still operating and generating power with an average annual output to 270GWh. Educational tours are available by arrangement.	The surrounding activities are part of the Lake Coleridge Village and as such are complementary to the residential living environment. Adjacent rural and commercial (power plant) activities are visually separated from housing due to the substantial tree planting buffer.
		Location of further expansion	Each of the settlement clusters is contained within the natural boundaries of the surrounding forest or the slopes of the Rakaia River Valley. There are sites within the township area of area 1 that are currently undeveloped.	Possible residential housing expansion past the township boundary up to the heavily planted surrounding edges could occur in area 1 and 2; Access and potential shading could be a limitation factor, whereas topography might be an issue for further expansion in area 3.
On adjacent public space (road corridor, berm)		Road width and layout	Acheron Avenue is the main road into cluster area 1 and consists of a two way sealed narrow carriageway, with no berm and no stormwater swales. Residential housing occurs on either side of the road corridor. Kowhai Drive has built form on	The linear alignment of Acheron Avenue characterises an avenue character, which in a residential context, signals the hierarchy of the road within the township. Roading in all areas has an access only function and is arranged in keeping with the surrounding environment. The




Criteria	General Characteristics	Measurement	Findings	Assessment
			<p>one side only. The road corridor consists of a narrow, formed carriageway with no s/w swales. Both Acheron Ave and Kowhai Drive have a linear alignment, while Riverview Terrace and other minor access roads in area 1 and 3 are formed to single width only and laid out in a more organic form. Harper Place, the main access into area 3 is a one-way road, with single lane width only.</p> <p>All roading within Lake Coleridge village, except for Hummocks Road, which connects the individual clusters, are dead-end roads.</p>	<p>narrow carriageway is appropriate for the limited number of houses accessed off it.</p> <p>Access to sections in area 3 and back sections in area 1 is provided in an informal way, which is in keeping with an alpine environment. Footpaths and urban street character elements, such as parking bays, curb and channels etc. are absent.</p>
		Presence of footpaths	No formal/formed footpaths within either area or between areas. However there are informal pathways through the bush that link between the individual settlement clusters.	The absence of footpaths is a character element of rural road typologies and symbolise a low level of road users. This is very much the case given the low permanent population number in Lake Coleridge Village and the individual clusters respectively. The informal paths between the clusters provide a level of pedestrian connectivity. However due to their unformed nature and lack of lighting, they don't meet CPTED or barrier free principles.
		Street lighting	Different types of street lights along the main access road exist within each area.	The presence of street lighting is in keeping with providing safety and amenity at night time in residential areas. It is not in keeping with an alpine environment, where light spill is aimed to be kept at a minimum.




Criteria	General Characteristics	Measurement	Findings	Assessment
		Presence of street tree planting	Acheron Street has mature Birch tree plantings either side. Native Kowhai trees are planted alongside the western side of Kowhai Terrace. Area 3 has no street planting.	The presence of street planting is a way of accentuating a formal/urban element to the residential environment. Both area 1 and 2 have made use of this, whereas street planting is absent in area 3. A mature English Oak tree at the entrance to the site provides a gateway into the area.
		Natural and historic features	All three clusters are surrounded by forest and mature trees on at least three sides. The public community and the playground in area 1 contain mature exotic species. Area 2 and 3 contain each a part of the A.E. Hart Arboretum. Within the arboretum in area 2 there are listed heritage trees. Most sections in area 1 contain mature exotic specimen trees. The Lake Coleridge power station is listed as a heritage item in the District Plan.	The man-made features of the power house and its heritage value is a unique contribution to the area and the District. The presence of mature exotics and the surrounding forest creates a distinct environment that is contained within these natural boundaries. The backdrop to the West is created by the sheer and barren mountain ranges of the Southern Alps. Changes to these features is not anticipated due to their heritage value and the amenity they provide to the place.



Criteria	General Characteristics	Measurement	Findings	Assessment
Surrounds (adjacent land)		Natural features including water features, indigenous vegetation, steep mountains, river	The village is bordered by the Rakaia River Valley to the south and west, the Southern Alps behind it and hills and farmland to the north and the east. Lake Coleridge is not visible from the village and sits elevated about 6km north of area 3.	The surrounding environs provides a vital component to the overall character of the area and the township and need to be protected and retained in their natural state.
On site		Allotment size (can be sourced/checked in GIS)	During the site visit a mixture of section sizes were observed. Sections in area 1 built along Acheron Avenue are of the typical quarter acre section size, with smaller sections around 500m2 located in back sections and along Ryton Place. Area 2 has sections that range from 730-1600m2. Area 3 has sections of 700m2 and larger, depending on location.	The varied allotment sizes are appropriate considering the topography and the current use. More recent development tends to be on smaller size sections.
		Limited or no road setback	Dwellings are set back by about a car length from the main road in area 1 and 2. Sections that have been developed in the back and more recent development have placed housing much closer to the road corridor. Sections along the north side of Harper Place are placed close to the boundary, sections to the south are set back.  Setbacks are consistent within an area.	Overall buildings have been oriented towards the public realm. Roading setback has followed the principle of orientating the dwelling in a way to achieve the maximum sunshine hours for private outdoor living areas. This has resulted in various setbacks from the road depending, which side of the road the development occurred on. Buildings that have been built around the same time (e.g. houses along the south side of Acheron Avenue) share all the same setback.

Criteria	General Characteristics	Measurement	Findings	Assessment
		Small internal setback to neighbour (can be sourced/checked in GIS)	On site separation distances between the areas differ, but overall are substantial. Using GIS data it appears that dwellings are setback from neighbours between 10-16m in area 1, with some exception in the area around Ryton Place. Area 2 has separation distances of over 30m, whereas the northern part of area 3 has the smallest internal setbacks, between 6-10m, still well above what would be minimum setbacks in a residential context.	The substantial setbacks between built form demonstrates a low-very low density and is typical for a rural-residential character. The typical quarter acre section of the olden days is still apparent in Lake Coleridge village.
		Lack of boundary fencing/boundary framing	Most sites have low front yard fencing of various types (picket, close board). All fencing is supported by planting. Internal fencing is in parts tall and close-board.	Fencing provides a definite demarcation of property and is a very residential characteristic. Due to the low height and the softening aspect of plantings used the fencing retains a public/private interface where views to and from the road into the private properties are possible. This is an important aspect for a safe and attractive neighbourhood.





Criteria	General Characteristics	Measurement	Findings	Assessment
		Lack of gardens /landscaping	Most of the gardens are well-kept and are landscaped and planted with exotics. Many had maintained lawns and established vegetable gardens.	Having established and well-maintained gardens signals the permanent use of the dwelling itself. Having permanent residents adds year round vibrancy to a place.
		Type of planting (e.g. indigenous)	Exotic plantings could be found within private gardens and within the public realm. Native plantings was only observed in street planting in area 2. Surrounding forest mainly consists of exotic conifers. Unsure of type/species of planting within the two arboretums.	Despite the high country nature the planting in and around the village has been man-made with a clear preference on exotics. This creates a distinct environment that differs from other high country areas.



Criteria	General Characteristics	Measurement	Findings	Assessment
Buildings		Temporary or permanent nature	On observation there was a number of dwellings that had permanent residents. Interviewing a local resident on site there are houses used for fishing huts, community use and generally temporary use on weekends and in the holidays. The dwellings in area 1 seem to be built and used as workers accommodation for the power house. Some lack of maintenance was apparent with some of the temporary buildings.	The temporary or permanent use of buildings is reflected in building size, design and maintenance. A smaller footprint generally suits the use as a holiday accommodation, whereas 3bdr+ are more suited to permanent housing. With the operation of the power plant becoming more and more operated the demand for permanent housing might become less unless alternative employment opportunities for example in the tourism sector can be provided.
		Iconic architecture	The township does contain some architecture that is worth retaining: the original post office, the remaining 'show-home' all-electric cottage, the power station/house (heritage item) and the power station bulk store building.	The identified structures, one of which has heritage status, directly tied to the origin of the township are worth retaining and protecting. The power station bulk store was used for back in the day for the community- dances were held here during the construction of the village. The post-office building is still used by residents today to collect their mail. The cottage built in 1915 as an example of an all-electric home remains in the township. Coleridge Hydroelectric power station was NZ governments first major generation scheme in 1914 and has over the past 100 years had multiple upgrades and is fully operating still.



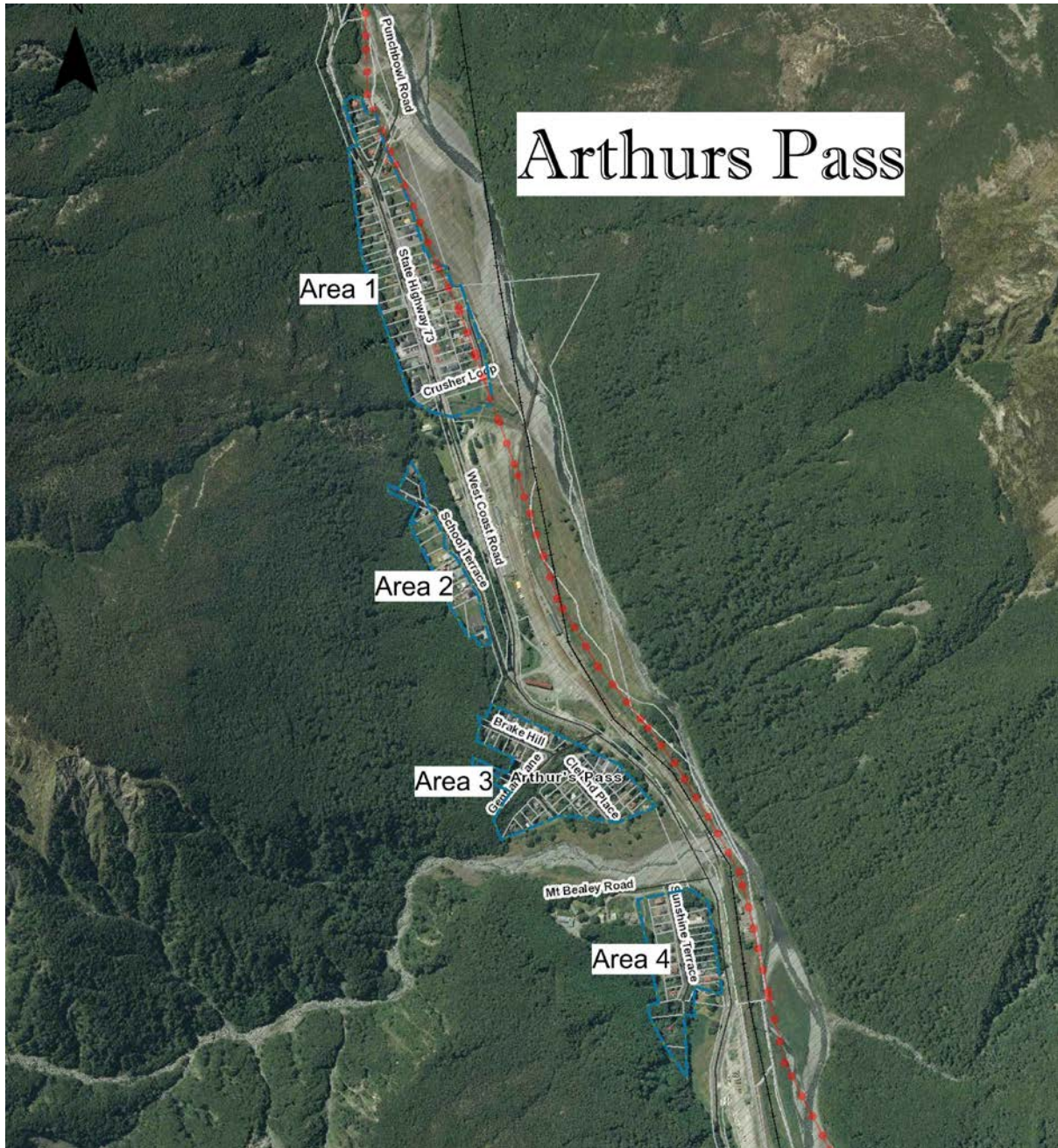
Criteria	General Characteristics	Measurement	Findings	Assessment
		Roof types	<p>On-site observation included low pitched roofs (bungalows), pitched roofs (villas) and some steep A-frame type roofing structures.</p> <p>Area 1 also contained a number of mono-pitched houses.</p>	<p>A-frames and pitches roofing types are a typical character elements of an alpine scheme; however in Lake Coleridge they only make up a minority and overall the alpine theme is not a dominant feature.</p>
		Building mass/size	<p>The dominating housing typology is a 3 bedroom stand-alone villa or bungalow. Some newer housing stock varies in size.</p>	<p>The prevailing housing character is suited to a temporary, seasonal use as well as permanent accommodation. It is not considered that more people will move to Lake Coleridge permanently, which would require additional housing stock and community facilities.</p>
		Height	<p>All buildings except two are one-storey dwellings.</p>	<p>Low level buildings and stand-alone typologies help to reduce the visual height and bulk of buildings within the township. This low scale approach allows the built development to integrate rather stand out within the surrounding landscape.</p>



Criteria	General Characteristics	Measurement	Findings	Assessment
				
		Material incl. cladding, roof	For the majority houses are timber constructions with various forms of cladding including stained timber, corrugated iron, Summerhill stone and concrete block. Roof cladding included corrugated iron and tiles.	The materials used are typical in a residential context. Where temporary holiday accommodation has been built, the design is more aligned to an alpine theme with natural timbers used for cladding.
		Colours	White and beige (light colours) dominate the cladding colour with the isolated darker cladding colour.	Most of the colour schemes used are complimentary colours that blend in with the surrounding high country and forest. Given the lack of a coherent design scheme for the village, a variation of colours is considered to be part of that character.

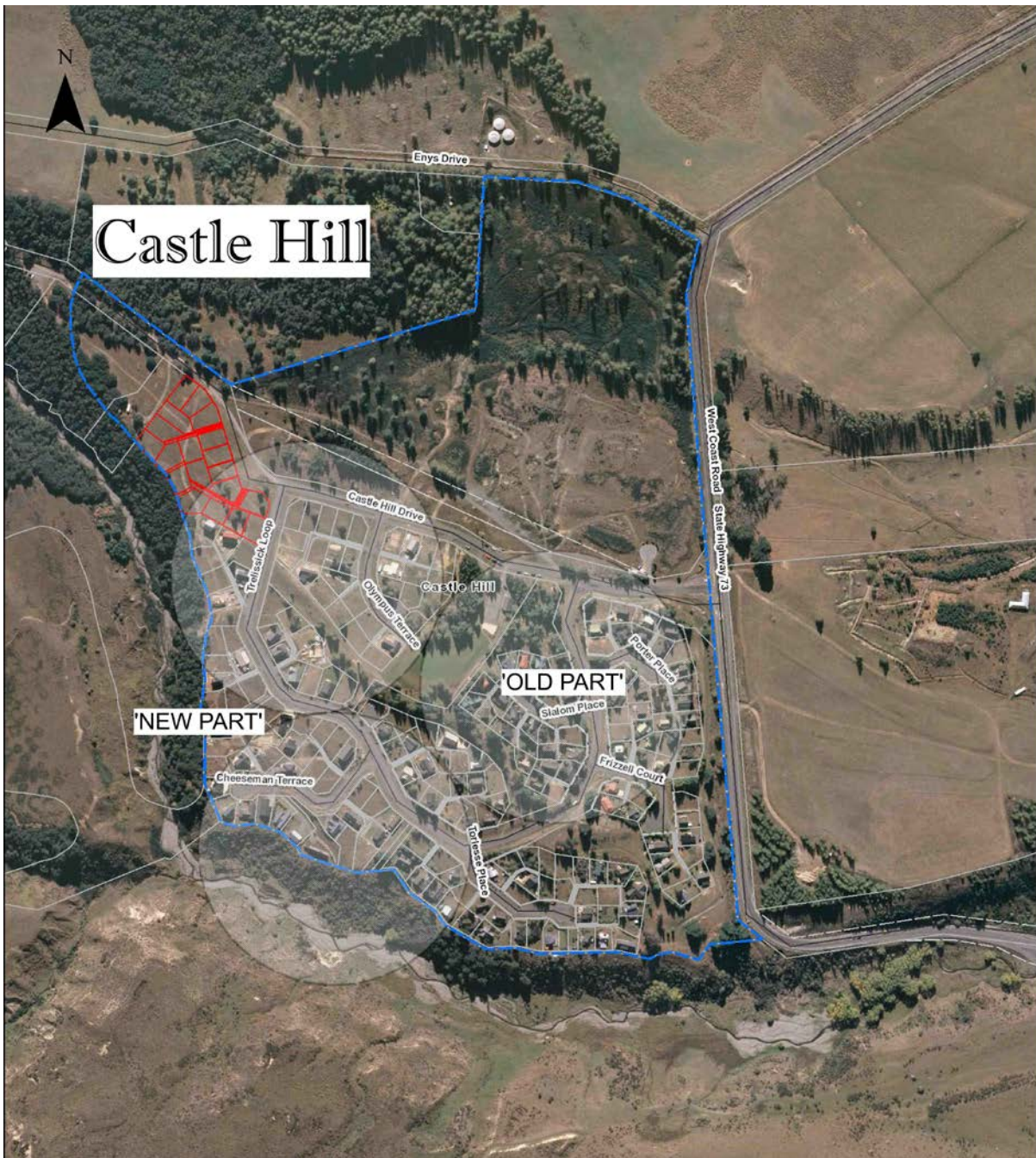


## Appendix F     Arthur's Pass Map



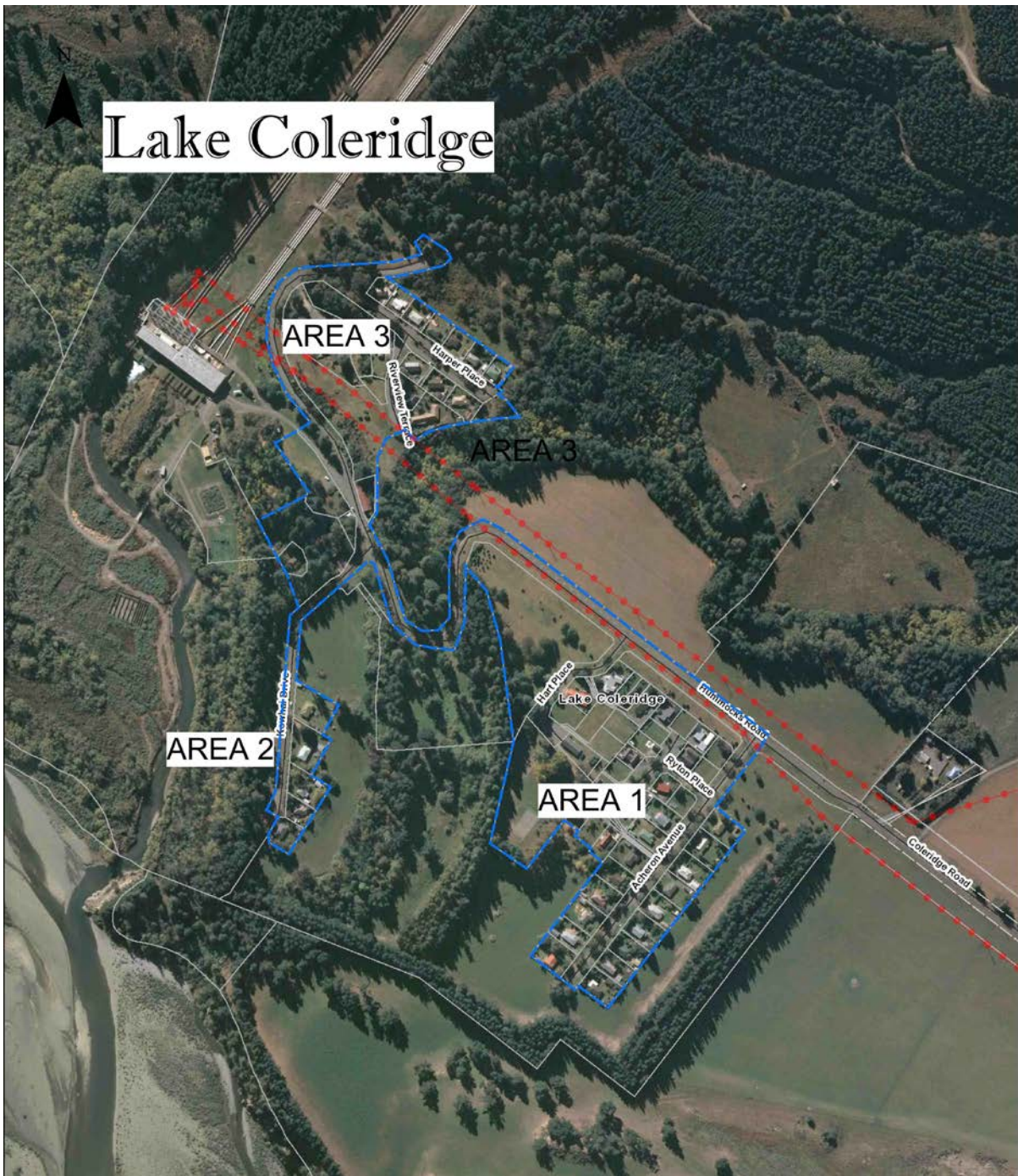


## Appendix G Castle Hill Map





## Appendix H Lake Coleridge Map





RE012 Alpine villages – communications and engagement summary plan

Key messages

(as of 25 September 2018)

Background

- As part of the Selwyn District Plan Review, policies and rules managing the villages of Arthur’s Pass, Castle Hill and Lake Coleridge, collectively referred to as alpine villages in the current District Plan, are being reviewed.
- Related to this topic is the future management of the Existing Development Areas (EDA) located in the High Country. These are Terrace Downs, Grasmere and Bealey Spur.
- The Malvern Area Plan Mahere-ā-Rohe 2031, adopted by the Council in September 2016, didn’t identify any new areas within the alpine villages which would need to be rezoned for residential or, in the case of Castle Hill, business, to accommodate growth.

Current status

- Current District Plan sets up a somewhat complicated approach to the management of the three villages. They are subject to the various zoning provisions that apply, but Arthur’s Pass and Castle Hill are also subject to specific rules and/or policies related to their alpine nature. There are no specific rules that apply to Lake Coleridge Village.
- Key issues include:
  - whether all three alpine villages should continue to be managed by specific provisions in the Proposed District Plan to protect the alpine character and values of these areas.
  - inconsistencies and ambiguities of objectives and policies.
  - since National Planning Standards are currently being finalised, we cannot propose what zoning and spatial planning tools should be applied to the alpine villages.
  - how do proposed changes to Outstanding Natural Landscapes affect alpine villages.
  - should Bealey Spur be considered an alpine village. Currently it’s an EDA but all EDAs are proposed to be removed from the Proposed Plan and there’s no alternative method proposed to manage Bealey Spur.

About preferred option

- Key draft changes include:
  - specific objectives, policies and rules would be applied through the introduction of separate precincts for the Arthur’s Pass and Castle Hill villages. However, the proposed provisions can only be confirmed once the final version of the National Planning Standards has been released, and proposed changes to zones and the Outstanding Natural Landscapes overlay are considered.
  - Not having specific management provisions for Lake Coleridge Village as the review identified that this village, despite its location, does not demonstrate clear and distinct special characteristics in terms of its built form that requires additional provisions.

Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Department of Conservation	N/A	Selwyn ratepayers
Consent, building and compliance teams	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Castle Hill Village Community Association		News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	Arthur's Pass Association Committee		Wider public
		Arthur's Pass Community Centre Committee		

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Key stakeholders are “the organisations requiring engagement and information as the preferred options for the Draft District Plan are being prepared.” (District Plan Review Community Engagement Implementation Plan; p.6) Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (DPR Engagement Framework)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (District Plan Review Community Engagement Implementation Plan; p.6)



Engagement during review phases

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Baseline assessments						
Preferred option development						
Preferred option consultation					[via community committees]	[will be consulted once Proposed District Plan gets notified]

2018 communications and engagement key tasks/milestones per month

(more detailed action plans to be developed for each major milestone or as required)

Audiences	Pre-October	October	November
ECan	Consulted with as part of the preferred option report		Endorsed preferred option report is shared
Rūnanga	Consulted with as part of the preferred option report		Endorsed preferred option report is shared
Key stakeholders			Endorsed preferred option report is shared and feedback sought via letter
Landowners/occupiers			[will be consulted via community committees]
General public			[will be consulted once Proposed District Plan gets notified]
DPC		Preferred option report goes to DPC for endorsement	

## 10. Preferred Option Report and Communications and Engagement Summary Plan – Living 3

Author:	Adam Jellie (Stantec) and Jocelyn Lewes, Strategy & Policy Planner
Contact:	(03) 347 1809 (Jocelyn)

### Purpose

To brief the Committee on the Preferred Option Report, which provides a summary of the Baseline Report that assesses the effectiveness and appropriateness of the Operative District Plan provisions in achieving the intended outcomes for the Living 3 Zone. The Living 3 Zone provides for rural residential areas located within the Greater Christchurch area of the District and is intended to represent a transition between the more densely settled urban areas which they adjoin, and the rural environment.

The attached Communications and Engagement Summary Plan is to inform the Committee of the engagement activities to be undertaken in relation to the 'Rural Residential (Living 3 Zone)' topic.

### Recommendation

***“That the Committee notes the report.”***

***“That the Committee endorses the Preferred Option for ‘Rural Residential (Living 3 Zone)’ for further development.”***

***“That the Committee notes the summary plan.”***

### Attachments

‘Preferred Option Report for Rural Residential (Living 3 Zone)’

‘Rural residential (Living 3 Zone) – communications and engagement summary plan’

# PREFERRED OPTION REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 20 September 2018

**TOPIC NAME:** Residential

**SCOPE DESCRIPTION:** Rural Residential (Living 3 Zone)

**TOPIC LEAD:** Jocelyn Lewes

**PREPARED BY:** Stantec New Zealand (Adam Jellie)

## EXECUTIVE SUMMARY

<i>Issue(s)</i>	<ol style="list-style-type: none"> <li>1. The requirements for onsite landscaping are overly prescriptive and are not being implemented or enforced;</li> <li>2. The setback rules for the Living 3 Zone are resulting in a number of resource consent applications for infringements of the rule; and</li> <li>3. Should the Countryside Area provisions be included in the Proposed District Plan?</li> </ol>
<i>Preferred Option</i>	<i>In summary the recommended option for further development is: Option 2 Amendments to the rural residential (Living 3 Zone) provisions.</i>
<i>DPC Decision</i>	



## 1.0 Introduction

The *Living 3 Zone Baseline Report* (Baseline Report RE010) has been prepared for the residential workstream to assess the effectiveness and appropriateness of the Operative District Plan provisions in achieving the intended outcomes for the Living 3 Zone. Baseline Report RE010 is attached as **Appendix 1**.

The Living 3 Zone provides for rural residential areas located within the Greater Christchurch area of the District and is intended to represent a transition between the more densely settled urban areas which they adjoin, and the rural environment. The provisions of the Living 3 Zone are intended to result in a spacious pattern of built development with specific controls and design requirements to retain elements of rural character as well as panoramic views and rural outlook. The sites zoned as Living 3 were identified in, and are in accordance with, Council's Rural Residential Strategy 2014 (RRS14) which identified 14 sites suitable for rural residential development.

To inform the Baseline Report RE010 an on-the-ground assessment of character and amenity in Living 3 zones was undertaken. This assessment was used to evaluate whether the Living 3 provisions were achieving the intended development and design outcomes for the zone.

The purpose of this Preferred Option Report is to provide a summary of Baseline Report RE010 and to identify issues, options and approaches for the Living 3 zone. If endorsed by Council, the Preferred Options will form the basis of further development as part of the District Plan Review project.

## 2.0 Statement of Operative District Plan approach

Of the 14 areas identified in the RRS14 for potential rural residential development, only seven are currently zoned as Living 3 in the Operative District Plan (refer to the red circles in Figure 1), and of these areas only three are developed or have development occurring. These areas are 'Coles Field' in Rolleston, 'Pemberley' in Prebbleton and 'Conifer Grove' also in Prebbleton. It is not proposed that the remaining sites are rezoned to Living 3 through the District Plan Review process. Rather, rezoning of these sites would be either through submissions or private plan changes.

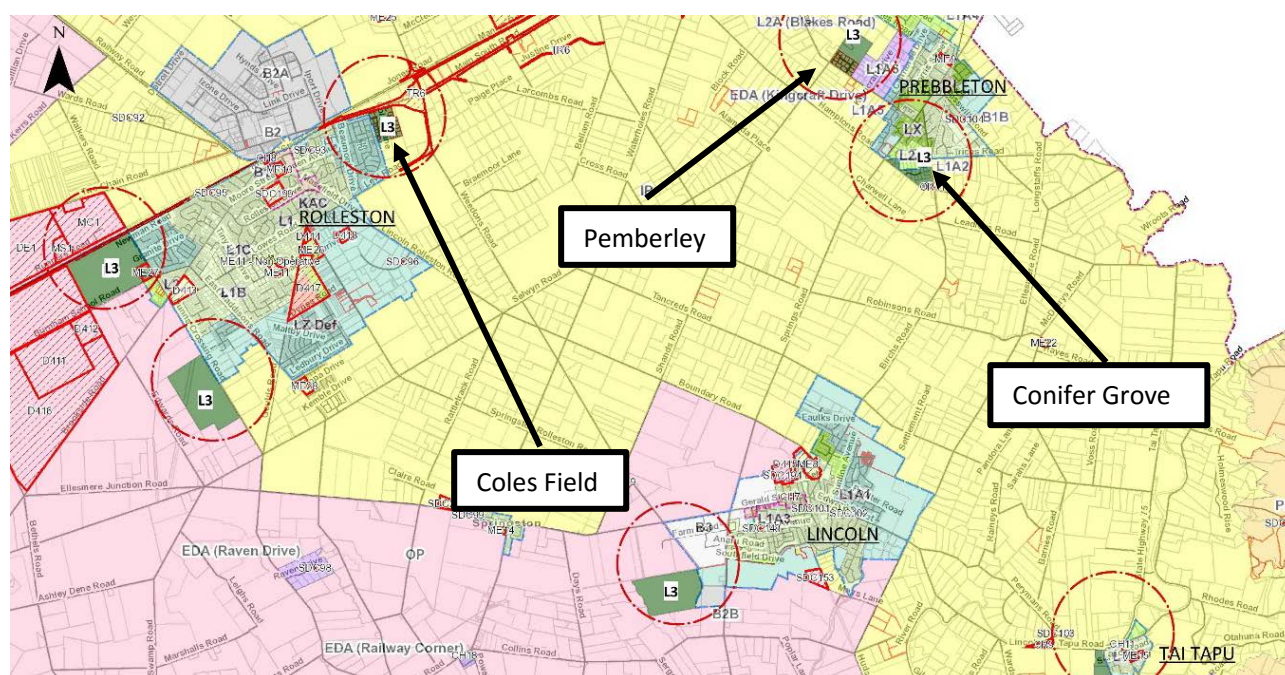


Figure 1 Living 3 Zoned Areas (Operative District Plan)

The objectives and policies relating to the Living 3 Zone are included in Sections B1 Natural Resources, B3 Health Safety and Values and B4 Growth of Townships. The relevant rules are located within sections C4 Living Zone Buildings, C10 Living Zone Activities, C12 Subdivision and Outline Development Plans (ODPs) within the Appendices chapter.

## 2.1 Definition

Rural residential activities are defined in the Operative District Plan as meaning: *residential units within the Living 3 Zone at an average density of between one and two households per hectare*. This is consistent with the Canterbury Regional Policy Statement 2013 (CRPS) definition.

## 2.2 Objectives

There are a general set of objectives which apply to all Living Zones that seek to achieve an overall spacious character and that residential areas be pleasant places to live. There are no specific objectives related to development in the Living 3 zone.

## 2.3 Policies

The policies state that rural residential density within the Living 3 Zone is to be maintained below that of the Living 1 Zone, in that it is limited to one dwelling per site, and building coverage is to be maintained below either 10 per cent of the site or 500 m<sup>2</sup> whichever is the lesser. Fencing shall be reflective of a rural vernacular, i.e. is transparent in its construction or is made up of shelter belts and hedging (Policy B3.4.4 (b)).

## 2.4 Rules

A suite of permitted activity rules which control landscaping, bulk and location and fencing apply to the Living 3 Zone. A further set of specific provisions apply to areas identified on ODPs 39 and 40 in Rolleston as 'Countryside Areas'. These rules provide for rural activities (excluding forestry, intensive livestock production and dwellings). In addition to these rules a Countryside Area Management Plan is required at the time of subdivision. The Plan covers matters such as rural activities or activities proposed for the Countryside Area and measures to internalise adverse effects.

Subdivision of land is a restricted discretionary activity, with Councils discretion limited to a comprehensive set of matters which link back to the RRS14.

Outline Development Plans (ODPs) are required for all Living 3 zoned areas and provide a more specific localised planning response for each area. ODPs are set out in the Appendices of the Operative District Plan.

## 3.0 Summary of relevant statutory and/or policy context

The key high level planning documents are the CRPS, RRS14 and draft National Planning Standards. Action 18 of the Land Use Recovery Plan and SWOT Analysis on Residential Density were also summarised in Baseline Report RE010.



### 3.1 Canterbury Regional Policy Statement 2013

Chapter 6 of the CPRS, which applies to the Greater Christchurch area, defines rural residential development as meaning: *residential units outside the identified Greenfield Priority Areas at an average density of between 1 and 2 households per hectare*. Policy 6.3.9 *Rural residential development* limits new rural residential development to areas which have been adopted in a rural residential strategy. These areas must be provided with reticulated services, located outside the greenfield priority areas and must avoid significant reverse sensitivity effects with adjacent rural activities and, where adjacent to existing urban residential areas, be able to be integrated or consolidated with the existing settlement.

### 3.2 Rural Residential Strategy 2014

The primary purpose of the RRS14 is to provide guidance and policy direction on how best to manage rural residential development. This includes establishing the optimal form, function and character of rural residential development and where it is best located. The RRS14 identified the locations in Figure 2 for rural residential development. These areas underwent a selection process informed by criteria set out in Appendix 1 of the RRS14, which addressed the pre-requisites set out in the CRPS.

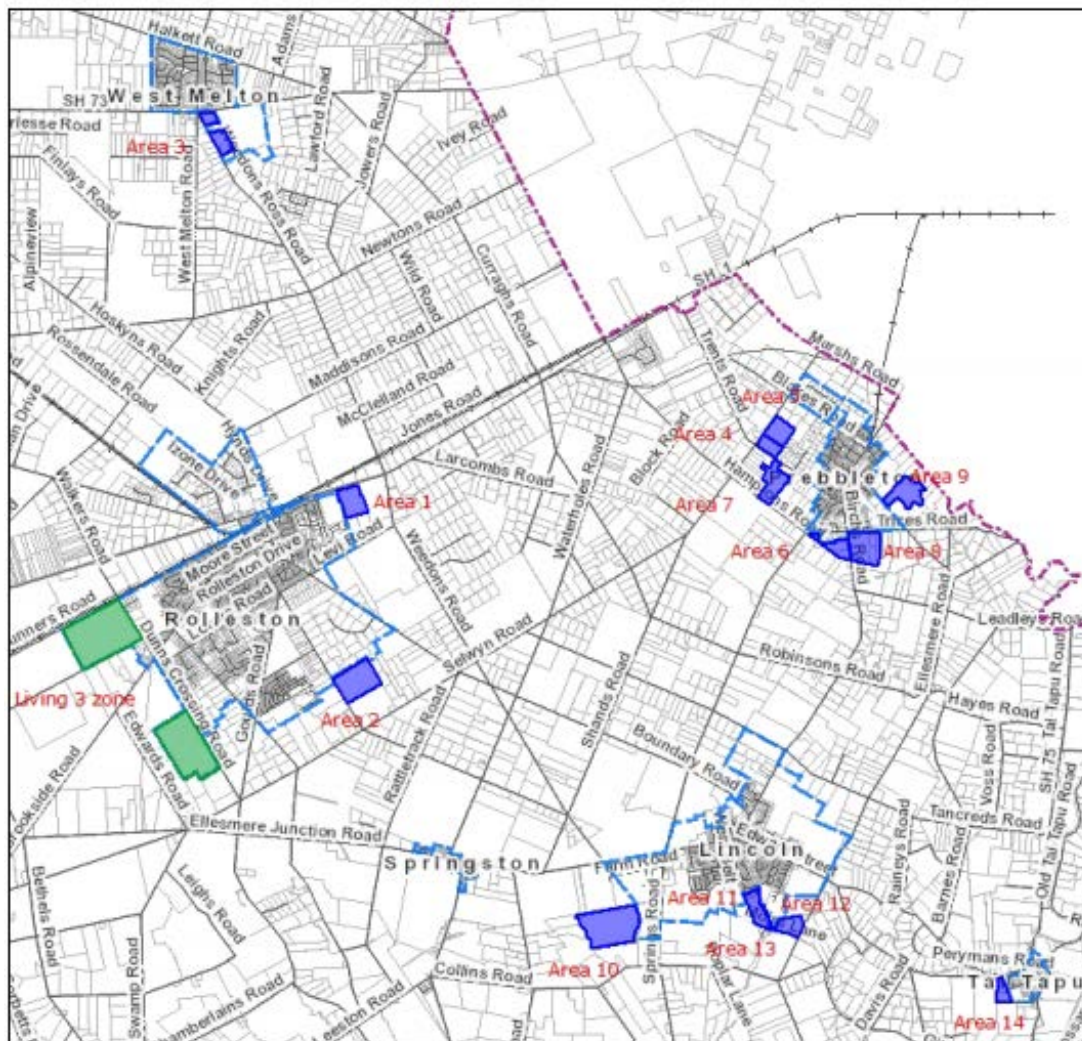


Figure 2 RRS Rural Residential Locations (Green areas were Living 3 Zoned areas at the time of the RRS14 Adoption and Blue areas were potential areas to be rezoned Living 3).

### 3.3 Draft National Planning Standards

As part of the 2017 amendments to the Resource Management Act (RMA) the Ministry for the Environment (MfE) is developing national planning standards. The first set of draft standards was released for consultation on 6 June 2018.

The draft S-ASM: Area Specific Matters Standard – Zone Framework (S-ASM Standard) is relevant to this workstream. It specifies that Council can only use the zones provided for in the Standard. The only discretion Council has relates to which zones from the Standard it chooses to include in the Proposed District Plan. Two draft National Planning Standards zones were considered and compared in Baseline Report RE010. These were the Rural Residential Zone and the Low Density Residential Zone.

The Baseline Report RE010 identified that the Rural Residential Zone in its current form does not align well with the Living 3 Zone or the outcomes sought by the CRPS and RRS14. The zone has a stronger rural focus than the Living 3 Zone and sits within the group of rural zones in the Standards. In addition to residential activities, the Rural Residential Zone states that it will provide for primary production on appropriate sized sites and a range of associated environmental effects (e.g. noise, dust, odour and traffic) are also anticipated.

Based on the findings of the character and amenity assessments it appears that the Low Density Residential Zone may be more appropriate zone to apply to the Living 3 areas.

However, it is also noted that in the Preferred Options Report 207 the Low Density Residential Zone was signalled as a potential zone to replace some Living 1, but mainly Living 2 zoned areas (being the Living 3 zone equivalent outside the Greater Christchurch area). Further work will be required to determine an appropriate replacement zone for the Living 3 Zone and whether other National Planning spatial tools will be required to differentiate these areas from other residential zones.

### 3.4 Key points from the high level planning documents

The main key points from the high level planning documents are:

- new rural residential areas within the Greater Christchurch area can only be provided for by the Council where these areas are in accordance with an adopted rural residential strategy;
- outline development plans are required for new subdivisions which set out an integrated design for subdivision and land use; and
- the National Planning Standards Rural Residential Zone in its current form does not align well with the Living 3 Zone or the outcome sought by the CRPS and RRS14.
- the National Planning Standards Low Density Zone most closely aligns with the current Living 3 Zone.

The character and amenity assessments and the evaluation included in Baseline Report RE010 concluded that the development that has occurred in the Living 3 zoned areas is largely giving effect to the CRPS and RRS14.

## 4.0 Summary of issues

The following issues have been identified in Baseline Report RE010 and are summarised below.

## 4.1 Compliance with landscaping requirements

The requirements for onsite landscaping in the front yard are considered overly prescriptive. In Living 3 zones, Rule 4.2.2 requires the planting of certain number of specimen trees of a particular species and height, at certain locations and spacing's, while in all other residential zones, the front yard is only required to be landscaped with shrubs.

The character and amenity assessments in Baseline Report RE010 found that the sites assessed have limited landscaping. The assessments also noted that the majority of setbacks are sown in grass and this is contrary to the permitted activity rules.

The Consenting and Compliance teams commented that some landscaping requirements have not been picked up during the plan check stage and that there is uncertainty as to when the planting was to be implemented and by whom i.e. the developer who sells the subdivided site or property owner who purchases the site and builds the dwelling.

## 4.2 Setback rules

The setback rules for the Living 3 Zone are resulting in a number of resource consent applications for infringements of the rule.

The front boundary setback requirements (generally 15 metres) in the Living 3 Zone are more onerous than those for the rural zones, which are generally 10m.

## 4.3 Inconsistencies within the policies

The evaluation of the Operative District Plan provisions for the Living 3 Zone identified a number of issues. These include:

- Inclusion of specific parameters at the policy level, such as site coverage; and
- Policy B3.4.4(c) anticipates intensification within a rural residential area which is not consistent with Policy 6.3.9(7) of the CRPS. While this is a reasonable reading of the text in the two documents, the inclusion of this policy stems from a consultative process on both the RRS14 and LURP Action 18 (viii) and, as such, it cannot be considered as such. However, the District Plan Review process does afford Council with the opportunity to review the appropriateness of this policy.

## 4.4 Countryside Area provisions

A set of 'Countryside Area' provisions apply to areas identified on ODPs 39 and 40 in Rolleston. These were introduced as part of a private plan change process in 2012. The two blocks remain undeveloped. As described in Section 2 these provisions differ from the wider Living 3 Zone provisions in that they provide for rural activities within the Living 3 Zone. The main issue is whether these provisions should be rolled over into the Proposed District Plan. A further issue is that the numerous site specific provisions are split across a number of sections of the Operative District Plan.

## 5.0 Options to address issues

Two options have been identified to address the issues identified in Section 4 of this Report. These are set out below.

### 5.1 Option 1: Retaining the status quo

This option involves rolling over the Living 3 Zone provisions into the Proposed District Plan without amendments.

***Effectiveness in Addressing Issue:***

Retaining the status quo does not effectively address the issues identified in Section 4 of this Report.

***Risks:***

Retaining the status quo is likely to result in ongoing resource consent applications for infringement of the setback rules and non-compliance with the landscaping requirements.

***Budget or Time Implications:***

None, as no work would be required.

***Stakeholder and Community Interests:***

Living 3 Zone residents and land owners, development industry and other housing providers.

***Recommendation:***

That Option 1 Status quo should not be carried forward for further consideration.

### 5.2 Option 2: Amendments to the Living 3 Zone provisions

This option involves removing the prescriptive requirements for landscaping (with the exception of tree planting and specific ODP requirements), adjusting the setback requirements from the road boundary, amending the policies, rolling over the Countryside Area provisions and changing the zone name.

As discussed in Baseline Report RE010 the setback from the road boundary could potentially be reduced to 10 metres. However it is recommended that resource consents for infringements to this rule be reviewed to determine if this parameter is consistent with resource consents which have been granted. A setback of 10 m from the road boundary applies within the Rural Zone and this is why this parameter has been selected as a starting point.

Amendments to the setback rules are also required to address conflicting rules.

This option also includes amendments to existing policies for the Living 3 Zone to remove specific parameters from the policy, which are implemented through rules.

It is recommended that Policy 3.4.4 (c) be rolled over into the Proposed District Plan. Given the evolution of the policy, any change or removal could potentially counter a Ministerial sign off and would hinder the implementation of the RRS14. While Chapter 7 of the RRS14 only identified four sites where the issue of future proofing to allow for intensification should be considered, there may be other areas within the RRS14 which could meet the tests set out in the policy and could then take advantage of the policy. It is noted that of the four sites specifically identified in the strategy, one has since evolved as a Housing

Accord and Special Housing Area, while two sites have been subject to private plan changes to rezone the land to Living 3. In both plan changes, no provision was made to allow for the comprehensive intensification of these areas to urban densities.

It is also recommended that the Countryside Area provisions be rolled over into the Proposed District Plan. It is acknowledged that these provisions were subject to two private plan change processes in which the applicant developed these provisions. However, further investigation is required to determine how these provisions will be implemented in the Proposed District Plan. The current approach is considered confusing as the provisions are split across multiple sections of the Operative District Plan. Baseline Report RE010 considered that a precinct approach or capturing all the provisions within the ODP may be appropriate.

It is difficult to make recommendations at this stage as to which zone should be applied to the Living 3 areas given the uncertainty regarding the final form of the National Planning Standards for zones and how these will be applied to other Living 1 and 2 zoned areas. A 'spatial tool' such as a precinct may be required to implement the rural residential provisions, if for example the Low Density Residential Zone is applied more widely, as signalled in Preferred Options Report 207.

***Effectiveness in Addressing Issue:***

Amendments to the landscaping and setback rules will effectively address the issues identified through the character and amenity assessments and feedback from the consents and monitoring and enforcement teams.

***Risks:***

Drafting of the replacement Living 3 Zone provisions will need to be considered in the context of all the Living Zones and in terms of the replacement zones adopted from the National Planning Standards.

***Budget or Time Implications:***

Budget and time will be required for drafting and consideration of the appropriate National Planning Standard spatial tools.

***Stakeholder and Community Interests:***

Living 3 Zone residents and land owners, developers and other housing providers.

***Recommendation:***

That Option 2 should be carried forward for further consideration.

## 6.0 Matters requiring further consideration

The Baseline Report RE010 identified a number of matters that cannot at this stage be resolved mainly because of the uncertainty over the final form of the National Planning Standards or the outcomes from other workstreams. These matters include:

- determining appropriate replacement National Planning Standard zones for the Living 3 Zone, particularly given that the Low Density Residential Zone could also potentially be applied to some Living 1 and Living 2 zoned areas; and



- determining whether another National Planning Standard spatial tool is required e.g. precincts in combination with the appropriate zone to ensure the requirements of the CRPS are met.

## 7.0 Preferred Option for further development

In summary the recommended options for further consideration and engagement is Option 2: Amendments to the Living 3 Zone provisions.

## Appendix 1: Baseline Report RE010 Living 3 Zone Character and Amenity

SELWYN DISTRICT PLAN REVIEW  
RE010 LIVING 3 ZONE BASELINE REPORT  
**PREPARED FOR SELWYN DISTRICT COUNCIL**  
28 September 2018

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## REVISION SCHEDULE

Rev No.	Date	Description	Signature or Typed Name (documentation on file)			
			Prepared by	Checked by	Reviewed by	Approved by
0.1	18/07/18	First draft	AJ	PH	PH	AC
0.2	24/08/18	Revised draft	AJ	PH	PH	AC
1.0	07/09/18	Final draft	AJ	PH	PH	FL
1.1	14/09/18	Final	AJ	PH	PH	FL
1.2	28/09/18	Final	AJ	PH	PH	FL





## Executive Summary

This Baseline Report reviews the effectiveness and appropriateness of the Operative District Plan provisions (objectives, and rules) in achieving the intended outcomes for the Living 3 Zone.

The purpose and scope of this Report is to:

- undertake a review (and provide a summary) of the relevant provisions and key approaches/issues,
- liaise with the Council's Resource Consent and Monitoring and Enforcement teams to identify if there have been any particular issues or matters that have arisen in the administration of the Operative provisions,
- draw conclusions as to:
  - the extent to which the Living 3 Zone provisions have been effective in providing an appropriate transition between the urban and rural areas and creating an environment that reflects the form, function and character outcomes expressed in the Rural Residential Strategy 2014 (RRS14) and relevant Canterbury Regional Policy Statement 2013 (CRPS) policies; and
  - the nature of any amendments that may be required to the rules applying to the bulk and location of buildings and fencing.

Prior to Council's Senior Urban Designer, Gabi Wolfer, undertaking the character and amenity assessments, a set of criteria was developed which incorporates elements of the Living 3 Zone provisions. These criteria ensured that character and amenity assessments completed for the three developed areas were consistent in terms of how the findings were recorded.

Following the assessments, the Council Consenting and Monitoring and Enforcement teams were contacted to provide feedback on any issues or gaps with regard to the administration of the Living 3 Zone provisions in the District Plan.

The effectiveness of the Living 3 Zone provisions were assessed based on the findings of the character and amenity assessments and the feedback from Council Consenting and Monitoring and Enforcement teams. It was found that the provisions are largely achieving the outcomes sought by the policy framework. The provisions give effect to Chapter 6 of the CRPS and all Living 3 zoned areas are identified in the RRS14 and therefore have been assessed previously against the criteria set out for rural residential development (Appendix 1 of the RRS14).

Some refinements are recommended for further investigation in terms of building setbacks from the road and the requirement for on-site landscaping.

# Selwyn District Council

## RE010 Living 3 Zone Baseline Report

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# 1. Introduction

The purpose of this Baseline Report (Report) is to review the effectiveness and appropriateness of the Operative District Plan provisions (objectives, policies and rules) in achieving the intended outcomes for the Living 3 Zone.

The Living 3 Zone refers to rural residential areas located within the Greater Christchurch area of the District. The sites zoned as Living 3 have been selected having regard to the locational requirements of Chapter 6 (Policy 6.3.9) of the Canterbury Regional Policy Statement 2013 (CRPS) and the Council's Rural Residential Strategy 2014 (RRS14) which has identified sites suitable for rural residential development.

The Living 3 Zone is intended to represent a transition between the more densely settled urban areas which they adjoin, and the rural environment. The provisions set out to achieve a spacious pattern of built development and retain elements of rural character as well as panoramic views and rural outlook.

Of the 14 areas identified in the RRS14 for potential rural residential development, only seven are zoned as Living 3 in the Operative District Plan (refer to the red circles in Figure 1-1), and of these areas only three are developed or have development occurring. These areas are Coles Field' in Rolleston, 'Pemberley' in Prebbleton and 'Conifer Grove' also in Prebbleton.

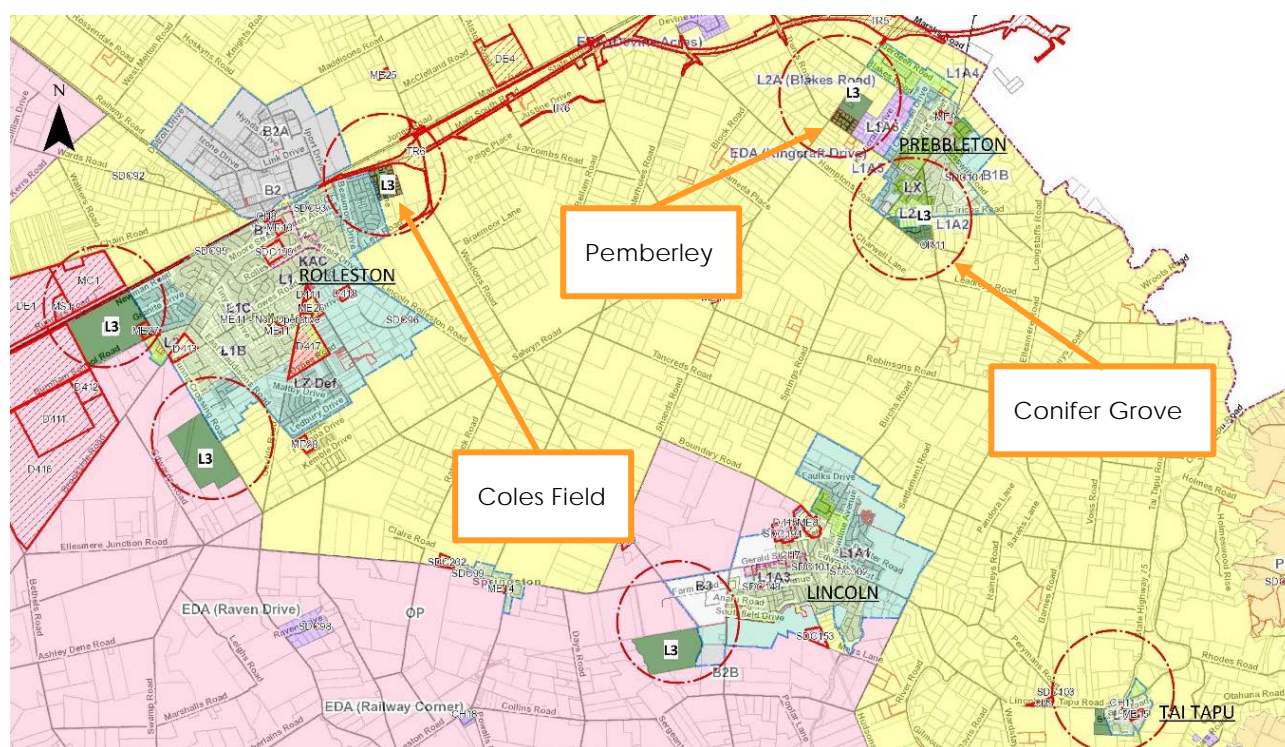


Figure 1-1: Living 3 Zoned Areas (Operative District Plan)

## 1.1 Scope

The purpose and scope of this Report is to:

- undertake a review (and provide a summary) of the relevant provisions and key approaches/issues
- liaise with the Council's Resource Consent and Monitoring and Enforcement teams to identify if there have been any particular issues or matters that have arisen in the administration of the Operative provisions.
- draw conclusions as to:
  - the extent to which the Living 3 Zone provisions have been effective in providing an appropriate transition between the urban and rural areas and creating an environment that reflects the form, function and character outcomes expressed in the RRS14 and relevant CRPS objectives and policies; and

- the nature of any amendments that may be required to the rules applying to the bulk and location of buildings and fencing.



## 2. Description of Operative District Plan provisions

The provisions (objectives, policies and rules) for the Living 3 Zone are split across various sections of the Township Volume of the Operative District Plan. The objectives and policies are included in Sections B1 Natural Resources, B3 Health Safety and Values and B4 Growth of Townships.

The rules are located within sections C4 Living Zone Buildings, C10 Living Zone Activities, C12 Subdivision and Outline Development Plans (ODPs) within the Appendices chapter.

The full suite of Living 3 Zone provisions is set out in Appendix A, with relevant ODP's set out in Appendix B. A summary of these provisions is provided in the subsequent sections.

### 2.1 Definition

Rural residential activities are defined in the Operative District Plan as meaning: *residential units within the Living 3 Zone at an average density of between one and two households per hectare.*

### 2.2 Objectives

The suite of generic objectives which apply across the Living Zones seek to achieve a range of living environments for townships whilst maintaining the overall spacious character of the Living Zones. It is intended that these residential areas be pleasant places to live and in terms of the Living 3 Zone the reason statement in the Operative District Plan explains that this will be achieved through providing a "visual transition area" between the urban and rural areas.

Objectives which apply to the Living 3 Zone reiterate that rural residential development is to occur in general accordance with an ODP and only in locations shown in the RRS14, as required by the CRPS.

### 2.3 Policies

The policies implement the matters identified in the RRS14 and are to be addressed when rezoning land to Living 3 within the Greater Christchurch area. In terms of infrastructure, reticulated water and wastewater services are required and suburban forms of services such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections) are to be avoided (Policy B3.4.4 (b)).

In terms of development, the residential density of the Living 3 Zone is to be maintained below that of the Living 1 Zone, is limited to one dwelling per site, and building coverage is to be maintained below either 10 per cent of the site or 500 m<sup>2</sup> whichever is the lesser. Fencing shall be reflective of a rural vernacular, i.e. is transparent in its construction or is made up of shelter belts and hedging (Policy B3.4.4 (b)).

### 2.4 Rules

A suite of permitted activity rules which control landscaping, bulk and location and fencing apply to the Living 3 Zone. Non-compliance with the permitted activity standard requires resource consent for a restricted discretionary activity with the matters for which Council's discretion is restricted tailored to the standard infringed.

A further set of provisions apply to areas identified on ODPs 39 and 40 in Rolleston as 'Countryside Areas'. These rules provide for rural activities (excluding forestry, intensive livestock production and dwellings). In addition to these rules a Countryside Area Management Plan is required at the time of subdivision. The Plan covers matters such as rural activities or activities proposed for the Countryside Area and measures to internalise adverse effects.

Subdivision of land is a restricted discretionary activity, with Council's discretion limited to a comprehensive set of matters which link back to the RRS14. In particular, applications are to be assessed to whether regard has been had to the indicative road cross section and fencing typology figures in Appendix 44 Part E of the Operative District Plan (included in Appendix C of this Report).

Additional rules also apply to ensure that subdivision is in general accordance with the applicable ODP.

### 2.5 Outline Development Plans

ODPs are required for all Living 3 zoned areas and provide a more specific and localised planning response for each area. This includes indicative road layouts, pedestrian linkages and additional planting requirements.

The relevant Living 3 ODPs are included in Appendix B of this Report.

### 3. Higher order planning documents

The purpose of this section is to provide a summary analysis of the higher order planning documents that the District Plan must give effect to and other strategic documents that are relevant to the consideration of character and amenity in the Living 3 Zone.

Section 75(3) of the RMA sets out the RMA planning instruments that the District Plan must give effect to. In terms of this Report, this is the CRPS.

The other documents that are relevant to this workstream are the Selwyn District Council Rural Residential Strategy 2014, Land Use Recovery Plan and the draft National Planning Standards.

#### 3.1 Canterbury Regional Policy Statement 2013

Chapter 6 provides a resource management framework for the recovery of Greater Christchurch, which includes a portion of the Selwyn District.

The CPRS defined rural residential development as meaning: *residential units outside the identified Greenfield Priority Areas at an average density of between 1 and 2 households per hectare.*

The key themes evident from an analysis of the policy framework of Chapter 6 are:

- new rural residential areas can only be provided for by the Council where these areas are in accordance with an adopted rural residential strategy. This strategy is subject to a number of criteria including:
  - the locations must be outside the greenfield priority areas;
  - must be located so that the development can be provided with a reticulated sewer and water supply integrated with a publicly owned system;
  - locations must avoid significant reserve sensitivity effects; and
  - not compromise the operations of the Christchurch International Airport and Burnham Military Camp (Policy 6.3.9);
- outline development plans are required for new subdivisions. They must set out an integrated design for subdivision and land use, and provide for the long-term maintenance of rural residential character (Policy 6.3.9)
- rural residential development areas shall not be regarded as in transition to full urban development (Policy 6.3.9); and
- residential development gives effect to the principles of urban design. These include tūrangawaewae (the sense of place and belonging), integration, connectivity, safety, choice and diversity, environmentally sustainable design and creativity and innovation (Policy 6.3.2)

The methods identified in Chapter 6 for implementing the policies generally relate to requiring territorial authorities to give effect to specific policies through their district plans. The methods relating to Policy 6.3.9 and Policy 6.3.2 include:

- district plans objectives, policies and rules (if any) to give effect to the policy;
- develop a rural residential strategy for the district to inform the extent of rural residential activity and outcomes sought for this form of development within the district;
- development of urban design guidelines to assist developers with addressing the matters set out in Policy 6.3.2; and
- consideration of the principles of good urban design as reflected in the New Zealand Urban Design Protocol (2005) in urban design processes.

#### 3.2 Rural Residential Strategy 2014

The RRS14 sets out the preliminary locations and requirements for managing rural residential activities within that part of the District located in the Greater Christchurch area. It has been prepared in response to the requirements of Policy 6.3.9 of the CRPS.

The primary purpose of the RRS14 is to provide guidance and policy direction on how best to manage rural residential development within the eastern portion of the District that is generally recognised as the commuter belt for Christchurch City. This includes establishing the optimal form, function and character of rural residential development and where it is best located.

The RRS14 sets out potential locations for the application of a rural residential zone where the following pre-requisites must be met<sup>1</sup>:

- can be economically serviced with reticulated water and wastewater services;
- are able to be integrated with established Townships;
- do not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the RPS, District Plan or RRS14;
- are not affected by any significant constraints; and
- are owned by parties who have aspirations to rezone the land.

The RRS14 identified the locations in Figure 2-1 for rural residential development. These areas have undergone a selection process informed by criteria set out in Appendix 1 of the RRS14. These criteria cover the pre-requisites listed above in more detail.

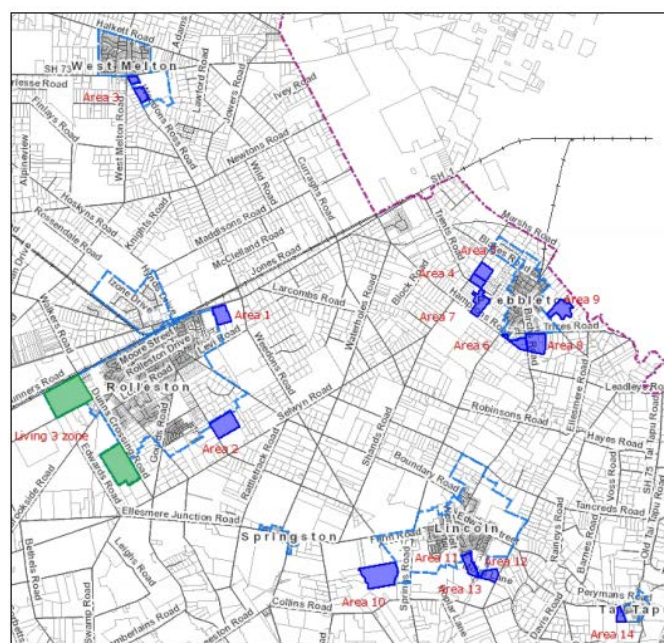


Figure 3-1: RRS Rural Residential Locations (Green areas were Living 3 Zoned areas at the time of the RRS14 Adoption and Blue areas are potential areas to be rezoned Living 3).

### 3.3 Land Use Recovery Plan, Action 18

The Land Use Recovery Plan identifies critical actions required in the short and medium term to coordinate and advance decision making about land use, as well as who is responsible for these actions and when they must be completed.

Action 18: Selwyn District Plan of the Land Use Recovery Plan directs the Council to amend its District Plan to the extent necessary to include zoning and outline development plans in accordance with Chapter 6 of the CRPS to implement the adopted RRS14.

The key outcomes of the Land Use Recovery Plan that are relevant to this workstream are<sup>2</sup>:

<sup>1</sup> Rural Residential Strategy 2014 p. 51

<sup>2</sup> Land Use Recovery Plan p.16

- a clear planning framework directs where and how new development should occur so that it integrates efficiently and effectively with infrastructure programmes and avoids key hazards and constraints (Outcome 1);
- land use recovery integrates with and supports wider recovery activity, particularly within the central city (Outcome 3);
- RMA plans and regulatory processes enable rebuilding and development to go ahead without unnecessary impediments (Outcome 4);
- A supportive and certain regulatory environment provides investor confidence to obtain the best outcomes from resources used in the recovery (Outcome 5); and
- The range, quality and price of new housing meets the diverse and changing needs of those seeking to buy or rent, including the needs of a growing temporary rebuild workforce (Outcome 6).

### 3.4 Draft National Planning Standards

As part of the 2017 amendments to the Resource Management Act (RMA) the Ministry for the Environment (MfE) is developing national planning standards. The first set of draft standards was released for consultation on 6 June 2018.

The purpose of national planning standards is to direct a set of requirements or other provisions relating to aspects of the structure, format, or content of RMA plans including district plans. One of the reasons for national planning standards is to achieve national consistency.

Once national planning standards are approved by the Minister for the Environment, Council will be required to prepare its district plan in accordance with the standard and the district plan must give effect to them.

Draft S-ASM: Area Specific Matters Standard – Zone Framework (S-ASM Standard) is relevant to this workstream. It specifies that Council can only use the zones provided for in the Standard. The only discretion Council has relates to which zones from the Standard it chooses to include in the Proposed District Plan. Council cannot include additional zones apart from special purpose zones. However, these zones can only be adopted where specific criteria can be met.

Each zone includes a 'purpose statement', which the zone provisions must fulfil. Beyond the zone purpose statement, no plan content is provided in S-ASM Standard.

MfE has also prepared guidance for each of the standards. Initial guidance for draft National Planning Standards S-ASM: Area Specific Matters Standard – Zone Framework includes characteristic guidance relating to built form and amenity, activities and zone location for each of the zones.

The zone in S-ASM Standard that most closely aligns with the Living 3 Zone in terms of zone name, is the 'Rural Residential Zone'. This zone sits within the rural category of zones.

The zone that most closely aligns with the Living 3 Zone in terms of activities and character and amenity is the Low-density Residential Zone, which as the name implies sits within the residential category of zones.

Table 2-1 below sets the purpose statement for the Rural Residential Zone the Low-density Residential Zone and the associated characteristic guidance which provides further information on the intent of the zone.

Table 3-1: S-ASM Standard Rural Residential and Low-density Residential Zones

S-ASM Zone	Rural Residential Zone	Low-density residential zone
<b>Purpose Statement</b>	The purpose of the Rural Residential Zone is to provide primarily for residential lifestyle within a rural environment, while still enabling primary production to occur appropriate to the size of the lots.	The purpose of the Low-density residential zone is to provide primarily for residential activities where there may be constraints on urban density.
<b>Characteristics Guidance</b>		



<u>Built form and amenity</u>	<ul style="list-style-type: none"> <li>• Overall low density of built development commonly referred to as lifestyle blocks.</li> <li>• Anticipates more substantial residential units than the Rural Zone, but a sense of distance between residential units remains that contributes to a sense of openness.</li> </ul> <p>Influenced by the surrounding working environment and may have a range of associated environmental effects (e.g. noise, dust, odour, traffic) that may require management</p>	<ul style="list-style-type: none"> <li>• Generally detached residential units and may include minor residential units and accessory buildings.</li> <li>• Generally anticipates larger site sizes, lower coverage and impervious surface areas when compared with the Residential Zone.</li> <li>• Retains a residential character as opposed to a rural character.</li> </ul>
<u>Activities</u>	<ul style="list-style-type: none"> <li>• Associated primary production activities may occur.</li> </ul>	<ul style="list-style-type: none"> <li>• Provides for home business and other small scale non-residential activities where they service the immediate and wider neighbourhood and are compatible with the scale and intensity of development of the zone.</li> </ul>
<u>Location</u>	<ul style="list-style-type: none"> <li>• The zone may be located adjacent to an urban area but could also be located wholly within the rural environment.</li> </ul>	<ul style="list-style-type: none"> <li>• Often located near the fringes of urban areas.</li> <li>• The density of residential units is limited to address constraints, for example: <ul style="list-style-type: none"> <li>◦ management of natural environment values, such as landscapes, natural character, biodiversity limited or absent</li> <li>◦ reticulated services or limited access to these services</li> <li>◦ poor road access</li> <li>◦ physical limitations to development, such as topography, land instability or other ground conditions limiting the number of building sites</li> <li>◦ providing a transition from more dense development to a more rural environment</li> <li>◦ natural hazard risks.</li> </ul> </li> </ul>

Council can still populate the zone with provisions (i.e. objectives, policies and rules) determined to be fit for purpose in the local context, provided these fulfil the expectations of the zone purpose statement specified in the S-ASM Standard.

The challenge that the Council faces is that the Planning Standards are only drafts and they may change through the submission process. It will not be until April 2019 when the Planning Standards are gazetted that there will be certainty regarding their final form.

The Rural Residential Zone in its current form does not align completely with the Living 3 Zone or the outcomes sought by the CRPS and RRS14. The Rural Residential Zone has a stronger rural focus than the Living 3 Zone. It sits within the group of rural zones in the standards and in addition to residential activities is intended to enable primary production on appropriate sized sites. A range of associated environmental effects (e.g. noise, dust, odour and traffic) are also anticipated. It is considered, at this early stage of consultation of the National Planning Standards that the Low-density Residential Zone may be more appropriate in terms of application to the Living 3 zoned areas. The '*characteristic guidance*' for the zone set out in Table 3-1 is more reflective of the residential outcomes sought for the Living 3 Zone.

## 3.5 Other Reports

### 3.5.1 SWOT Analysis on Residential Density

As part of the baseline information gathering for the District Plan review, Council prepared SWOT frameworks for the individual topics. The SWOT for rural-residential included:

- relevant planning documents;
- key outcomes sought;
- the District Plan approach;
- comments from relevant resource consents;
- feedback from stakeholders and the community; and
- provides an overall assessment to whether the District Plan achieves the outcomes sought.

In terms of rural residential activities the SWOT Analysis Frameworks concluded that the District Plan gives effect to the CRPS. It incorporates the same definition of rural residential activities as the CRPS and prescribes a minimum density of 1-2hh/ha for rural residential activities in the Great Christchurch Area of the District.

## 3.6 Key Findings

The following findings provides a summary of the high level planning documents reviewed above:

- new rural residential areas can only be provided for by the Council where these areas are in accordance with an adopted rural residential strategy;
- rural residential areas must be outside the greenfield priority areas, must be located so that the development can be provided with a reticulated sewer and water supply integrated with a publicly owned system and locations must avoid significant reserve sensitivity effects;
- rural residential areas shall be integrated with established Townships;
- new rural residential areas shall not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, the RRS14 or the District Plan;
- outline development plans are required for new subdivisions which set out an integrated design for subdivision and land use; and
- the National Planning Standards Rural Residential Zone in its current form does not align well with the Living 3 Zone or the outcome sought by the CRPS and RRS14.
- the National Planning Standards Low Density Zone most closely aligns with the current Living 3 Zone.

## 4. Character and amenity assessments

### 4.1 Methodology

To assess the effectiveness of the Living 3 Zone provisions of the District Plan, site visits were undertaken by Council's Senior Urban Designer, Gabi Wolfer, to provide an on-the-ground assessment. The character and amenity assessments were recorded on templates to ensure that findings were captured consistently.

All developed Living 3 Zoned areas were visited and assessed, as there is only a small number of these areas across the District.

### 4.2 Criteria

To assist with undertaking the assessment in a consistent manner a set of criteria were agreed at workshops held on 28 February and 9 March 2018. These criteria are set out in Appendix E. They cover the following matters:

- sense of open space;
- panoramic views;
- rural outlook;
- adjacent public space (e.g. road corridor, berm);
- site characteristics; and
- buildings.

### 4.3 Site Visits

There are currently seven areas that have been zoned Living 3 in the District Plan. It was decided that site visits and assessment should be restricted to areas that have either been developed or where development is underway.

Of those seven areas shown on Figure 3-2 only three have development underway. These areas are:

- 'Coles Field' in Rolleston;
- 'Pemberley' in Prebbleton; and
- 'Conifer Grove' in Prebbleton.

As required by the CPRS, and ODP has been prepared for each of the three areas. ODP 46 applies to Coles Field, and the ODP's in Appendix 19 – Prebbleton of the Operative District Plan apply to both Pemberley and Conifer Grove.

ODP 46 (Coles Field) includes provisions stipulating the indicative location of roading, infrastructure, such as sewers and setbacks from SH1.

The ODP's in Appendix 19 for Pemberley stipulates the road alignment, trees to be retained, setbacks for noise mitigation and services. The ODP for Conifer Grove sets out a proposed right of way/local road and indicative lot boundaries.



Figure 4-1: Coles Field (Rolleston), Pemberley (Prebbleton) and Conifer Grove (Prebbleton)

The site visits took place on a clear day on the 14 of March 2018. The completion of the character and amenity assessments (Appendix F), which include all the findings from the site visits, occurred over the subsequent weeks.

## 4.4 Character and Amenity Assessments

This section provides a summary of the character and amenity assessments in Appendix F. The summary and the assessments were prepared by Council's Senior Urban Designer, Gabi Wolfer.

A list of identified Living 3 character elements have been categorised in the two tables below. They relate to structural and natural features.

Photos of typical Living 3 Zone elements have been provided for visual clarification in Figures 4.2 and 4.3.

Table 4-1: Living 3 Zone Character Elements – Structural Features

Number	Element of Living 3 Zone Character	Observations
1	Lighting	Limited street lighting within public berm
2	Fencing	Unstained/natural timber, wire, stone or stone veneer, absence of solid, close-board fencing
3	Letterboxes	Grouped, at the entrance to development, not attached to individual dwelling
4	Roading	Narrow carriageway, unformed (no curb and channel), no footpaths, no parking bays
5	Built form, building material, building placement on site, setbacks, roof shapes	Rectangular/agricultural shapes, use of natural building materials, pitched roofs, several separate accessory buildings grouped around dwelling
6	Entrance structures	Entrance features, such as gates, replicate rural elements, seating in the public realm; use of natural building material
7	Stormwater swales	Natural (planted or in stone) or grass swale berms



Figure 4-2: Typical Living 3 Zone Character Elements – Structural Features (Photos 1-7)

1. sparsely used lighting in public realm limits amount of light spill in rural context;
2. typical rural style fencing of post and wire or post and rail that are historically used to contain livestock, but which now are used to demarcate individual sections;
3. grouped letterboxes symbolises community spirit, privacy and limited access to site;
4. formed, narrow carriageways and the absence of footpaths and car parking bays resembles rural roading characteristics;
5. rural shapes and forms used for barns, sheds etc. and translating them to the residential context in the form of A-frame or pitched roof symbolises a rural- residential-type architecture;
6. stone and timber incorporated into agricultural type entrance feature structures support a rural feel; and
7. open stormwater swales that are either grassed, landscaped or filled with stones are a typical characteristic of L3 areas when compared to piped urban form of stormwater management.

Table 4-2: Living 3 Zone Character Elements – Natural Features

Number	Element of Living 3 Zone Character	Observations
1	Natural feature	Retained mature/ feature trees within development
2	Mature planting	Mature trees/ bushes along boundaries on private sections
3	Specimen trees	Deciduous tree species that are planted within public space
4	Hedging	Hedging (new) used to soften structural demarcation of sections. Retained mature hedges formerly used as wind shelter now noise/amenity protection
5	Water ways	Water races that run along road corridor and boundary to rural land.



Number	Element of Living 3 Zone Character	Observations
6	Vistas	Views to the Port Hills and surrounding landscapes



Figure 4-3: Typical Living 3 Zone Character Elements – Natural Features (Photos 1-6)

1. retaining natural features, such as the row of poplars shown, encourages a rural and established feel;
2. mature boundary landscaping provides demarcation between the public and private realm while limiting use of structures;
3. plantings of deciduous feature trees will in time add amenity to public realm;
4. retaining large mature shelterbelts from when they were used as wind shelter has visual benefits provides buffer to busy infrastructure;
5. incorporating water races, which are some of Selwyn's oldest natural features, is an example where practical function (stock water) can be combined with the ability to enhance the amenity of a place; and
6. large allotments with separation distances between built forms allows for views to surrounding farm land and the Port Hills

#### 4.4.1 Key Findings

A brief summary of the key findings for the three Living 3 zoned areas is set out below. These are drawn from the more detailed findings which are included in Table 5-2:

- a dominance of built form was identified in some areas such as Pemberley. It was noted that this is more of a residential than rural-residential character;

- fencing was generally consistent with the rules and outcomes sought by the provisions. Post and rail/wire fencing was the most common fencing construction;
- streetscape, landscaping and stormwater devices are consistent with a rural residential environment; and
- on-site landscaping was mixed; several allotments had no landscaping and the front setback was only sown in grass.

## 5. Effectiveness evaluations

### 5.1 Canterbury Regional Policy Statement

Table 5-1 below identifies the outcomes sought by the CRPS and RRS14 and how they have been given effect to by the Living 3 Zone provisions.

Table 5-1: Effectiveness of Living 3 Zone Delivering CRPS and RRS14 Outcomes

CRPS and RRS14 Outcomes	Effectiveness of Living 3 Zone
Locations must be outside the greenfield priority areas	This outcome has been given effect to by the location of the zoning.
Are able to be integrated with established Townships	This outcome has been given effect to by the location of the zoning.
Can be economically serviced with a reticulated sewer and water supply integrated with a publicly owned system	This outcome has been given effect to by the requirement for servicing.
Locations must avoid significant reserve sensitivity effects and not compromise the operations of the Christchurch International Airport and Burnham Military Camp	This outcome has been given effect to by the consideration of reverse sensitivity effects in the assessment matters.
Do not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the RPS, District Plan or RRS14	This outcome has been given effect to the District Plan policy framework and considerations when rezoning land to the Living 3 Zone.
Are not affected by any significant constraints	This outcome has been given effect to the District Plan policy framework and considerations when rezoning land to the Living 3 Zone.
Avoid ad hoc development that may result in unreasonable loss of rural productive land	This outcome has been given effect to by the requirement for and Outline Development Plan and requirement that rural residential be located adjoining townships.
Use of outline development plan to achieve an integrated design for subdivision and land use and the long-term maintenance of rural residential character	This outcome is a requirement, and has been given effect to as evidenced by OPD's being incorporated into the District Plan. .
Residential development gives effect to the principles of urban design	This outcome has been given effect to in the assessment matters. Particularly for streetscape elements and landscaping.
Rural residential development areas shall not be regarded as in transition to full urban development	There is a departure with this outcome in Policy B4.2.13 which has been highlighted in the assessment of this policy below.

As demonstrated by Table 5-3 the District Plan provisions for the Living 3 Zone are consistent with and give effect to the CRPS. All of the areas assessed in this Report were identified in the RRS14 and are consistent with the Strategy.

### 5.2 Draft National Planning Standards

As set out in Section 2.4 of this Report, the purpose statement for the Rural Residential Zone is described as more of a rural zone, providing for residential activities along with rural production activities. This is contrary to the policy direction of the CRPS and RRS14 which seeks to achieve a rural-residential environment with predominantly residential activities.

At this stage, it is considered that the application of the National Planning Standard's Low-density Residential Zone over the Living 3 zoned areas would be a more appropriate. As evidenced by the character and amenity assessments, this better reflects the residential activities that occur within the Living 3 Zone whilst recognising the low density and spacious outcomes sought for the area.

It is also noted that in the Preferred Options Report 207 the Low Density Residential Zone was signalled as a potential zone to replace some Living 1, but mainly Living 2 zoned areas. Further work will be required to

determine an appropriate replacement zone for the Living 3 Zone and whether other National Planning spatial tools will be required to differentiate these areas from other residential zones.

## 5.3 Operative District Plan

### 5.3.1 Summary evaluation

The following table summarises the assessments of each Living 3 zoned areas assessed by Council's Senior Urban Designer, Gabi Wolfer and groups them under plan provision type headings. The purpose of this analysis is to evaluate the effectiveness of the Operative District Plan provisions against the on-the-ground outcomes. Feedback from Council's Consenting and Monitoring and Enforcement teams is also considered in the evaluation column.

Table 5-2: Summary evaluation

Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
Allotment size	Minimum 2,500 m <sup>2</sup> , with average of 4,709 m <sup>2</sup> ; consent shows larger 7,000 m <sup>2</sup> allotments along SH 1.	Range between 5,000 m <sup>2</sup> and 6,196 m <sup>2</sup> . The average allotment size is 5,220 m <sup>2</sup> .	Range between 4,600 m <sup>2</sup> and 6,789 m <sup>2</sup> .	<p>The CPRS defines rural residential development having average density of between 1 and 2 households per hectare.</p> <p>The average allotment size across the three areas is consistent with this definition and no amendments are recommended in terms of allotment sizes.</p>
Building bulk and location	Not developed.	<p>Buildings that have been placed close to the road boundary with short, formed driveways to multi-garages and entrances. Some dwellings have been placed further back.</p> <p>All but one are single-storey.</p>	<p>Limited houses built to date. The ones on site have a large footprint with some having stand-alone accessory buildings on site.</p> <p>The majority of sites on northern side of Taylor Place have placed their dwellings close to the road frontage.</p> <p>Majority are single storey</p>	<p>Bulk and location is controlled through permitted activity rules which control the height, building coverage, recession plane and setback from boundaries of development.</p> <p>No issues were identified with height or recession planes from boundaries and the majority of development is single storey.</p> <p>Some concerns were raised regarding the dominance of built form of some developments and also by the consenting team in terms of the numbers of resource consents received for the infringement of the setback and building coverage rules.</p> <p>The consents team noted that the greatest number of consents received in the Living 3 Zone were for infringements of the setback standards.</p> <p>In considering this feedback it is noted that the setbacks are similar to those found in the Rural Zone, in which the allotment sizes are significantly larger than that of the Living 3 Zone. In terms of the current rules, which apply to sites of 2,500 – 5,000 m<sup>2</sup>, this can lead</p>



Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
				<p>to clustering of buildings (including accessory buildings) in the centre of the site.</p> <p>Further review of the setback standards has identified a potentially confusing situation with rules 4.9.42(a)(i) and (ii) which could be read as a setback from the road boundary of 20 m is and 15 m from all boundaries is required.</p> <p>It is recommended that the setbacks be potentially reduced, and the rules amended to clarify the requirements.</p> <p>No amendments are recommended to the building coverage rules in light of concerns regarding the dominance of built form and it is considered that the infringement of this rule is being influenced by factors outside the District Plans control such as covenants requirement a minimum dwelling size of 200m<sup>2</sup>.</p>
Density	Not developed.	One dwelling.	One dwelling.	<p>The provisions stipulate one dwelling per allotment. This is to maintain the spaciousness and rural character of the rural residential zone.</p> <p>This appears to be achieving the outcome sought and the provisions should therefore be retained.</p>
Subdivision pattern and road formation	The character and amenity assessments note that the meandering form of the road and the narrow carriageway with the absence of footpaths and urban street character	The assessments stated that the narrow carriageway, no formed kerb and channel and the absence of footpaths and urban street character elements, such	<p>Taylor place is formed as a cul de sac with a narrow carriageway and an unformed berm.</p> <p>Hamptons Road is a formed rural road which has a wide unformed grass</p>	With the exception of Coles Field, it is considered that the subdivision pattern and road layouts provide for the long-term maintenance of rural residential character, and therefore the provisions should be retained.

Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
	<p>elements such as parking bays, curb and channels etc. is in keeping with a rural environment; however the roads in Coles Field have a formed berm and the stormwater swales and the planted retention basins within the road reserve have a very structured, man-made and hence urban character to them</p> <p>No footpaths.</p>	<p>as parking bays, curb and channels etc. is in keeping with a rural environment.</p>	<p>berm on both sides with a water race running within the eastern side of it.</p> <p>No footpaths.</p>	
Fencing	<p>A comprehensive fencing scheme is evident throughout the development put in by developer. There is a combination of solid timber, high-end post and rail fencing along street frontage to the east and post and wire fencing combined with native hedging along the street frontage to the west..</p>	<p>The development has used post and rail fencing along the street frontage and for internal fencing. There has been no coherent fencing design scheme applied, different types of post and rail can be seen throughout the development.</p> <p>The character and amenity assessments consider that this individualisation in terms of differing post and rail fencing translates into a more rural character and creates visual interest.</p>	<p>Post and rail fencing is present throughout the development.</p>	<p>There are provisions which require post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only. The matters of discretion for subdivision also make reference to example figures and photos of fencing typologies in Appendix 44.</p> <p>These appear to be achieving the outcome sought of discouraging high and continuous fences or screening of sites and maintaining a rural character. The rules should therefore be retained.</p>
Landscaping	<p>Not developed in terms of on-site landscaping.</p>	<p>Limited amount of on-site landscaping, yet to be</p>	<p>Limited amount of on-site landscaping, yet to be</p>	<p>Provisions are set out in Appendix A which prescribe what landscaping is to be</p>

Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
	<p>Street trees include deciduous feature tree species such as oak, plane and hazelnut placed on both sides of the road reserve. Hedging occurs also along some of the road frontage post and wire fencing.</p>	<p>developed and to mature. Large areas are currently grassed.</p> <p>Street trees are placed on either side of the road reserve; some complementary natives are used as low level planting, as an entrance feature and in proximity to the entrance.</p>	<p>developed and to mature. Large areas are currently grassed.</p> <p>Street trees are placed on either side of the road reserve of Taylor Place. However there is no tree planting within the Hamptons Road reserve as this has a water race running within it.</p>	<p>undertaken within the Living 3 Zone (Rolleston and Prebbleton identified on the Outline Development Plan in Appendix 19, Appendix 39 and Appendix 40). An example is that one specimen tree is required per 10 m of road frontage.</p> <p>The Consenting and Compliance teams commented that property owners are not often aware of consent conditions requiring planting, particularly for planting strips at the interface of the Living 3 Zone and rural zones. The Consenting team also commented that some landscaping requirements have not been picked up during the plan check stage and that there is uncertainty on when the planting was to be implemented and by whom i.e. the developer who sells the subdivided site or property owner who purchases the site and builds the dwelling.</p> <p>The character and amenity assessment for the Prebbleton ODP areas (both contained within Appendix 19) did not appear to show this landscaping, particularly the required 30 per cent of shrub planting, and it was recorded there was little landscaping within the sites.</p> <p>It is considered that these provisions should be reviewed and potentially deleted. There is confusion about who is to undertake the planting these requirements don't appear to be enforced.</p>
ODP	The road layout of Haymakers Crescent and	The road layout of Haughty Place and Pemberley Road is in general accordance with	The road layout of Taylor Place and allotment boundaries appear to be	The ODPs for all three areas assessed have been implemented in accordance with each plan. This method is therefore considered effective in maintaining a rural character, as

Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
	<p>Coles Lane is in general accordance with the ODP.</p> <p>The required shelter belt has been retained and the row of mature poplars adds to the rural character.</p> <p>The required setback from SH1 also appears to have been implement and bunding provides a buffer between SH1 and future development.</p>	<p>the ODP. It is appears that the required trees have been retained.</p>	<p>in general accordance with the ODP.</p> <p>It also appears that the public walkway stipulated in the ODP has been established.</p>	<p>evidenced in two cases where existing vegetation was required to be retained.</p>

### 5.3.2 Plan Structure

The Operative District Plan is considered to have a complicated approach to the Living 3 Zone with provisions that specifically relate to the zone split across B1 Natural Resources, B3 Health Safety and Values and B4 Growth of Townships. The rules are also split across C4 Buildings, C10 Activities, C12 Subdivision with the ODP's and guidance on streetscape and fencing being found in the appendices.

Some streamlining of the provisions is required, and this is likely to be achieved by adopting the National Planning Standards plan structure which groups objectives and policies with the applicable zone in one section.

### 5.3.3 Objectives and policies

A number of minor matters have been identified with the existing objectives and policies that should be addressed through the District Plan Review process.

#### 5.3.3.1 Application of a rural residential zone and providing for rural residential development

Policies B4.4.4(a) – (c), B4.1.3 and B4.2.13 directly implement the RRS14 and give effect to the CRPS in that new Living 3 areas are only zoned if adopted in the RRS14. A number of the areas which are identified in the RRS14 for rural residential development have yet to be zoned in the District Plan and therefore it is considered that these policies are still relevant and should be retained. Although, the policies are very detailed, and it is considered that these could potentially be rationalised through the District Plan Review Process.

Policy B3.4.4(c) potentially anticipates intensification within a rural residential area which is not consistent with Policy 6.3.9(a) of the CRPS. This policy states that: *a rural residential development area shall not be regarded as in transition to full urban development*. While this is a reasonable reading of the text in the two documents, the inclusion of this policy stems from a consultative process on both the RRS14 and LURP Action 18 (viii) and, as such, it cannot be considered as such. While the District Plan Review process does afford Council with the opportunity to review the appropriateness of this policy, given its evolution any change or removal could potentially counter a Ministerial sign off and would hinder the implementation of the RRS14.

Objective B4.3.7 sets to ensure rural residential development is in general accordance with an ODP and gives effect to the CRPS. No amendments are proposed to this objective as this is a requirement of the CRPS.

#### 5.3.3.2 Management of development

No specific amendments are recommended to the policies controlling density, water supply, site coverage, landscaping and fencing (Policies B1.2.3, B4.1.2, B4.1.7, B4.4.1.9, B4.1.11, B4.1.12). It is however noted in terms of best practice drafting, that policies should not contain specific parameters and that these should be contained in the rule, for example Policy B4.1.7 which stipulates the site coverage.

#### 5.3.3.3 Objectives which apply across the Living Zones

Minor amendments are recommended to the generic objectives (Objectives B4.1.1, B4.1.2 and B4.2.3) to make these specific to the zone in terms of maintaining a rural residential character.

## 5.4 Rules

### 5.4.1 Landscaping (Rule 4.2.2)

As discussed in Table 5-2, the character and amenity assessments noted that the sites have limited landscaping completed. However, what has been planted is developed as decorative gardens. The character and amenity assessments noted also that the majority of the setbacks are sown in grass.

The Consenting and Compliance teams commented that some landscaping requirements have not been picked up during the plan check stage and that there is uncertainty on when the planting was to be implemented and by whom i.e. the developer who sells the subdivided site or property owner who purchases the site and builds the dwelling.

It is recommended that these standards be reviewed and potentially deleted with the exception of the requirement for tree planting in Rule 4.2.2(vi). For completeness, this recommendation does not apply to landscaping and/or planting required by an ODP.



### 5.4.2 Fencing (Rule 4.2.3)

As set in Table 5-2 the predominant fencing type is either post and rail or the post and wire in the three areas assessed. The height and permeability rules are being complied with.

No amendments are recommended.

### 5.4.3 Building Coverage (Rule 4.7.1)

The character and amenity assessments and GIS information show that this standard is generally being complied with. However feedback from Council's consenting team has identified that they do receive a number of consents for infringement of this standard.

It is considered that no amendments should be made to the building coverage standard. The intention of the zone is to maintain sense of spaciousness and a rural character. Increasing the building coverage may lead to outcomes which are contrary to this outcome and instead achieve a more residential character. It is considered that the appropriate mechanism to assess the appropriateness of larger dwellings and/or accessory buildings is through a resource consent application.

### 5.4.4 Building Height (Rule 4.8.1)

As set in Table 5-2 the majority of development is single storey.

No amendments are recommended.

### 5.4.5 Recession Plane (Rule 4.9.1)

As set in Table 5-2 no issues were identified in terms of recession planes and the majority of development appears to be single storey. The recession plane applies to all buildings including accessory buildings.

No amendments are recommended.

### 5.4.6 Setbacks (Rules 4.9.2 to 4.9.42)

As noted in Table 5-2, it is recommended that a potential reduction of the setback from the road boundary be investigated further. The setbacks from the road boundary in the Living 3 Zone are considered more onerous (generally 15 metres) than those in the Rural Zone which has a setback of 10 m from the road boundary. It is considered that 10 m is a good starting point for consideration of reducing the setback in the Living 3 Zone and this will need to be refined through the plan drafting process, and considered against the suite of other bulk and location rules. Resource consents should also be reviewed to determine the extent of infringements to the operative rule and what setbacks are being granted.

The numerous setback rules also need to be redrafted for consistency and clarity and to ensure there are no conflicts across the Plan. Specifically there is a conflict between Rule 4.9.42 which is interpreted to apply to all Living 3 Zones even when there are more township specific setbacks.

The landscaping requirements within the setback from the road boundary will also need to be reviewed (if not deleted) if changes are made to the setbacks.

### 5.4.7 Subdivision (Rules in Section 12)

The assessment matters are very detailed and give effect to the objectives and policies and higher level strategies such as the RRS14. These have been largely implemented in the three examples which were assessed in Section 3 of this report.

It is recommended that these be carried forward in the District Plan Review with minor drafting amendments.

Assessment matters and criteria should not read like rules and 'the extent to which' or 'whether' should be added to matters that are missing this phrasing.

### 5.4.8 Countryside Areas

Of the three areas assessed, none of them include 'Countryside Areas'. The intention of these specific rules is clear in terms of providing for rural activities (within limits) where the adverse effects can be internalised and is different to the remainder of the Living 3 rules where this is not explicitly stated.

At this stage it is recommended that these provisions be rolled over into the Proposed District Plan. It is acknowledged that these provisions were subject to two private plan change processes in which the

applicant developed these provisions to provide for rural activities and to break up the built development to provide rural outlooks and view shafts.

The provisions are currently spread across the Operative District Plan and include numerous matters of discretion in the Section C12 Subdivision. A review of these specific matters found a number of references to the requirements of the ODP and it is considered that these could be specifically stated on the ODP in the Appendices, rather than each requirement having its own matter. The requirement for a "Countryside Area Management Plan" is linked to subdivision and will need to remain as a matter of discretion.

A further issue is how these provisions which apply to only two sites are included within the general subdivision provisions. It is suggested that through the plan drafting process alternative methods for structuring these provisions be considered e.g. using a precinct or including all the provisions in a ODP.

Consultation with the land owner is recommended to identify their development intentions.

#### **5.4.9 Outline Development Plans**

As discussed in Table 5-2, the three ODPs have been effective in achieving localised planning outcomes, such as implementing appropriate road networks and retaining existing vegetation. These are considered an effective method and are required by the CPRS.

No amendments are recommended.

## 6. Conclusion

It was found that District Plan provisions of the Living 3 Zone:

1. are providing a transition from urban to rural areas in terms of density and scale of development;
2. are mostly creating an environment that reflects the form, function and character outcomes expressed in the RRS14 and relevant CRPS policies;
3. require minor amendments to the objectives and policies to rationalise some of the requirements and address an inconsistency with the CRPS;
4. require some refinements to the rules relating to setbacks from the road and landscaping. It is recommended that these be explored in the next stage through the Preferred Options Report. These refinements are minor and are recommended to address concerns regarding the dominance of the built form, the number of resource consent applications for infringement of the setback standard and confusion around the implementation of landscaping.

It is unclear what the final forms of the National Planning Standard zones will be, but at this stage, the zone that best aligns with the outcomes sought in the Living 3 Zone is the Low-density Residential Zone. Adoption of this zone will need to be considered in a wider plan context, in terms of the other zone types that could be adopted and the recommendations of other workstreams such as RE007, which looked at the rationalisation of the residential zones.

## Appendices



## Appendix A Living 3 Zone Provisions

Table 6-1: Living 3 Objectives and Policies (as at 24 August 2018)

Plan Reference	Provision
Objective B4.1.1	A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated
Objective B4.1.2	New residential areas are pleasant places to live and add to the character and amenity values of townships.
Objective B4.2.3	The maintenance and enhancement of amenities of the existing natural and built environment through subdivision design and layout.
Objective B4.3.7	Ensure that any rural residential development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, provides for the long-term maintenance of rural residential character, and where located in the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement occurs only in the Living 3 Zone and in locations shown in the adopted Selwyn District Council Rural Residential Strategy 2014.
Policy B3.4.4 (a)	<p>To provide for rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, these are to be in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 and developed in a manner that:</p> <ul style="list-style-type: none"> <li>• Is in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure servicing and methods to integrate the rural residential area with the adjoining Township;</li> <li>• Facilitates the provision of housing choice and diverse living environments outside of the greenfield residential priority areas shown in the Canterbury Regional Policy Statement;</li> <li>• Ensures that rural residential development only occurs where it is located adjacent to a township in order to achieve a consolidated pattern of urban growth;</li> <li>• Ensure that rural residential development is able to effectively connect to reticulated wastewater and water services (including the provision of a fire fighting water supply to the standards set out in SNZ PAS 4509:2008; either as provided within the reticulated system, or as supplementary on-site storage);</li> <li>• Integrates with existing townships through the provision of efficient linkages and provides for a choice of travel modes;</li> <li>• Avoids significant adverse landscape and visual effects on rural character and amenity and retains the distinctiveness between rural and urban environments;</li> <li>• Avoids development in areas where natural hazard risk or ground contamination cannot be adequately managed;</li> <li>• Avoids adverse effects on sites of significance and values to Te Taumutu Rununga and Ngāi Tahu;</li> <li>• Avoids adverse effects on the safe and efficient functioning of the arterial road network;</li> <li>• Avoid significant reverse sensitivity effects with strategic infrastructure, including State Highways, quarrying activities, Christchurch International Airport, Transpower high voltage transmission lines and associated infrastructure, Burnham Military Camp and the operational capacity of the West Melton Military Training Area, Council's Rolleston Resource Recovery Park and wastewater treatments plants in Rolleston and Lincoln, education</li> </ul>

Plan Reference	Provision
	facilities, and tertiary education facilities and agricultural research farms associated with Crown Research Institutes and Lincoln University.
Policy B3.4.4 (b)	<p>Rural residential living environments are to deliver the following amenity outcomes and levels of service:</p> <ul style="list-style-type: none"> <li>• Appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, and which in terms of their scale, density and built form achieves a degree of openness and rural character;</li> <li>• Avoids the provision of public reserves, parks and peripheral walkways unless required to secure access to significant open space opportunities that benefit the wider community, assist in integrating the development area with adjoining urban development, or where located in an urban growth path where future intensification is likely;</li> <li>• Avoids suburban forms of services such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections);</li> <li>• Provides fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelter belts and hedging (see Appendix 44 for examples of such fencing).</li> </ul>
Policy B3.4.4 (c)	<p>Rural residential areas in the adopted Selwyn District Council Rural Residential Strategy 2014 that are located within a township urban growth path identified in an adopted structure plan shall only be rezoned and developed for rural residential activities where robust methods are established to ensure that future comprehensive intensification of these areas to urban densities can be achieved. This includes methods to deliver functional and efficient infrastructure services for both the initial rural residential development and future urban intensification. Consideration shall be given to the methods referenced in Section 7 of the adopted Selwyn District Council Rural Residential Strategy 2014, including appropriate design techniques, servicing requirements and legal mechanisms developed in consultation with the Council.</p>
Policy B1.2.3	<p>Require the water supply to any allotment or building in any township, and the Living 3 Zone, to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston</p>
Policy B4.1.2	<p>Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones.</p>
Policy B4.1.3	<p>Within the Greater Christchurch area of the District covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development through the Living 3 Zone and only where located in accordance with the areas shown in the adopted Selwyn District Council Rural Residential Strategy 2014. Elsewhere in the District to allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they achieve the following:</p> <ul style="list-style-type: none"> <li>• A compact township shape;</li> <li>• Consistent with preferred growth options for townships;</li> <li>• Maintains the distinction between rural areas and townships;</li> <li>• Maintains a separation between townships and Christchurch City boundary;</li> <li>• Avoid the coalescence of townships with each other;</li> <li>• Reduce the exposure to reverse sensitivity effects;</li> <li>• Maintain the sustainability of the land, soil and water resource;</li> <li>• Efficient and cost-effective operation and provision of infrastructure.</li> </ul>
Policy B4.1.7	<p>Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500 m<sup>2</sup> and in the Living 3 Zone at the lesser of 10% or 500</p>



Plan Reference	Provision
	m2, unless any adverse effects on the spacious character of the area will be minor.
Policy B4.1.9	Avoid erecting more than one dwelling per site in low density living (Living 2 and 3) Zones.
Policy B4.1.11	Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to): <ul style="list-style-type: none"> <li>• Retaining existing trees, bush, or other natural features on sites; and</li> <li>• Landscaping public places.</li> </ul>
Policy B4.1.12	Discourage high and continuous fences or screening of sites in Living zones that have frontage but no access on to Strategic Roads or Arterial Roads.
Policy B4.2.13	To manage rural residential development in the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement through the Living 3 Zone and the adopted Selwyn District Council Rural Residential Strategy, whilst ensuring: <ul style="list-style-type: none"> <li>• Development is in accordance with an Outline Development Plan included in the District Plan;</li> <li>• Areas can be efficiently serviced with network infrastructure;</li> <li>• Efficient and effective linkages are provided to the adjoining township;</li> <li>• Where areas are sufficiently large such that lots do not directly adjoin a rural area, the subdivision plan is to have an appropriate mix of section sizes, orientation, and internal road layout to maintain a sense of openness and visual connection to rural areas;</li> <li>• The lot layout is consistent with the residential density required by Chapter 6 to the Canterbury Regional Policy Statement;</li> <li>• Any risks of natural hazards or soil contamination are effectively managed;</li> <li>• That there will be no adverse effects on ancestral land, water and the Wāhi tapu and Wāhi taonga of Te Taumutu Rūnunga. This includes the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Te Waihora/Lake Ellesmere and any associated mahinga kai sites;</li> <li>• That there will no significant adverse effects on the quality of ecosystems and indigenous biodiversity;</li> <li>• That where located in an urban growth path identified in an adopted township structure plan, the lot and road layout and infrastructure servicing is to be designed to readily facilitate intensification of the area to urban densities.</li> </ul>

## Rules – Living Zone Rules – C4 Buildings and Landscapes

### Permitted Activities

#### Rule 4.2.2 Buildings and Landscaping

Any principal building shall be a permitted activity if:

- That apart from one vehicle crossing and access not exceeding 100m<sup>2</sup> in area all land within the setback areas from roads as specified in Rule 4.9.17, excepting State Highway 1, will be devoted to landscaping; including the provision of at least one specimen tree capable of growing to at least 8m high being planted for every 10 metres of frontage and to be spaced at no less than 5 metres and no greater than 15 metres. The area between all road boundaries (other than with State Highway 1) and a line parallel to and 15m back from the road boundary is landscaped with shrubs and specimen trees covering as a minimum the lesser of 30% of the area or 250m<sup>2</sup>; and
- The number of specimen trees in this area is not less than 1 per 10m of road frontage or part thereof; and
- The trees are selected from the list below planted at a grade of not less than Pb95; and

- iv. Shrubs are planted at 'aa' grade of not less than Pb3 and a spacing of not less than 1 per square metre, typically located within a garden area dressed with bark chips or similar material; and
- v. Any paved surface area within the area does not exceed 100m<sup>2</sup> in area.
- vi. The list of suitable specimen trees for the purpose of this rule is:
  - Maple, Silk Tree, Alder, Birch, River She Oak, Leyland Cypress, Monterey Cypress, Lacebark, American sweet gum, Magnolia, Pohutukawa, weeping Kowhai, Common Olive, Pine, Lemonwood, Kohuhu, Ribbonwood, Plane, Totara, Poplar, Oak, Elm, Michelia

This list does not apply to the Living 3 Zone on the north east corner of Trents Road and Springs Road.

- vii. The Council will require a planting plan to be submitted at building consent stage, prepared by a suitably qualified landscape professional, identifying compliance with the above control.
- viii. Any trees required to be established or maintained in accordance with the Living 3 Zone (Shands Road) Outline Development Plan are maintained at a minimum height of 3m and a spacing of no greater than 2m.
- ix. The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.

Note: Rule 4.2.2 shall not apply to allotments of 4ha or greater in the Living 3 Zone identified on the Outline Development Plan in Appendix 39 and Appendix 40. Rule 4.2. (i) to (vii) shall not apply to the Living 3 (Shands Road) Zone.

#### **Rule 4.2.3 Fencing**

Any Fencing in the Living 3 Zone, and the Living 2A Zone in Darfield, as identified in Appendix 47, shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only;

Except that nothing in the above controls shall preclude:

- (i) the use of other fencing types when located within 10m of the side or rear of the principal building. Such fence types shall not project forward of the line of the front of the building.
- (ii) fencing required by an Outline Development Plan and/or rule in this Plan as a noise barrier.

#### **Rule 4.6.1 Buildings and Building Density**

The erection on an allotment (other than a site at Castle Hill) of not more than either:

- One dwelling and one family flat up to 70m<sup>2</sup> in floor area; or
- One principal building (other than a dwelling) and one dwelling, shall be a permitted activity, except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).

#### **Rule 4.7.1 Building Coverage**

Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.

Living 3 Zone: Lesser of 10% or 500 m<sup>2</sup>

#### **Rule 4.8.1 Building Height**

The erection of any building which has a height of not more than 8 metres shall be a permitted activity.

#### **Rule 4.9.1 Recession Planes**

Except in Rule 4.9.1.1 and Rule 4.9.1.2, the construction of any building which complies with the Recession Plane A requirements set out in Appendix 11;

#### Rule 4.9.2 - 4.9.42(a) Setbacks

Buildings are required to be setback a variety of distances from internal boundaries and road boundaries, as set out in Table 7-2.

Table 6-2: Relevant Setback

Area or ODP	Rule Reference	Setback Rule
Hamptons Road, Prebbleton	4.9.17	Any building in the Living 3 Zone (Hamptons Road) at Prebbleton shall be set back at least <ul style="list-style-type: none"> <li>(i) 20 metres from any road boundary except on corner lots a minimum setback of 15m applies to one boundary.</li> <li>(ii) 15 metres from any other boundary.</li> </ul>
Trents Road and Shands Road, Prebbleton	4.9.18	Any building in the Living 3 zone (Trents Road and Shands Road), Prebbleton (as shown on the Outline Development Plans in Appendix 19) shall be set back at least: <ul style="list-style-type: none"> <li>(i) 15 metres from any road boundary except on corner lots a minimum setback of 10m applies to one road boundary</li> <li>(ii) 10 metres from the boundary of Lot 1 DP 52527</li> <li>(iii) 5 metres from any other boundary</li> </ul>
Shands Road, Prebbleton	4.9.19	For the purpose of protection against traffic noise intrusion from Shands Road any dwelling, family flat and any rooms within accessory buildings used for sleeping or living shall be located at least 25 metres from Shands Road and physical acoustic barriers shall be established in the locations indicated on the Outline Development Plan, Trents Road and Shands Road, Prebbleton in Appendix 19. The finished height of any acoustic barrier shall be no less than 3 metres above the adjacent ground level of any residential lot. The mass of any acoustic barrier shall be 8-10 kg/m <sup>2</sup> and shall be constructed and maintained with no gaps in the barrier construction or at ground level.
Lincoln	4.9.34	Within the Living 3 Zone at Lincoln shown on ODP Area 8, Appendix 37, no dwelling or principal building shall be constructed within 50m of the Business 2B Zone boundary
Rolleston	4.9.37	Any building in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 and Appendix 40) shall be set back at least: <ul style="list-style-type: none"> <li>i) 15 metres from any road boundary except that on corner lots a minimum setback of 10m applies to one road boundary;</li> <li>ii) 5 metres from any other boundary</li> </ul>
Rolleston	4.9.38	Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes, and any internal areas associated with noise sensitive activities in the Living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 39) shall be setback at least 80m from State Highway 1. For the purposes of this rule, noise sensitive activities means any residential activity, travellers accommodation, educational facility, medical facility or hospital, or other land use activity, where the occupants or persons using such facilities may be likely to be susceptible to adverse environmental effects or annoyances as a result of traffic noise from State Highway 1 over its location.
Rolleston		Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 (Holmes Block) located outside the 'Odour Constrained Area' as shown in Appendix 40 (Skellerup Block)).

Area or ODP	Rule Reference	Setback Rule
Living 3 Rural Residential densities located within an operative Outline Development Plan	4.9.42	Any building in the Living 3 Zone shall have <ul style="list-style-type: none"> <li>(i) A setback from any road boundary of not less than 20m, except that for areas located within an urban growth path identified in an adopted Township Structure Plan and where the subdivision layout and associated methods have been established to facilitate future intensification to urban densities, a minimum setback from any road boundary of not less than 7m shall apply</li> <li>(ii) A setback from any other boundary of not less than 15m.</li> </ul>
Living 3 Rural Residential densities located within an operative Outline Development Plan	4.9.42(a)	Any building in the Living 3 Zone at East Rolleston (as shown on the Outline Development Plan in Appendix 46) shall be set back at least: <ul style="list-style-type: none"> <li>- 20 metres from any road boundary except that on corner lots a minimum setback of 15m applies to one road boundary;</li> <li>- 40 metres from any boundary with a state highway;</li> <li>- 15 metres from any other boundary</li> </ul>

### Non-complying Activities

#### Rule 4.9.57 Buildings and Building Position

Erecting any new dwelling in the Countryside Area or the 'Odour Constrained Area' identified on the Outline Development Plan in Appendix 39 and Appendix 40.

### Rules – Living Zones – C10 Activities and the Keeping of Animals

#### Discretionary Activities

##### Rule 10.3.2 Activities and the Keeping of Animals

The keeping of animals other than domestic pets except as provided under Rules 10.3.3 to Rules 10.3.5 shall be a discretionary activity, except

- (a) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 provided that such activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35; and
- (b) within the Living 3 Zone Lower Density Area identified on Outline Development Plan at Appendix 39 and 40 provided that this shall not include intensive livestock production or the keeping of roosters, peacocks, pigs or donkeys.

#### Non-complying activities

### Rules – Living Zones – C10 Activities and the Keeping of Animals

#### Permitted Activities

##### Rule 10.14.1 Countryside Areas – Living 3 Zone, Rolleston

Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a permitted activity provided that such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.

#### Restricted Discretionary Activities

##### 10.14.2 Countryside Areas – Living 3 Zone, Rolleston

Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a restricted discretionary activity except where such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.

### 10.14.3 Countryside Areas – Living 3 Zone, Rolleston

Under Rule 10.14.2, the Council shall restrict the exercise of its discretion to:

10.14.3.1 the degree to which the proposed rural activities maintain open space and/or rural character and rural amenity of the Countryside Area(s);

10.14.3.2 the extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s).

### Rules – Living Zones – C12 Subdivision

#### Rules

#### 12.1.3.3 Water

Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, West Melton or is within a Living 3 Zone is supplied with reticulated water; and

#### 12.1.3.4 Effluent Disposal

Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton, or within a Living 3 zone is supplied with reticulated effluent treatment and disposal facilities; and

#### 12.1.3.40 Prebbleton

Any subdivision of land within the Living 3 Zone (Hamptons Road) at Prebbleton is in general accordance with the density of allotments, subdivision layout and access layout of the Outline Development Plan shown in Appendix 19.

#### 12.1.3.41 Prebbleton

Within the Living 3 Zone (Hamptons Road) at Prebbleton, all publicly accessible areas (including the access/local road, stormwater swales and public walkway reserve) are to provide plantings of native species. A landscaping plan is to be submitted with any subdivision consent application showing compliance with this rule.

#### 12.1.3.42 Prebbleton

Any allotment created within the Living 3 Zone (Hamptons Road) at Prebbleton is supplied with reticulated effluent treatment and disposal facilities.

#### 12.1.3.43 Prebbleton

Within the Living 3 Zone (Hamptons Road) at Prebbleton, the right of way / local road shown on the Outline Development Plan in Appendix 19 shall be constructed in general accordance with Appendix 43.

#### 12.1.3.47 Prebbleton

Within the Living 3 Zone (Hamptons Road) at Prebbleton, the right of way/local road shown on the Outline Development Plan in Appendix 19 shall be constructed in general accordance with Figure C12.1.

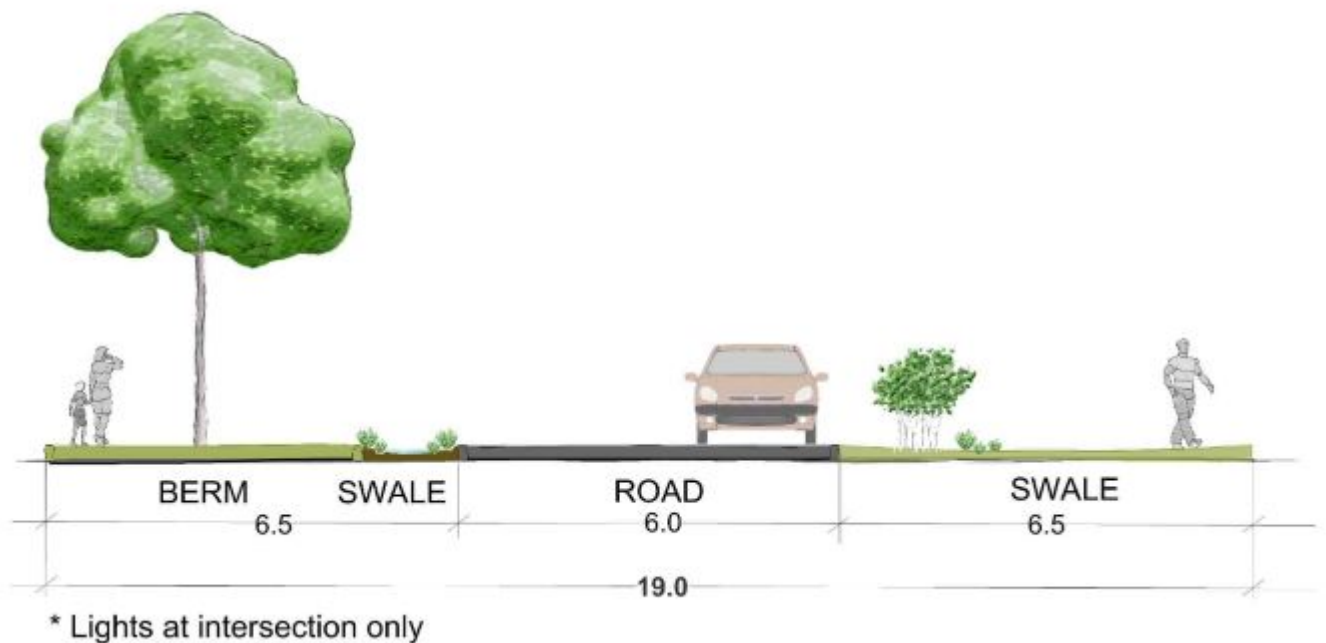


Figure C12.1. Right of way / local road standards for the Hamptons Road ODP Area.

#### 12.1.3.49 Rolleston

Any subdivision of land within the area shown in Appendix 39 and 40 (Living 3 Zone at Rolleston)) complies with:

- (a) the Countryside Area layout of the Outline Development Plan at Appendix 39 and 40;
- (b) the location of the Lower Density Area as shown on the Outline Development Plan at Appendix 39 and 40;
- (c) the establishment of shelterbelt planting comprising three rows of Leyland Cypress along the common boundary with Lot 3 DP 20007 in accordance with the Outline Development Plan at Appendix 40
- (d) the roading layout of the Outline Development Plan at Appendix 39 and 40;
- (e) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 39 and 40 shall take precedence; and
- (f) full public access is maintained to internal roads so that the area shown on the Outline Development Plan in Appendix 39 and 40 does not become a gated community.

#### 12.1.3.50 Rolleston

- (a) In respect of the land identified at Appendix 39 (Holmes Block), no more than 97 rural residential allotments may be created;
- (b) In respect of the land identified at Appendix 40 (Skellerup Block), no more than 51 rural residential allotments may be created and no subdivision shall take place to densities less than what are provided for under the Rural (Outer Plains) Zone until:
  - (i) a publicly owned sewerage reticulation system has been extended to the site.

#### 12.1.3.51 Rolleston

Any subdivision application within the Living 3 Zone west of Dunns Crossing Road that includes any part of the Countryside Areas as identified on the Outline Development Plan included at Appendix 39 and 40 shall be accompanied by a Countryside Area Management Plan which addresses the following matters:

- (a) The ownership and management structure for the Countryside Area(s);
- (b) Mechanisms to ensure that the management plan applies to and binds future owners;
- (c) The objectives of the proposed rural use of the Countryside Area(s);



- (d) Identification of the rural activity or activities proposed for the Countryside Area(s), which meet the above objectives
- (e) Measures to maintain and manage open space and/or rural character;
- (f) Measures to manage plant pests and risk of fire hazard;
- (g) Measures to internalise adverse effects including measures to avoid nuisance effects on occupiers of adjacent rural residential allotments;
- (h) Measures to provide for public access within the Countryside Area(s) along Dunns Crossing Road; and
- (i) Whether there is sufficient irrigation water available to provide surety of crop within the Countryside Area(s).

#### 12.1.52 Rolleston

Any subdivision of land within the area shown in Appendix 46 (Living 3 Zone at East Rolleston) complies with:

- (a) the establishment of discontinuous framework tree planting following some private lot boundaries and planting within the State Highway 1 Landscape Reserve, where the trees shall be comprised of the following species; existing species, or Tulip tree (*Liriodendron tulipifera*), Chinese poplar (*Populus yunnanensis*), Aspen poplar (*P. Tremula*), Plane tree (*Platanus orientalis*), Algerian oak (*Quercus canariensis*), Turkey oak (*Q. Cerris*), Pin oak (*Q. Palustris*), Sessile oak (*Q. Petraea*), Large-leaved lime (*Tilia plataphyllos*), Weeping silver lime (*T. Petiolaris*), Wych elm (*Ulmus glabra*) or similar species. A planting plan showing the detail of proposed framework planting shall be supplied and approved at the time of subdivision and the planting shall be undertaken by the developer. Planting shall be maintained at all times. Any dead, damaged or diseased trees shall be removed and replaced. The purpose of the framework planting is to provide shelter and amenity for private lots; maintain and/or create rural character elements; reduce the overall apparent scale of the development; and provide screening of glare and vehicle movement from the proposed southern motorway extension to the east. The planting will not be continuous and will retain vistas through the planting to the surrounding rural landscape.
- (b) The roading layout of the Outline Development Plan at Appendix 46;
- (c) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 46 shall take precedence;
- (d) No more than 36 lots shall be created.

#### Assessment Matters

12.1.1 A subdivision of land, which is not a subdivision under Rules 12.2 or 12.3, shall be a restricted discretionary activity if it complies with the standards and terms set out in Rule 12.1.3.

12.1.2 Any subdivision subject to Rule 12.1.1, and which complies with Rule 12.1.3, shall not be notified and shall not require the written approval of affected parties. The Council shall restrict the exercise of its discretion to consideration of the matters listed in Rule 12.1.4 following Table C12.1.

Table 6-3: Matters for Discretion (Section C12.1.4 of the District Plan)

Provision	Matter for Control
12.1.4.76	<p>In relation to the Living 3 Zone (Holmes and Skellerup) at Rolleston as shown in Appendix 39 and 40:</p> <ul style="list-style-type: none"> <li>(a) Whether the pattern of development and subdivision is consistent with the Outline Development Plan in Appendix 39 and 40;</li> <li>(b) Whether local roading, and trees and planting on roads and lots, are proposed in general accordance with the Outline Development Plan, road cross section(s) and associated planting schedules and requirements shown in Appendix 39 and 40;</li> <li>(c) Whether the roading and lot pattern follow a rectilinear pattern with orientations generally established by the surrounding road network, consistent with the typical subdivision patterns of the Rolleston rural area;</li> <li>(d) Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve will create a rural character to the development and distinguish it from conventional suburban development;</li> </ul>

Provision	Matter for Control
	<ul style="list-style-type: none"> <li>(e) Whether suburban road patterns and details such as cul de sac, arbitrary curves, and kerb and channels are avoided;</li> <li>(f) The extent to which the maximum of 97 lots (Holmes) and 51 lots (Skellerup) within the area defined by the Outline Development Plan in Appendices 39 and 40, respectively, is met;</li> <li>(g) Whether the creation of open space in rural production areas is consistent with the Countryside Areas identified on the Outline Development Plan in Appendix 39 and 40;</li> <li>(h) Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plan in Appendix 39;</li> <li>(i) Whether there is a need for the western public walkway taking into account the ability to connect to future public walkways to the west (Holmes Block, Appendix 39);</li> <li>(j) Whether at least 20ha of land is developed as a Lower Density Area with larger allotments (4ha or more) in general accordance with the location identified on the Outline Development Plan in Appendices 39 (Holmes) and 40 (Skellerup);</li> <li>(k) In the event that it is developed first, whether the development of a Lower Density Area in advance of other development avoids frustrating the intentions of the Outline Development Plan or the ability to achieve integrated development over the Outline Development Plan area;</li> <li>(l) Whether shelterbelt planting will achieve screening of activities occurring on Lot 3 DP 20007 (Skellerup Block, Appendix 40).</li> </ul>
12.1.4.77	<p>In relation to the Countryside Area Management Plan required for the Living 3 Zone west of Dunns Crossing Road, Rolleston as shown in Appendix 39 and 40:</p> <ul style="list-style-type: none"> <li>(a) The adequacy of the management plan to achieve open space and/or rural character across the Countryside Area(s) in a manner that is compatible with the surrounding rural residential environment;</li> <li>(b) The adequacy of proposed mechanisms to maintain and manage the Countryside Area(s) long term in a consistent manner;</li> <li>(c) Whether rural landscape, visual and amenity value characteristics of the Countryside Area(s) are able to be maintained;</li> <li>(d) The extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s);</li> <li>(e) The extent to which adverse effects of plant pests and fire hazard risks will be avoided or remedied; and</li> <li>(f) The suitability of proposed access within the Countryside Area(s) along Dunns Crossing Road.</li> </ul>
12.1.4.81	<p>If the land to be subdivided is located in an area which is identified on the planning maps as being in the Living 1A, Living 2A or Living 3 zones at Tai Tapu:</p> <ul style="list-style-type: none"> <li>(a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and</li> <li>(b) Any measures proposed to mitigate the effects of a potential natural hazard, including: <ul style="list-style-type: none"> <li>• Building platforms within each allotment, of sufficient size to accommodate a dwelling and associated curtilage (to be established at the time of building consent in the case of the Living 3 Zone at Tai Tapu as shown on the Outline Development Plan at Appendix 48); and</li> <li>• The filling (with inert hardfill) of any low lying area: and</li> <li>• For the Living 3 Zone at Tai Tapu as shown on the Outline Development Plan at Appendix 48, proposed methods and locations for flood offset areas</li> </ul> </li> <li>(c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.</li> </ul>
12.1.4.45	The extent to which native plant species are used within the street environment (right of way or local road), stormwater swales and public walkway reserve.
12.1.4.86	The extent to which features that contribute to rural character, including open space and plantings, have been retained & enhanced
12.1.4.87	Whether fencing, roading (including cross sections and typologies) and utilities reflect the semi-rural nature and level of service appropriate for rural-residential areas.
12.1.4.88	The extent to which any identified natural hazards and/or constraints, including flood and liquefaction hazard areas have been addressed.

Provision	Matter for Control
12.1.4.89	Whether overall densities based on the level of development and open space anticipated for rural residential living environments have been achieved
12.1.4.90	Whether provision is made for safe connections and linkages between the subdivision and adjoining Townships to enable access to public transport and community and commercial facilities.
12.1.4.91	Ensure connections to reticulated water and wastewater services are available at all property boundaries and appropriate measures are available to effectively treat and dispose of stormwater.
12.1.4.92	The extent to which native species are used as street tree plantings and within vegetated stormwater swales.
12.1.4.93	Whether street trees are proposed with regard to the cross-section shown in Appendix 44.
12.1.4.94	Whether an appropriate net density of households has been achieved that is consistent with the densities specified in Chapter 6 to the Canterbury Regional Policy Statement and delivers the anticipated rural residential character, form and function. In particular, whether the subdivision plan covers the entire Outline Development Plan area so that new densities across the entire area encompassed within the Outline Development Plan can be calculated.
12.1.4.95	The extent to which any identified ground contamination and natural hazards, including flood and liquefaction areas have been addressed.
12.1.4.96	Ensure that connections to reticulated water and wastewater services are available at all property boundaries and appropriate measures are available to effectively treat and dispose of stormwater. Where a reticulated water supply cannot provide adequate quantities and pressure for firefighting as set out in SNZ PAS 4509:2008, an on-site firefighting water supply shall be provided in accordance with SNZ PAS 4509:2008.
12.1.4.97	Principal through roads, connections and integration with the surrounding road network and adjoining Townships are provided, including the extent to which the proposal accords with the cross sections and typologies provided within Appendix 44 and reflect the semi-rural nature and level of service appropriate for rural residential areas.
12.1.4.98	Whether fencing achieves a high level of transparency, with a preference for designs that express rural vernacular, accord with the typologies outlined in Appendix 44, and formulating mechanisms to ensure fencing remains on an ongoing basis (such as consent notices).
12.1.4.99	<p>The extent to which site analysis using a comprehensive design process and rationale has been undertaken to recognise, and where appropriate, protect, maintain or enhance the following</p> <ul style="list-style-type: none"> <li>• Existing water courses, water bodies, wetlands, groundwater and springs;</li> <li>• Existing vegetation, such as shelter belts, hedgerows and habitats for indigenous fauna and flora;</li> <li>• Heritage values and any sites of archaeological significance;</li> <li>• Ancestral land, rivers, wetlands, groundwater, springs, Te Waihora/Lake Ellesmere and mahinga kai sites and the Wāhi Tapu and Wāhi Taonga of Te Rununga o Ngāi Tahu and Te Taumutu Rununga;</li> <li>• View shafts to the Port Hills</li> <li>• Provision of green linkages, ecological corridors and interface treatments on boundaries with rural or urban forms of development where appropriate;</li> <li>• Indicate how the form and layout of the subdivision fits into the wider setting and is able to be integrated into these surrounds, including in particular the provision of measures to retain rural landscape elements, including views to rural and landscape reference points;</li> <li>• Avoids urban elements, such as street lights (except at intersections), formed kerb and channel, sealed footpaths, or prominent entrance features;</li> <li>• Maintains rural residential character through the retention of a low ratio of built form to open space;</li> <li>• Reduces any potentially adverse visual effects with adjoining land use activities, in particular strategic infrastructure and education and research facilities.</li> </ul>
12.1.4.100	For areas located within an urban growth path identified in an adopted Township Structure Plan, whether the lot and road layout, and functional and efficient infrastructure

Provision	Matter for Control
	servicing is designed to readily enable intensification of the area to urban densities to occur in the future
12.1.4.101	<p>In relation to the Living 3 (East Rolleston) Zones as shown on Appendix 46:</p> <ul style="list-style-type: none"> <li>• Whether the pattern of development and subdivision is consistent with the Outline Development Plan 46;</li> <li>• Whether local road, and trees and planting on roads and lots are proposed in general accordance with the Outline Development Plan, road cross sections and associated planting schedules and requirements shown in Appendix 46;;</li> <li>• Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve and on private lots will create a semi rural character to the development and distinguish it from conventional suburban development;</li> <li>• Whether suburban road patterns and details such as cul de sacs, arbitrary curves and kerb and channels are avoided;</li> <li>• Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plans in Appendix 46:</li> <li>• Whether the proposed framework planting meets the purpose of the planting as specified in Rule 12.1.3.51</li> </ul>
12.1.4.101	<p>A In relation to the Living 3 Zone at Tai Tapu as shown on the Outline Development Plan at Appendix 48, appropriate legal mechanisms proposed to ensure the ongoing maintenance and upkeep of private sewer plant required on individual lots (as required by Rule 4.5.1A).</p>

SHARDS ROAD

25m

1 D.P. 53173

2 D.P. 51743

existing access

TRENTS ROAD

Legend

- DGP boundary
- Road
- Possible future Road
- Acoustic Barrier and screen planting
- Trees to be retained
- Dewatering setbacks for noise mitigation
- Sewerage to connect to existing SDC system
- Water to connect to 1300 line

DAVID LOVELL-SMITH  
PLANNING SERVICES ENGINEERING

Planning Service: P.16845 Date: August 2013  
Project Name: D.J. & S.J. Anderson Trents Road  
Drawing No: P.16845

**D J & S J Anderson  
Trents Road**

**Outflow Development Plan**

Scale: 1:50000000 Date: August 2013  
Drawing No: P.16845

**P.16845**

**R1**

**PROPOSED OUTLINE DEVELOPMENT PLAN**

Scale 1: 3,000 (A3)  
 Date Sept 2014  
 Design JF  
 Drawn JF  
 Revised JF

SUB AREA	MAX ALLOTMENTS
A	3
B	14
C	6 + substation

**KEY**

- Zone Living 3
- Subject Area
- Council Drain
- Proposed Right of Way/ Local Road
- Proposed Public Walkway to be provided between Hamptons and Birchs Roads
- Indicative Lot Boundaries
- Existing Roads
- Existing Shelter Belt Vegetation (Retention Optional)
- Important Existing Site

Baseline Group Limited P.O. Box 100 Leeston 7856

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1 OF 1

Figure 6-2: ODP 19 Prebbleton "Conifer Grove" (Operative District Plan)

## B.2 Outline Development Plan 37 Area 8

### B.2.1 Introduction

Area 8 comprises approximately 57.7ha of land located in the south west of Lincoln bounded by the Living Z and Business 2B zones to the east, Rural (Outer Plains) zone to the south and west and Lincoln University to the north. The 'Dairy Block' residential (LZ) subdivision is further to the east on the opposite side of Springs Road.

Area 8 is identified in the Selwyn District Council Rural Residential Strategy as a suitable location for rural residential development.

The ODP is based on sound urban design principles and establishes a framework to guide future development of the site.

### B.2.2 Integration with Lincoln Township

The ODP is designed to integrate with surrounding landuses and plans for the wider Lincoln Township, including residential subdivision to the west, University land to the north, and potential connections to and through these areas to the existing town centre and Gerald Street neighbourhood centre.

The ODP is based on sound urban design principles and establishes a framework to guide future development of Area 8.

### B.2.3 Density Plan

A variety of rural residential lot sizes are shown on the ODP in a generally 'random' pattern but with a general approach of locating smaller lots (minimum 3000m<sup>2</sup>) around the outside of the site, with larger lots towards the centre. The rationale is to enable a sense of spaciousness and ruralness to be present within the centre of the site, especially for those lots that do not have a direct visual connection to the wider Outer Plains rural environment or landscaped buffers on the boundary with the Living Z and Business 2B zones. The exception is at the Business 2B zone boundary where larger (minimum 5000m<sup>2</sup>) lots are necessary to facilitate a 50m dwelling setback for noise mitigation reasons.

### B.2.4 Road and Active Transport Network

Key principles of the proposed roading network are to achieve strong connectivity both within Area 8 and to adjacent areas; support the existing and proposed road network for wider Lincoln; and ensure a legible and safe local roading network.

The proposed internal roading pattern is based on an internal circular roading layout, with access to Springs Road via the adjoining Living Z zone. Possible future links are identified on the ODP via University land to the north and to the Business 2B zone to the east.

Given the local traffic volumes anticipated on the internal roads, local roads will provide shared space for cyclists and motorists. In addition, an off-road cycle and pedestrian route is proposed around the proposed stormwater management area and along the western waterway within the proposed 5m esplanade strip area.

### B.2.5 Green Network

Landscaped buffer areas are proposed around all boundaries of Area 8.

The landscape buffer (30m) is located within the Living Z zone, and can accommodate the possible future Lincoln Bypass.

A 15m landscape buffer incorporating an acoustic mound is proposed along the Business 2B boundary to visually screen the Business 2B development from the Living 3 zone, and, in combination with a 50m dwelling setback along this boundary, provide appropriate mitigation of noise effects generated by future development in the Business 2B zone.

A 5m wide belt of totara trees underplanted with natives will provide an appropriate edge at the boundary with rural land to the south. 1.8m high paling fencing and a 5m high shelterbelt is proposed along the northern boundary with the University, as requested by the University. Whilst paling fencing is not consistent with the fencing typologies for the Living 3 zone specified in Appendix 43, in this case it is considered acceptable as the fencing will be set behind the shelterbelt within the Living 3 zone, and not visible from any public place.



Riparian planting along the western waterway and within the stormwater management area in accordance with the waterway cross – section and planting guide attached to the ODP will provide for enhanced indigenous diversity, mahinga kai and amenity values.

The boundary treatment fencing and planting and riparian planting will be undertaken by the developer at the time of subdivision and consent notices on future lot titles will be required as appropriate to ensure its ongoing protection and maintenance.

The proposed stormwater reserve areas can also be utilized for open space/amenity purposes.

Large scale trees are proposed for street tree planting with the species list comprising mainly exotics but also totara. The intention is to create a significant scale of planting commensurate with the larger scale of the proposed rural residential subdivision pattern. Native planting generally cannot achieve this, other than totara, as species are for the most part smaller in size.

## B.2.6 Blue Network

Area 8 will be serviced with reticulated water and wastewater services connected to the township reticulation.

Stormwater will be disposed of by gravity to the first flush and stormwater detention ponds within the proposed stormwater management area adjoining the western boundary of the site in the location shown on the ODP, prior to discharge into the private western waterway. This method of treatment and disposal is consistent with the consented Integrated Water Management Plan for Lincoln. A discharge consent from Environment Canterbury is likely to be required for the proposed stormwater management system.

The stormwater conveyance system will utilise swales

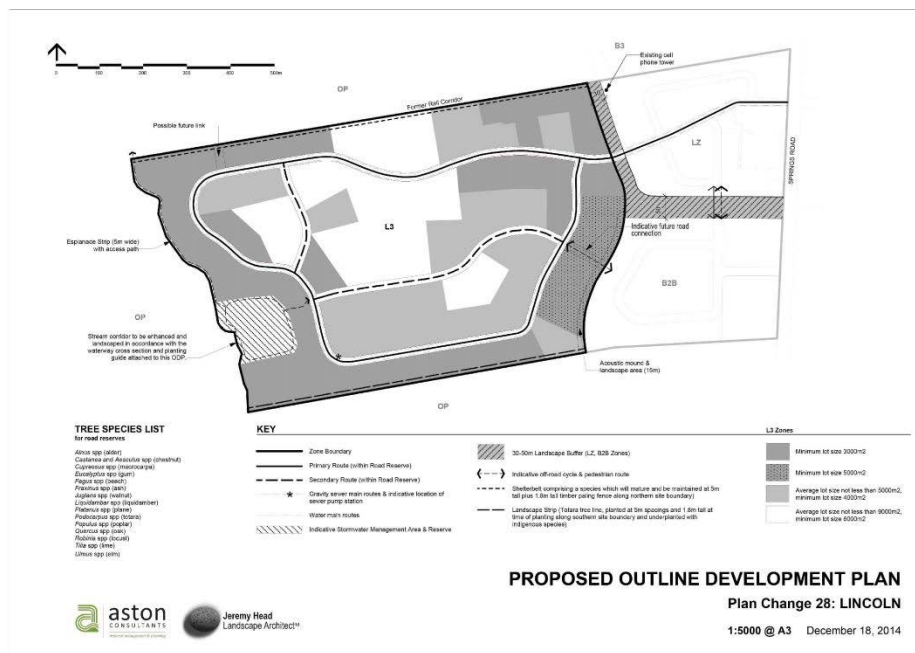


Figure 6-3: ODP 37 (Area 8) (Operative District Plan)

## B.3 Outline Development Plan 39 Holmes Block, Rolleston



Figure 6-4: ODP 39 Holmes Block (Operative District Plan)

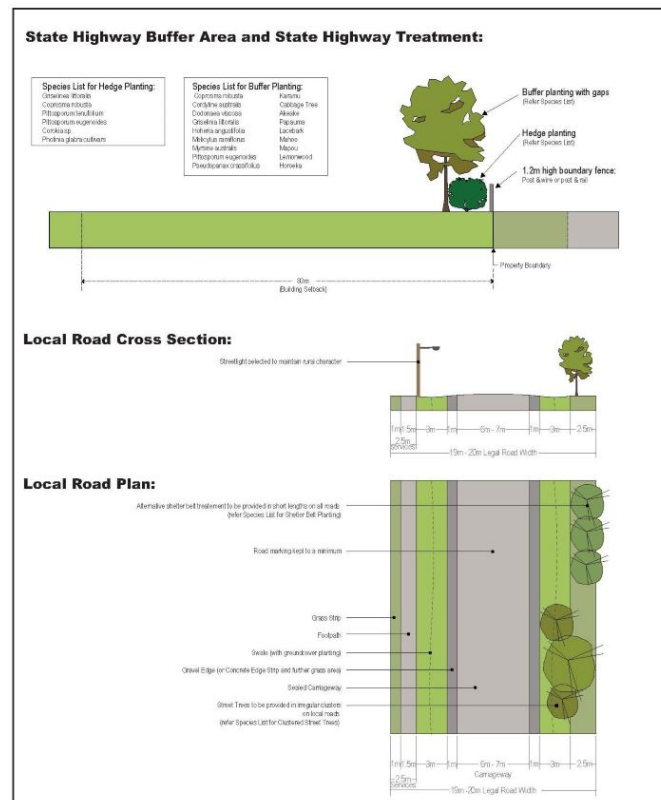


Figure 6-5: ODP 39 Holmes Block (Operative District Plan)

## B.4 Outline Development Plan 40 Skellerup Block, Rolleston



Figure 6-6: ODP 40 Skellerup Block (Operative District Plan)

## B.5 Outline Development Plan 46 East Rolleston

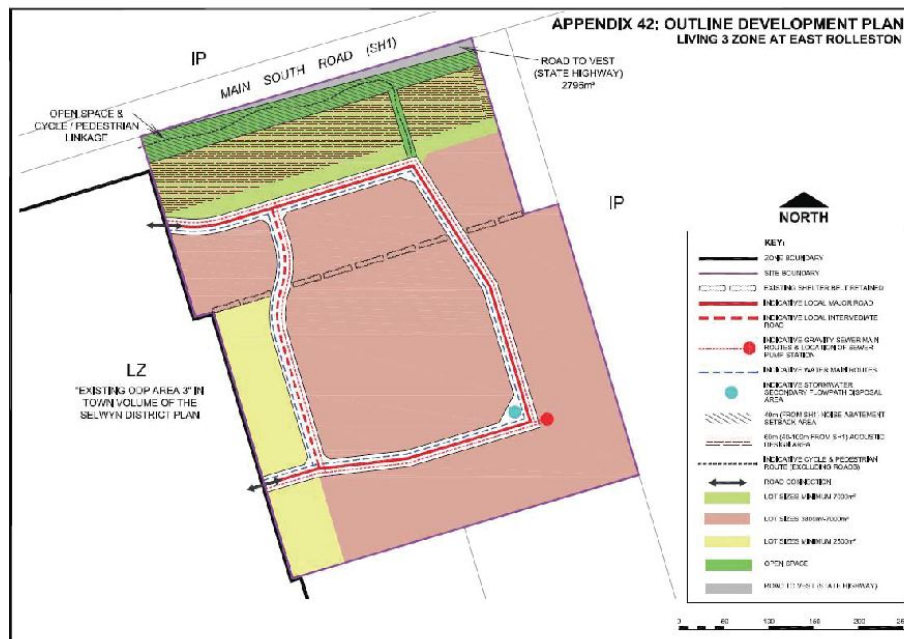


Figure 6-7: ODP 46 East Rolleston (Operative District Plan)

## B.6 Outline Development Plan 48 Tai Tapu

### REVISED OUTLINE DEVELOPMENT PLAN Living 3 Zone Tai Tapu

-  Indicative flood offset area
  -  Indicative stormwater management area
  -  Indicative access point
  -  Indicative overland flow path
  -  Location of connection to existing SDC sewer system
  -  Location of connection to existing SDC water supply
  -  Proposed deciduous specimen trees at 12m spacing and rural style post and rail fencing along Lincoln-Tai Tapu and Hauschilde Road
  -  Indicative pathway easement (if required)  
Grass berm (maximum 1.5m wide)  
Note: subject to detailed design. Will be accommodated within existing road reserve where possible
- Scale  
0 100m

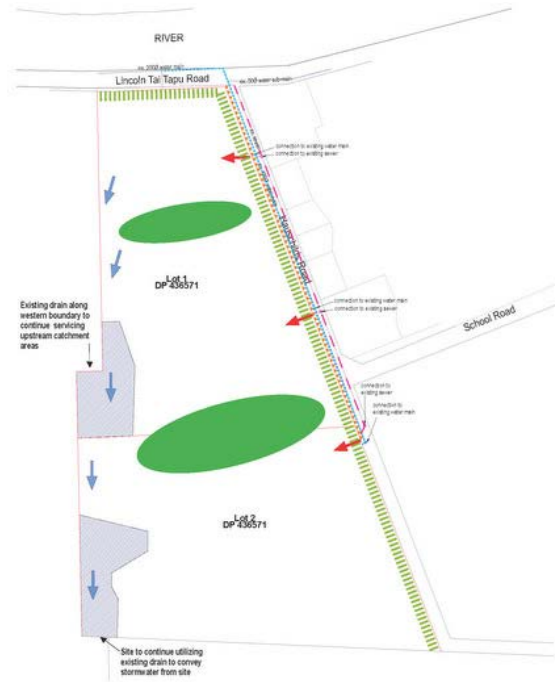


Figure 6-8: ODP 48 Tai Tapu (Operative District Plan)

## Appendix C      Appendix 44 of the Operative District Plan

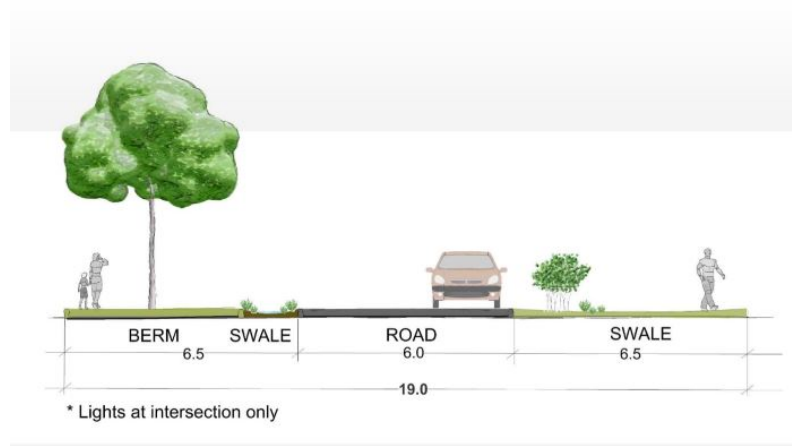


Figure 6-9: Indicative Road Cross Section (Operative District Plan)

### FENCING TYPOLOGIES – LIVING 3 ZONE

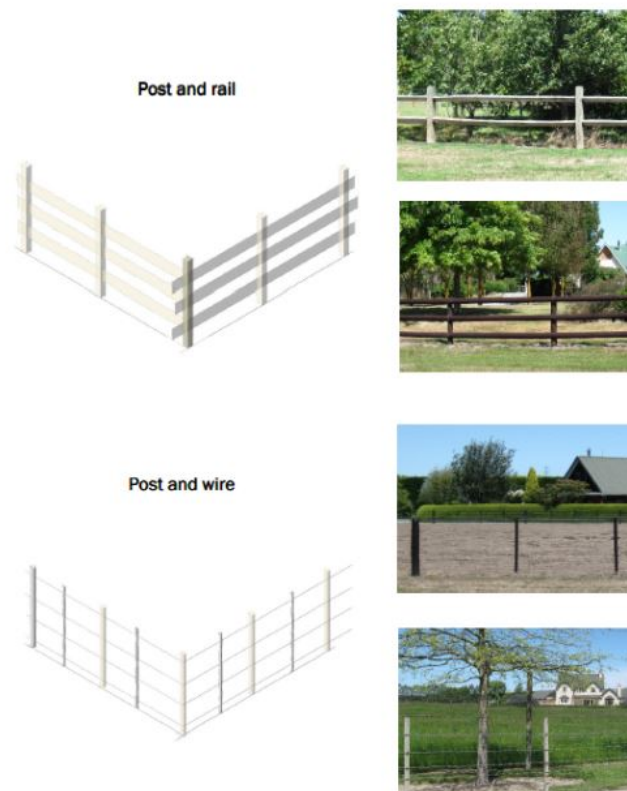


Figure 6-10: Fencing Typologies (Operative District Plan)

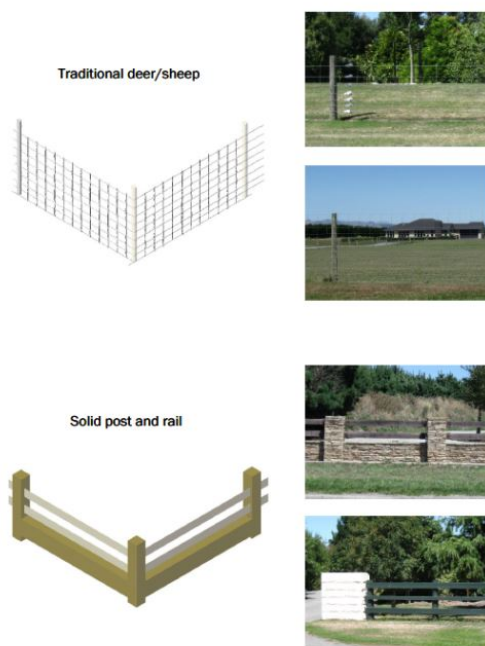


Figure 6-11: Fencing Typologies (Operative District Plan)



## Appendix D Administration of Living 3 Zone

### D.1 Feedback from Consenting and Monitoring and Enforcement Teams

#### D.1.1 Resource Consents Team

Feedback from a Resource Consent Planner was received through a telephone conversation on 18 July 2018.

The Planner commented that they have received numerous resource consent applications for infringements to the setback standard; these standards are more onerous than what is required in the rural zones. A number of resource consent applications have also been received for non-compliance with the site coverage standard, mainly for accessory buildings.

The Planner also stated that there is sometime confusion around who is required to undertake the on-site planting and landscaping required. On-site planting is not implemented at the subdivision stage by the developer and is offer.

There were no issues with planting of street trees and reserves which was undertaken by the developer.

#### D.1.2 Monitoring and Enforcement Team

Feedback from a Monitoring and Enforcement Officer was received through a telephone conversation on 18 July 2018

The Monitoring and Enforcement Officer commented that they have had few compliance issues with the Living 3 Zone. These include removal of planting strips required by resource consent conditions. Property owners are usually not aware that these are required by the resource consent conditions and/or the rules of the District Plan that require planting. The Officer commented that these should be included on the LIM so purchasers are aware of the requirements.

#### D.1.3 Building Consents Team

Feedback from Council's Building Manager was received through a telephone conversation on 11 July 2018.

No major concerns regarding the Living 3 Zone were raised. It was noted that there has not been much development in this zone.

The Building Manager raised concerns about water storage on rural sites (without a reticulated potable water supply) with regard to fire-fighting and adequate domestic supply. It was discussed how rural residential in Selwyn requires servicing of both potable water supply and wastewater, and that this is a directive of higher order planning documents such as the CRPS.

### D.2 Key Findings

The following points summarise the key findings following discussions with the Consents and Monitoring and Compliance Teams:

- numerous resource consents have been received for infringement to the setback rule. These are commonly for accessory buildings;
- property owners are sometimes unaware of resource consent condition which apply to their site and/or District Plan provisions i.e. for planting; and
- servicing of potable water and wastewater should be retained which is a requirement of the CRPS.

## Appendix E Character and Amenity Assessment Criteria

Table 6-4: Character and Amenity Assessment Criteria

Criteria	Measurement
<b>General Characteristics</b>	
Sense of Open Space	Allotment sizes
	Building coverage
	Building placement on site
	Number of building
	Fencing
	Structures
Panoramic Views	Viewshafts
	Grouping of buildings (building platforms)
	Topography (flat/undulated)
Rural Outlook	Location (e.g. beyond urban limits/support the consolidated management of Township growth)
	Adjacent zoning
	Adjacent activities (Any rural based activities/potential reverse sensitivity effects)
<b>Rural Residential Character</b>	
Adjacent Public Space (e.g. road corridor, berm)	Road width and layout (can be sourced/checked in GIS)
	Presence of footpaths (can be sourced/checked in GIS)
	Presence of street lighting
	Presence of street tree planting
Site Characteristics	Allotment size (can be sourced/checked in GIS)
	Site coverage (lesser of 10% or 500 m <sup>2</sup> , this can be sourced/checked in GIS)
	Setback from road (can be sourced/checked in GIS)
	Internal setbacks and/or setbacks from neighbours (can be sourced/checked in GIS)
	Fencing
	Quality of building/stewardship (e.g. upkeep/maintenance of buildings and/or landscaping)
	Landscaping (large areas of grass, garden, amount of tree plantings)
Buildings	Natural features (water races, mature trees)
	Number of buildings and layout
	Style of roofing


Criteria	Measurement
	Height
	Presence of chimney
	Materials (wood, corrugated iron)
	Colours ( blending in with surrounds)

Appendix F Character and Amenity Assessments

F.1 Coles Field (Rolleston)

36 rural-residential sections and ODP 46 applies.

Table 6-5: Coles Field (Rolleston)



Criteria	Measurement	Findings	Assessment	
Sense of open space	*Allotment size	As per consent: Minimum 2,500m2, with average 4,709m2; consent shows larger 7,000m² allotments along SH 1	The range of sections sizes will affect size and placement of future buildings and will create variation within the development. Overall site layout shows appropriately placed deeper lots along SH to minimize reverse sensitivity issues between arterial transport corridor and residential activities.	
	*Site coverage	N/A; covenant states building has to be minimum of 230m2 including garage	N/A – no buildings yet. The development is its infancy with only the public realm built	
	Building placement on site	N/A No buildings on site at date of survey (14/3/17); DP requirements in terms of setback from SH and road; Covenant states that accessory buildings, carports decking or roof overhang needs to be architecturally integrated. This includes aerials, water tanks and radio masts.	N/A	
	Building design	Covenants stipulate cladding and roof material	N/A	
	Number of buildings on site	N/A; Covenants requires written approval from developer if a separate garaging facility is placed on land; flat pack houses require developers approval	N/A	



Criteria	Measurement	Findings	Assessment	
	Fencing and structures	Covenants state max. 1.2m height for fencing if seen from road; no rough-sawn palings.	The findings show that an overall landscaping concept with a rural aspect has been applied throughout; this becomes especially apparent within the public realm at this point in time when private space is yet to be developed. When reviewing the layout and form of the concept on site it is apparent that fencing and structures have been designed with a clear sense of open space in mind. The low level height fencing allows for views across the sections and to and from future private buildings and the public road reserve. The post and rail and post& wire with under planting respectively are typologies that naturally allow demarcation without blocking views. The timber and wire materials are in keeping with a rural theme and pick up on adjacent post and wire fencing to pastoral land to the South. Varied forms of the same fence creates visual interest, while demonstrating the overall cohesiveness between sites. Boundary fencing towards residential sites to the West has retained the objective of transparency, but has applied it to residential context with the use of pool fencing. The entrance features on the two access roads have continued the theme of using rural inspired materials and shapes in the form of stone veneer pillars and wooden gates.	 
	Access to development	The development can only be accessed via driving through established and recently subdivided neighbourhoods; there is no direct access off a main road	The location lacks any direct access and is not accessible from its rural surrounds. Roding access is only provided via two access roads from adjacent residential sites; there are no provisions for pedestrian or cycle linkages to and from this development. Overall the site lacks accessibility on all modes.	
Panoramic views	View shafts	When standing on site there are views to the Port hills from some of the sections; partly only, as tall shelterbelt hedging is running along the Eastern boundary.	Any potential views to the Port Hills could be enhanced by future buildings built to a two-storey height. Enabling views within taller buildings would however also allow views to the	





Criteria	Measurement	Findings	Assessment	
			undesirable SH1 and the built up environs to the West. It is unclear in what way the extension of the motorway will limit any panoramic views. Buildings are yet to be established so it is yet to see if they will be positioned and built in a way to harvest views.	
	Grouping of buildings (building platforms)	N/A	N/A	
	Topography (flat/undulated)	The development sits on a generally flat site. Some man-made mounding has occurred along the northern boundary with SH1. Some trees on the mounds have not been staked properly and have bent over.	The change in topography and the subsequent setback adjacent to SH1 has been developed to create separation distance between housing and road and to visually block out traffic. However, the mounds itself are of a low height only and do not successfully prevent views of vehicles when standing on site; trucks in particular are easily visible. The man-made reserve tries to create visual interest on otherwise flat land, however at present it looks very uniform and lacks the softening look of established vegetation. Hopefully once trees have grown, they will provide additional height and a visual barrier to some degree.	
Rural outlook and character	Location (beyond urban limits?)	The development sits within the urban boundary on the fringes/eastern edge of Rolleston township. It is surrounded by the State Highway 1 to the north, rural (inner plains) to the East and South and residential sites to the West.	The proposed site is very much flanked three sides by physical boundaries, being it either infrastructure or housing. Limited option for (L3) expansion/intensification only exists within current rural land to the South. The limitation is due to Levi Road, which runs east west, if not expected with Council's Regional Park being planned on an adjacent site south, which would add to the justification for intensification in this location.	
	Adjacent zoning	Land immediately to the west is zoned Living Z and is currently being developed. The adjacent land to the south and west is zoned Inner Plains and consists of large lifestyle blocks.	The adjacent zoning is appropriate in a rural-residential context. The L3 land is able to create a distinctively different zone to the adjacent Inner Plains zoned land with a low emphasis on housing and large open spaces and the highly populated western boundary zoned Living Z.	




Criteria	Measurement	Findings	Assessment	
	Adjacent activities	Large lifestyle blocks (6ha plus) are situated to the South with pastoral use and grazing the dominant land uses. Sites to the East are utilised for the built of the motorway expansion, while the dominant activity to the West are associated with the uses of housing and residential land use activities. Activities to the North consists of vehicular movements within the transport corridor of SH1.	The surrounding land use activities are expected in a rural-residential environment and complement the L3 environs. Where potential reverse sensitivity issues could occur measurements have been taken to mitigate these. This is the case for having appropriate building setbacks from the SH and/or noise mitigation measures within the built form.	
Adjacent public space	*Road width and layout	The road form shows a narrow 6m carriageway and a formed berm. A threshold (change in paving) is provided at the entrance to Coles Lane and at the entrances to the development. Grassed stormwater swales are positioned either side of the carriageway with planted treatment areas incorporated into the swales. Access to individual sites are provided via culverts or bridges.	The meandering form of the road and the narrow carriageway with the absence of footpaths and urban street character elements such as parking bays, curb and channels etc. is in keeping with a rural environment; however the roads in Coles Field have a formed berm and the stormwater swales and the planted retention basins within the road reserve have a very structured, man-made and hence urban character to it. The narrow carriageway does not allow for on-street car parking.	
	*Presence of footpaths	No footpaths	The absence of footpaths is a character element of rural residential road typologies. However in the case of Coles Field, the berm has been formed which adds some formality/ urban component to it.	

Criteria	Measurement	Findings	Assessment	
	Presence of street lighting	Yes.	Lamp posts are positioned within the road reserve. Their style and distribution is in keeping with the fencing and landscaping theme on site. Having minimal lighting provisions is in character with a rural-residential theme- the total absence of it would be rural.	
	Presence of (tree) planting	Yes. Groups of tree plantings of a variation of deciduous feature tree species such as oak, plane and hazelnut (check consent) are placed on both sides of the road reserve; Hedging occurs also along some of the road frontage post and wire fencing. Some deciduous tree planting occurs within the mounded landscape reserve along SH 1.	The plantings of large specimen trees within the public realm will in time create a leafy environment that adds amenity value and character to this place. The European type street trees are all deciduous, which will bring variation and colour with the change of seasons.	



Criteria	Measurement	Findings	Assessment	
	Other features	Entrance feature stone clad pillars with wooden gates into each Haymakers Crescent of Seymour Drive and Kendon Drive. A small reserve with seating is positioned in the East/South corner of site.	Locally sourced material, such as greywacke stones are used throughout the public realm. The small reserve provides the opportunity for passive surveillance; it is however not linked	
On site (private)	*Allotment size (criteria is already listed under sense of open space)	Minimum 2,500m <sup>2</sup> , with average 4,709m <sup>2</sup> ; consent shows larger 7,000m <sup>2</sup> allotments along SH 1	The range of sections sizes will affect size and placement of future buildings and will create variation within the development. Overall site layout shows appropriately placed deeper lots along SH to minimize reverse sensitivity issues between arterial transport corridor and residential activities.	
	*Site coverage	N/A	N/A	
	*Setback from road	N/A; rules state 20m setback	N/A	
	*Internal setbacks	N/A	N/A	
	Fencing	The same type of low timber post and rail fencing used for fencing along the road reserve is also put in place for internal fencing between sections. The developer has put covenants in place for height and type of fencing and the visibility from the road.	Covenants will limit additional fencing and thus structures to a minimum with the covenants explicitly excluding rough-sawn timber paling fencing if it can be seen from road.	
	Quality of building /stewardship	High quality materials for public realm, private yet to be developed	N/A	
	Landscaping	Yet to be developed in private realm	N/A	


Criteria	Measurement	Findings	Assessment	
	Natural features	Existing mature row of poplars going east to west	Retaining a row of mature poplars within the development is adding to the rural character and creating a sense of place. Shelterbelts have historically been used in a rural context to provide protection for livestock from prevailing winds.	
	Prohibited activities (covenants)	Keeping of particular type dogs Keeping of pigeons	The prohibition of dogs is a typical covenant found for residential subdivisions; the stipulated fencing covenants for height and type of fence make it difficult to contain a dog. The keeping of pigeons as a hobby or sport is an activity that could be accepted in a rural or residential environment, however is prohibited in this case;	



F.2 Penberley (Prebbleton)


16 rural-residential sections and ODP in Appendix 19 (Trents and Shands Road) applies.



Table 6-6: Penberley (Prebbleton)

Criteria	Measurement	Findings	Assessment	
Sense of open space	*Allotment size	As per consent: Ranging between 5,000 m <sup>2</sup> and 6,196 m <sup>2</sup> . The average allotment size is 5,220 m <sup>2</sup> .	Limited range of sections sizes. On site (visual observance) there is little distinction between sections. Some deeper lots are placed along Shands Road to minimize reverse sensitivity issues between arterial transport corridor and residential activities.	
	*Site coverage	The sections appear to be relatively small in comparison to house sizes on site.  Covenants stipulate a minimum of 200m2 floor area, excluding accessory buildings.	Visual observance is that a large portions of each section is covered by built form. This limits the amount of visual gaps between buildings and affects the sense of open space. The ratio built form vs. open space affects the character, which in this case tends to be more of a residential nature, especially when viewed from the road.	
	Building placement on site	Not all sites have been developed yet, however the majority of sites that have been built on show buildings that have been placed close to the road boundary with short, formed driveways to multi-garages and entrances. Some dwellings have been placed further back.	The observed building placement close to the road boundary is a typical residential characteristic, which allows for a public private interface and passive surveillance. Having a short distance from road to garaging space reduces development costs. Having sealed and formed driveways are common in a residential context, whereas unformed or chip sealed driveways would be more economical and therefore common in a rural context. A number of dwellings have a substantial area of their front yard sealed, which takes away from a softer, open rural character to a more urbanised character.	
	Building design	The majority of dwellings are architecturally designed houses of grand scale; all but one single-storey. There are various styles of housing represented, there is no coherence between buildings and or building material. Some buildings show urban and contemporary characteristics, such as mono-pitched roof-lines and a high level of glazing. Others have chosen a design that with its two-storey height, high pitched gables and use of natural materials could be more associated within the rural realm. Building colour varies, but is of low reflectivity with natural colours dominating.  Covenants forbid relocated or pre-built buildings onsite and requires consent for second-hand materials. Covenants are also in place for stipulating particular cladding and roofing material.	The building design including size, height and form of a house can greatly affect the perceived character of the individual site and the overall surrounding environment. In particular height and bulk affect the sense of openness. In this case, with the majority of built form be one-storey, the bulk of the building has been spread on ground-floor level across the sites. This creates a visual block that prevents views and affects the perceived openness of the site when viewed from public space. The use of natural materials such as timber and stone helps to assimilate the built form with the natural surrounds, however this has only been attempted within a number of houses.	

Criteria	Measurement	Findings	Assessment	
	Number of buildings on site	The majority of sites that have buildings on them show one large dwelling with accessory buildings (garages/flats?) that are either attached or integrated into the overall building footprint; some buildings show architecture that visually splits the one dwelling into several separate units that are connected throughout (see photo)	Having accessory buildings and family flats incorporated into the house design results in the appearance of one large built form. Having one built form rather than a number of them makes economic sense and is also easier to service, however this is a distinct urban feature. An agglomerating or cluster of buildings grouped together, is a rural characteristic that stems from times where dwelling, barn and stables etc. where grouped around a sheltered common courtyard. This type of site layout or placement on site visually reduces the overall bulk, but also allows for views into and through to the surrounds.	
	Fencing and structures	<p>The development has used post and rail fencing along the street frontage and for internal fencing. There has been no coherent fencing design scheme applied, different types of post&amp; rail can be seen throughout the development. The fencing is complemented in parts with native (flax) planter beds in the road berm. Some of the fences have been stained differently between sites and gates; posts, pillars and gates have been individualised.</p> <p>Boundary fencing along the Northwest consists of a 3m high stained close-board fence in front of mature shelterbelt hedging. The Eastern boundary towards the EDA of Kingcraft Drive is demarcated by tall macrocarpa hedging and some post&amp; wire fencing. There is intermittent fencing along Trents Road, with some mature copse of trees alongside the road frontage.</p> <p>Adjacent fencing to the northeast and the future development of 'Classiebawn Prebbleton' is a post and wire type fence typically used in farming practises.</p> <p>The development has an entrance structure consisting of stone veneer pillars, post and rail fencing and large wooden gates.</p> <p>Covenants stipulate height and design of any internal or boundary fencing. Fences are to be at least 50% open and of post and rail or post and wire typology and no higher than 1.2m.</p>	<p>The findings show that while an overall landscaping concept with a rural aspect has been attempted, landowners have largely individualised their road frontage/fencing towards the public realm, taking away to some extent an overall cohesiveness; this individualisation translates into a more rural character and creates visual interest.</p> <p>Internal boundaries are fenced and some sites have started to complement the structures with native plantings alongside it. The majority of sites aren't established yet to comment on how landscaping will affect the sites.</p> <p>The type of fencing used have been designed with a sense of open space and rural character in mind. The low level height fencing allows for views across the sections and to and from private buildings and the public road reserve.</p> <p>The post and rail typology used internally naturally allows for demarcation without blocking views. Boundary fencing on Northwest boundary has noise attenuation functions and designed to block out any noise from heavy traffic from Shands Road, it is therefore designed in a close-board fashion. Both the fence and the tall macrocarpa hedge behind it block any views and somehow encase the site. The entrance features on access road have used rural inspired materials and shapes that complement the development.</p>	
	Access to development	The development has direct access off a main road; it can be reached from rural zoned land.	The location provides direct vehicular access and is accessible from its rural surrounds. The site is however not linked with adjacent land and lacks pedestrian and cycling connectivity. There is no connection for example to the town centre and destinations and services within it.	




Criteria	Measurement	Findings	Assessment	
Panoramic views	View shafts	On site there are very limited views to the Port Hills available for a few sites on the eastern corner of Aberdeen Road. The remainder of the sections have their views limited due to mature hedging and built form surrounding them.	<p>Any potential views to the Port Hills for yet to establish sites could be enabled by building taller buildings on a narrower footprint. There are no building platforms proposed so this would have to occur on an individual voluntary basis.</p> <p>Smaller footprints and multi-storey buildings naturally create a lower site coverage and allow for retaining natural view shafts.</p>	
	Grouping of buildings (building platforms)	The majority of buildings are showing attached accessory buildings.	See above	
	Topography (flat/undulated)	The development sits on a generally flat site.	There is no change in topography across the site. Overall there is a sense of encasement due to the substantial boundary treatment of the site. Visual height variation within the development is provided by tall shelterbelt hedging, trees and built form.	
Rural outlook and character	Location (beyond urban limits?)	The development sits outside the urban boundary on the western edge of Prebbleton township. It is surrounded by rural land use to the north, northwest and to the south and rural-residential lifestyle blocks to the East. The site is about 1.3km from Springs Road and 2.3km from the row of shops along Springs Road. There is no public transport route along or in close proximity to the site.	The proposed site is flanked on three sides by physical boundaries, being it either infrastructure or established housing. The site is within cycling distance from community facilities, however cycling has to occur on-road and the lack of a safe cycling option might deter people to do so opting for driving instead. There are also no pedestrian linkages provided to adjacent development resulting in a very isolated development relying on cars for transport.	
	Adjacent zoning	Land immediately to the north is zoned Living 3. Land to the east is zoned EDA (Existing Development Area). The adjacent land to the south and northwest is zoned Rural Inner Plains and consists of lifestyle blocks. All inner plains zoning is separated by an arterial road.	The adjacent zoning is appropriate in a rural-residential context. The site in question is able to create a distinctively different zone to the adjacent Inner Plains zoned land with a low emphasis on housing and large open spaces. Equally the adjacent EDA is very much rural in character that is complementary to the site in question. Limited option for (L3) expansion/intensification exists to the North. This site is already advertised as 'Classiebawn Prebbleton.' The adjacent site to the East, currently mainly 1ha sized blocks is on its part bound by residential Living Z and might have potential for further intensification.	
	Adjacent activities	Small lifestyle blocks are situated to the East with grazing, horticulture and residential housing being the dominant land uses. Sites to the North are earmarked for rural-residential housing. 4ha lifestyle blocks are situated across Blakes Road to the South and Shands Road to the northwest. Both show activities, such as pastoral grazing, business activities (nursery) and housing.	The surrounding land use activities are expected in a rural-residential environment and complement the L3 environs. Where potential reverse sensitivity issues might could occur physical measures in the form of an acoustic fence, have been taken to mitigate these.	
Adjacent public space	*Road width and layout	The road form shows a narrow 6m? carriageway; the berm is unformed. A threshold (change in paving) is provided at the entrance to Haughty Place and at the entrance to the development. Grassed stormwater swales are positioned either side of the carriageway, with some areas at the entranceway planted in flaxes. Access to individual sites are provided via formed culverts.	<p>The narrow carriageway, no formed kerb and channel and the absence of footpaths and urban street character elements, such as parking bays, curb and channels etc. is in keeping with a rural environment.</p> <p>The narrow carriageway does not allow for on-street car parking. Overall the street does only cater for access (Haughty Place) and limited through traffic once the adjacent L3 gets underway.</p>	

Criteria	Measurement	Findings	Assessment	
			The roading layout does not cater for any public transport or off-road cycling or walking.	
	*Presence of footpaths	No footpaths	The absence of footpaths is a character element of rural residential road typologies. Pedestrians are required to walk on the road, as the berm is used for stormwater management swales. While this is an acceptable outcome in this low traffic volume environment there is a lack of integration of this development with the Prebbleton township.	
	Presence of street lighting	Yes.	Lamp posts are positioned within the road reserve. Their minimalistic style is in keeping with the character of the fencing and landscaping in the public realm. Having minimal lighting provisions is in character with a rural-residential theme- the total absence of it would be rural.	
	Presence of (tree) planting	Yes. Trees are placed on either sides of the road reserve; some complementary natives are used as low level planting as an entrance feature and in proximity to the entrance.	The limited amount of native evergreen specimen trees within the public realm will in time add amenity value and character to this place. The amount and sparse spacing of trees doesn't detract from the openness of the site, it does however rely on further substantial planting within the private site for soft landscaping measures to positively contribute to the rural-residential character.	



Criteria	Measurement	Findings	Assessment	
	Other features	The entrance feature consists of landscaped stone veneer walls with a wooden gate either side of Pemberley Drive.	The use of natives and natural (looking) building material complements the look and feel of the development.	
On site (private)	*Allotment size (criteria is already listed under sense of open space)	Ranging between 5,000 m <sup>2</sup> and 6,196 m <sup>2</sup> . The average allotment size is 5,220 m <sup>2</sup> .	Limited range of sections sizes. On site (visual observance) there is little distinction between sections. Some deeper lots are placed along Shands Road to minimize reverse sensitivity issues between arterial transport corridor and residential activities.	
	*Site coverage	The sections appear to be relatively small in comparison to house sizes on site.  Covenants stipulate a minimum of 200m <sup>2</sup> floor area, excluding accessory buildings.	Visual observance is that a large portions of each section is covered by built form. This limits the amount of visual gaps between buildings and affects the sense of open space in this area.	
	*Setback from road	The majority of sites show buildings that have been placed close to the road boundary with buildings addressing the road. In some cases dwellings have been further setback. Most garage doors are not facing the road.	Placing buildings close to the road boundary is a typical residential characteristic, which allows for a public private interface and passive surveillance. It also increases street presence and dominance when viewed from the public realm. The narrow road between buildings adds to the feel of having houses close to each other. ( see also comments on building placement)	
	*Internal setbacks	In parts houses are placed what seems quite close to each other. In some cases roads are placed between buildings creating extra separation distance.	Size and bulk affect the perception of distance. Overall the large dwellings and accessory buildings are placed in proximity to internal boundaries. It appears the way they are positioned on site less emphasis was put on creating distance to neighbours, but to have good orientation for outdoor living space and street presence.	


Criteria	Measurement	Findings	Assessment	
	Fencing	<p>Different types of low timber post and rail fencing is put in place for internal fencing between sections. As previously mentioned there is variation in the typology and colour within the private realm.</p> <p>The developer has put covenants in place for height and type of fencing that is allowed.</p> <p>See earlier comments.</p>	<p>Covenants stipulate a certain type of fencing to retain open space and limits additional fencing and thus structures to a minimum with the covenants.</p> <p>See earlier comments.</p>	
	Quality of building /stewardship	<p>High end, high-spec housing, whereas quality of public realm has taken step back.</p>	<p>Having an environment where people take ownership and maintain their site adds to a pleasant environment and enhances the character long-term.</p>	
	Landscaping	<p>Limited amount of landscaping, yet to be developed and to mature. Large areas are currently grassed.</p>	<p>The sites have limited landscaping done yet; however what has put in place is used as grassed, mowed areas, not intended for livestock/pets.</p>	
	Natural features	<p>Existing mature rows of macrocarpa hedging to the East and northwest. The site is also bound by a mix of dense mature tree both deciduous and evergreen along the southern boundary.</p>	<p>Retaining mature hedges and trees within and along the development is adding to the character of the site and creating a sense of place. Shelterbelts have historically been used in a rural context to provide protection for livestock from prevailing winds.</p>	
	Prohibited activities (covenants)	<p>Protruding structures (antenna etc.);</p> <p>Waste accumulation on site</p> <p>Removal or relocate of fencing or landscaping</p> <p>Signage except for sale purposes</p>	<p>The proposed covenants will restrict fences and structures and ensures a consistent approach.</p>	



F.3 Conifer Grove (Prebbleton)

Development consists of three adjacent ‘blocks’. 14 rural-residential sections are in Conifer Grove, 3 in the Telfer Block, no sections yet in Orion Block at time of survey

Table 6-7 : Conifer Grove (Prebbleton)

Criteria	Measurement	Findings	Assessment	
Sense of open space	Allotment Size	<p>As per private plan change:</p> <p>Ranging between 4600m2 and 6789m2. The minimum of 5000m2 has been undercut in some cases. The plan change applied for maximum numbers of sections within each of the three blocks, which in the case of the Telfer block has already been challenged. Section sizes are more aligned to the current Living 2 zone.</p>	<p>There is little onsite distinction between section sizes ; larger sections are within the corner block between Trices and Hamptons Roads, referred to from heron as the ‘Telfer Block’. The large triangle shaped block between Birchs and Hamptons Road, owned by Orion is not yet developed and gives the area an added sense of open space.</p>	
	Site coverage	<p>Limited houses built yet. The ones on site have a large footprint with some having stand-alone accessory buildings on site.</p> <p>Covenants stipulate a minimum of 250m2 floor area, including accessory buildings.</p> <p>The sections appear to be relatively small in comparison to house sizes on site.</p>	<p>Visual observance confirms that built form is a dominant feature on developed sites. It is hard to comment on the relationship between neighbouring buildings and the ratio of open space/vs. built form due to the limited number of dwellings built. At the moment there are visual gaps between buildings, which positively contributes to the sense of open space. This fact is further exuberated by the yet unbuilt ‘Orion block’. This ratio built form vs. open space has currently a rural-res feel to it, but this character might change once further development occurs.</p>	
	Building placement on site	<p>The majority of sites on northern side of Taylor Place have placed their dwellings close to the road frontage. Garages are usually integrated into the overall building footprint. One site had a dominant stand-alone accessory building (shed) set back from the road.</p> <p>Covenants stipulate that accessory building require to be architecturally integrated.</p> <p>All dwellings that have been built to date are architecturally designed houses and are single storey. There are various styles of housing represented. The houses show largely urban characteristics, with softening features such as wood or stone veneer. Building colour is of low reflectivity with natural colours dominate.</p> <p>Covenants prevent relocated or pre-built buildings onsite and require consent for second-hand materials.</p> <p>Covenants are also in place for stipulating particular cladding and roofing material.</p>	<p>The building design including size, height and form of a house can greatly affect the perceived character of the individual site and the overall surrounding environment. In particular height and bulk affect the sense of openness. In this case the bulk of the building has been spread on ground-floor level across the sites. This creates a visual block that prevents views and affects the perceived openness of the site when viewed from public space. The use of natural materials such as timber and stone helps to assimilate the built form with the natural surrounds, however this has not been applied throughout the development and might not be picked up by the remainder of builds yet to come.</p>	

Criteria	Measurement	Findings	Assessment	
	Building design	<p>All dwellings that have been built to date are architecturally designed houses and are single storey. There are various styles of housing represented. The houses show largely urban characteristics, with softening features such as wood or stone veneer. Building colour is of low reflectivity with natural colours dominate.</p> <p>Covenants prevent relocated or pre-built buildings onsite and require consent for second-hand materials. Covenants are also in place for stipulating particular cladding and roofing material.</p>	<p>The building design including size, height and form of a house can greatly affect the perceived character of the individual site and the overall surrounding environment. In particular height and bulk affect the sense of openness. In this case the bulk of the building has been spread on ground-floor level across the sites. This creates a visual block that prevents views and affects the perceived openness of the site when viewed from public space. The use of natural materials such as timber and stone helps to assimilate the built form with the natural surrounds, however this has not been applied throughout the development and might not be picked up by the remainder of builds yet to come.</p>	
	Number of buildings on site	<p>The majority of sites that have buildings on them show one large dwelling with accessory buildings (garages/flats?) that are either attached or integrated into the overall building footprint. One site shows however a detached barn structure of substantial bulk and two-storey height.</p>	<p>Having accessory buildings and family flats incorporated into the house design results in the appearance of one large built form. Having one built form rather than a number of them makes economic sense and is also easier to service, however this is a distinct urban feature. An agglomerating or cluster of buildings grouped together, is a rural characteristic that stems from times where dwelling, barn and stables etc. where grouped around a sheltered common courtyard. This type of site layout or placement on site visually reduces the overall bulk, but also allows for views into and through to the surrounds.</p>	
	Fencing and structures	<p>The development has used post and rail fencing along the road frontages and post and rail and post&amp; wire for internal fencing. Boundary fencing along the Northern site consists of post&amp; wire fencing supported by mature hedging and tree plantings either side of the boundary.</p> <p>Adjacent fencing to the south and the 'Orion Block' is a post and wire type fence typically used in farming practises. A public pedestrian/cycle link between the end of Taylor Place and Birchs Road is bound by post&amp; rail fencing.</p> <p>The development has an entrance fencing structure with a wooden sign on it.</p> <p>Covenants stipulate height and design of any internal fencing to be no more than 1.2m in height and that any other fence to be no more than 1.8m in height.</p>	<p>There has been no coherent fencing design scheme applied throughout the site, other than the use of either post and rail or post and wire typology. The same fence is used for the entrance feature and the public walkway.</p> <p>All fences built are in keeping with maintaining a sense of open space. The low level height allows for views across the sections and to and from private buildings and the public road reserve.</p> <p>The fence style and material used adds a rural aspect to the development. Post and rail/post and wire allows for a fluid transparency between sites. Due to some sites being established (Telfer block) they have individual road frontage/fencing treatment towards the public realm; the only common feature being the post and rail type fencing. This individuality takes away to some extent an overall cohesiveness; it also translates into a more rural character and creates visual interest.</p> <p>Internal boundaries are fenced. Planting along internal post and wire fencing has been used to create a softer demarcation without blocking views. The majority of sites aren't established yet to comment on how landscaping will affect the sites.</p> <p>Along the northern boundary established hedging/ landscaping mostly block any views between sites.</p> <p>The entrance feature on Taylors Place uses rural inspired materials and shapes that complement the development.</p>	 





Criteria	Measurement	Findings	Assessment	
	Access to development	The development has direct access off a main road; it can be reached from rural zoned land. Taylor place can be reached via a public pedestrian cycle link off Birchs Road.	The location provides direct vehicular access and is accessible from its rural surrounds. The site is linked to the East via a public pedestrian and cycle path. This path has however no street lighting limiting its safety and usability from a CPTED perspective. There are no other pedestrian connections for example to the southern Orion Block, which limits the integrating of the new development with surrounding established communities.	
Panoramic views	View shafts	When on site there are very limited views to the Port Hills available above some mature trees on the other side of Birchs Road.	The views to the Port Hills are limited due to tall established trees on the other side of Birchs Road. A two –storey built could potentially be able to get a better views and outlook- this would also reduce the overall footprint. Smaller footprints and multi-storey buildings naturally create a lower site coverage and allow for retaining natural view shafts. However, there are no height suggestions and no individual building platforms proposed in the covenants, so this would have to occur on an individual voluntary basis.	
	Grouping of buildings (bldg.. platforms)	The majority of buildings are showing attached accessory buildings.	Large building footprints reduce visual separation distances and the ability for views between built forms.	
	Topography (flat/undulated)	The development sits on a generally flat site.	There is no great change in topography across the site. Overall there is a sense of openness due to the undeveloped block on the southern boundary and surrounding rural environment. There is visual height variation within the development due to established hedging and trees along the adjacent northern boundary, trees in the established Telfer Block along Hamptons Road and the rural surrounding blocks.	




Criteria	Measurement	Findings	Assessment	
Rural outlook and character	Location (beyond urban limits?)	The development sits outside the urban boundary on the southern edge of Prebbleton township. It is surrounded by rural- residential lifestyle blocks to the north and rural land uses to the east, west and south. The site sits within cycling distance from the town centre. There is a bus stop available on Birchs Road near Hamptons Road.	The proposed sites are flanked on three sides by physical boundaries, being it either roading or established housing. A public pedestrian/cycle way within the conifer grove block provides connectivity to Birchs Road. Birchs Road itself has on one side a walk/cyleway that provides an important linkage between Prebbleton and Lincoln, adding cycling and walking as a transport mode. Public transport is provided via the number 80 bus to Christchurch/Riccarton, which runs along Birchs Road and stops in proximity to the site.	 
	Adjacent zoning	Land immediately to the north is zoned Living 2A. Land to the east, south and west is zoned Rural Inner Plains. All inner plains zoning is separated by a local road.	The adjacent zoning is appropriate in a rural-residential context. The sites in question are able to create a distinctively different zone to the adjacent Inner Plains zoned land with a low emphasis on housing and large open spaces. The adjacent L2A to the north is very much rural- residential in character with established planting and setback buildings. The site is physically bound by roading and contained, with no apparent expansion options, beyond that of developing the Orion Block.	



Criteria	Measurement	Findings	Assessment	
	Adjacent activities	The Conifer Grove block is surrounded by larger lifestyle blocks with grazing, horticulture, residential housing and horse training facilities being the dominant land uses. The Telfer Block is surrounded by residential housing to the north and lifestyle blocks on the remaining sites.	The surrounding land use activities are expected in a rural-residential environment and complement the L3 environs. Potential reverse sensitivity issues between rural and rural-residential activities are mitigated by a sufficient separation distance created by roading. Any future development on the Orion Block will have to have a significant buffer to the substation situated in the corner of Birchs and Hamptons Roads.	
Adjacent public space	*Road width and layout	<p>Conifer Block: Taylor place is formed as a cul de sac with a narrow carriageway and an unformed berm. Very shallow grassed stormwater swales are positioned either side of the carriageway. Access to individual sites is via formed driveways.</p> <p>Telfer Block: Hamptons Road is a formed rural road, which connects through to Springs Road and the wider network, as well as the town centre. The road has a wide unformed grass berm on both sides with a water race running within the eastern side of it.</p>	The narrow carriageway, no formed kerb and channel and the absence of footpaths and urban street character elements, such as parking bays, etc. is in keeping with a rural environment. The narrow carriageway does not allow for on-street car parking. The Telfer Block roading layout has a wider configuration with the ability to cater for parking in the berm.	
	*Presence of footpaths	No footpaths	The absence of footpaths is a character element of rural residential road typologies. Pedestrians are required to walk on the road, berms are used for stormwater management. A pedestrian connection off Taylor Place links to the walk /cycleway along the eastern side of Birchs Road. This provides an important linkage to community facilities and the town centre and helps to integrate the development with the remainder of the township.	
	Presence of street lighting	Yes.	Lamp posts are positioned within the road reserve. Their industrial style is not in keeping with the character of the fencing and landscaping in the public realm. Having minimal lighting provisions is typical within a rural-residential theme- the total absence of it would be rural. Street lights haven't continued throughout the public reserve link, which creates a CPTED issue.	

Criteria	Measurement	Findings	Assessment	
	Presence of (tree) planting	Yes/No. Trees are placed on either sides of the road reserve of Taylor Place; however the Telfer Block shows that there is no tree planting within Hamptons Road reserve. All tree planting occur within private properties.	The deciduous specimen trees within the public realm will in time add amenity and character to the new development. The amount and sparse spacing of trees doesn't detract from the openness of the site, it does however rely on further substantial planting within the private sites for soft landscaping measures to positively contribute to a rural-residential character.	
	Other features	The site's mailboxes are grouped and located at the entrance to Conifer Grove along Hamptons Road.	Having letterboxes placed together along the main road rather than at the entrance to a house is a feature that is usually used on sites that are difficult to access or in situations where multiple dwelling units are within one house (flats). This feature symbolises a communal approach linking the sites together as one 'settlement'.	
On site (private)	*Allotment size (criteria is already listed under sense of open space)	As above	As above	
	*Site coverage	As above	As above	
	*Setback from road	The limited amount of sites developed show buildings that have been placed close to the road boundary with buildings addressing the road. Most garage doors are not facing the road.	Placing buildings close to the road boundary is a typical residential characteristic, which allows for a public private interface and passive surveillance. It also increases street presence and dominance when viewed from the public realm. The narrow road between buildings adds to the feel of having houses close to each other (see also comments on building placement).	



Criteria	Measurement	Findings	Assessment	
	*Internal setbacks	The limited amount of houses developed are placed what appears close to internal boundaries and each other. In the case of the Telfer Block these distances appear a lot bigger.	Size and bulk affect the perception of distance. Overall the large dwellings and accessory buildings are placed in proximity to internal boundaries. It appears the way they are positioned on site less emphasis was put on creating distance to neighbours, but to have good orientation for outdoor living space and street presence.	
	Fencing	<p>Predominantly post&amp;wire fencing is put in place for internal fencing between sections. Fencing is complemented with planting along most internal boundaries.</p> <p>The developer has put covenants in place for maximum height of 1.2m along internal boundaries</p>	<p>Covenants stipulate maximum height for fencing, but don't stipulate the type of fencing. Regardless, the fencing in place so far is designed in a way to have a demarcation of space without taking away from a transparent open view through the site.</p> <p>See earlier comments.</p>	
	Quality of building /stewardship	New housing within Conifer Grove, existing development within Telfer Block, whereas development of public realm has been minimal.	Having an environment where people take ownership and maintain their site adds to a pleasant environment and enhances the character long-term.	
	Landscaping	Limited amount of landscaping, yet to be developed and to mature. Large areas are currently grassed.	The sites have limited landscaping done yet; however what has put in place is developed as decorative gardens, not intended for livestock/pets.	
	Natural features	Existing water race within road reserve of Hamptons Road. Adjacent sites to Hampton Road within Telfer Block have mature tree plantings. There is also significant hedging and tree plantings along the northern boundary of the Conifer block.	Retaining mature trees within private properties is adding to the character of the site and creating a sense of place. Conifer Grove has limited established greenery apart from trees on adjacent sites to the North.	
	Prohibited activities (covenants)	Protruding structures (antenna etc.) that are not architecturally integrated with the design of the building; There are strict covenants in terms of keeping of animals; excluding the keeping of roosters, pigeons, pigs and peacocks and certain type of dogs.	The proposed covenants restrict fences and structures and ensures a consistent approach. However covenants that restrict the keeping of certain animals restrict a potentially more rural character that comes with the keeping of animals on site.	





RE010 Rural residential (Living 3 Zone) – communications and engagement summary plan

Key messages

(as of 25 September 2018)

Background

- As part of the Selwyn District Plan Review, policies and rules managing the Living 3 Zone are being reviewed. Living 3 Zone covers rural residential areas located within the Greater Christchurch part of the district and represents a transition between the more densely settled urban areas and the rural environment.

Current status

- The Council’s Rural Residential Strategy 2014 identified 14 areas suitable for rural residential development. Of these, only seven are currently zoned as Living 3 and only three are developed or have development occurring. These areas are ‘Coles Field’ in Rolleston, ‘Pemberley’ in Prebbleton and ‘Conifer Grove’ also in Prebbleton.
- In the Living 3 Zone there is an average density of between one and two households per hectare, as required by the Canterbury Regional Policy Statement, and limited to one dwelling per site with building coverage to be maintained below either 10 per cent of the site or 500 m<sup>2</sup> whichever is the lesser. Fencing needs to reflect rural environment, ie transparent in its construction or made up of shelter belts and hedging.
- Key issues include:
  - the requirements for onsite landscaping being overly prescriptive and not being implemented or enforced.
  - The setback requirements (generally 15 metres) in the Living 3 Zone being more onerous than those for the Rural Zone, which is generally 10m from the front boundary. For comparison, in the residential zones the setbacks are between three to five metres.

About preferred option

- Key draft changes include:
  - removing the prescriptive requirements for landscaping, with the exception of tree planting and specific Outline Development Plans requirements, and adjusting the setback requirements from the road boundary to potentially 10 metres.
  - Further work will be required to determine an appropriate replacement zone for the Living 3 Zone and whether other National Planning spatial tools will be required to differentiate these areas from other zones.

Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	N/A	N/A	Selwyn ratepayers
Consent, Monitoring and Enforcement teams	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)			News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)			Wider public

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Key stakeholders are “the organisations requiring engagement and information as the preferred options for the Draft District Plan are being prepared.” (District Plan Review Community Engagement Implementation Plan; p.6) )Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (DPR Engagement Framework)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (District Plan Review Community Engagement Implementation Plan; p.6)

Engagement during review phases

Review phases	Internal	ECan	Rūnanga	Landowners/occupiers	General public
Baseline assessments					
Preferred option development					
Preferred option consultation				[at the time of the Proposed District Plan notification]	[at the time of the Proposed District Plan notification]

2018 communications and engagement key tasks/milestones per month

(more detailed action plans to be developed for each major milestone or as required)

Audiences	Pre-October	October	November
ECan	Consulted with as part of the preferred option report		Endorsed preferred option report is shared
Rūnanga	Consulted with as part of the preferred option report		Endorsed preferred option report is shared
Landowners/occupiers			[at the time of the Proposed District Plan notification]
General public			[at the time of the Proposed District Plan notification]
DPC		Preferred option report goes to DPC for endorsement	

## 11. Council Assets & Buildings Update

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### Purpose

To provide an update of work occurring in relation to addressing Council Assets and Property in the District Plan Review process. The report identifies the preferred approaches to provide for these activities within the Proposed District Plan from an Asset Management perspective.

### Recommendation

***“That the Committee receives the report.”***

### Attachments

‘Council Assets and Property Report to District Plan Review Committee’

## Council Assets and Property Report to District Plan Review Committee

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## **Introduction and Scope of Report**

The purpose of this report is to provide an update of work occurring in relation to addressing Council Assets and Property in the District Plan review process.

This report identifies the preferred approaches to provide for these activities within District Plan Review from an Asset Management perspective.

This report addresses the key activities being:

- Solid Waste management
- 5 Waters Activities (water, wastewater, stormwater, land drainage and water-races.
- Transportation (from the perspective of Selwyn District Council as a network utility operator and provider)
- Community Facilities, including community buildings, halls, parks, reserves, recreation facilities (urban and rural areas) and other activities, including gravel reserves, forestry areas community housing.

The report briefly identifies the range of alternatives considered before identifying the preferred options. It is acknowledged that the preferred options identified are preliminary. They have not been subject to consideration of any specific drafting of provisions. They also have not been subject to any evaluation under Section 32 of the Resource Management Act to establish what is the most effective and efficient approach.

Following the general description of alternatives each asset topic is then addressed. For each topic the report:

- Provides a brief overview of the type of activities and facilities that need to be addressed in the District Plan
- Briefly identifies how the activities are currently managed under with the Resource Management Act 1991.
- Identifies the preferred alternatives from an Asset Management perspective and
- Identifies the District Plan review topics where continued input from an Asset Management perspective is sought.

## **Background and Options Considered**

For each activity the preferred options have been identified after considering a wider range of alternative options. Some of these are used in current operative District Plan, for example designations and zone provisions, others have not previously been used, for example an Open Space Zone.

The key alternatives that have been subject to consideration include:

Designations – The Resource Management Act enables requiring authorities (Selwyn District Council is a requiring authority) with financial responsibility for a project, work or operation to designate land. Designations are identified with District Plans. Once a designation is in place, the requiring authority may do anything allowed by the designation and the usual provisions of the district plan do not apply to activities (of the requiring authority) on the designated site.

Plan Provisions – This includes making provision for various activities within the District Plan. These can provide for activities within specific zones, such as residential and commercial zones, or through provisions applying to specialist activities that are not zone specific, such as provisions applying to utilities and transport.

In the current District Plan there are a mix of zone provisions and specialist provisions that provide for activities on Council properties and involving Council assets. These activities are typically provided for as either a permitted activity, subject to compliance with certain standards. Alternatively the provisions may identify that a resource consent is required in order to undertake the activity.

With respect to Plan provisions an alternative considered that is not in the Operative District Plan is the potential to use Open Space and/or Sport and Active Recreation Zones to provide for a range of activities occurring on Council Parks, Reserves and Open Spaces. This type of zoning is used by a number of other local authorities.

Existing Use Rights – A number of activities addressed in this report are operating under existing use rights. The Resource Management Act (Section 10) sets out what is required for activities to continue to rely on existing use rights. Existing use rights enable land uses that were lawfully established before a rule in a plan came into force to continue providing certain criteria are met (for example that the effects of the use are the same or similar in character, intensity and scale to those that existed before the new rule, and that the activity has not been discontinued for more than 12 months).

Alternative Regulation under the Resource Management Act – A number of the Asset related activities are subject to regulation within Regional Plans, including the Canterbury Land and Water Regional Plan and the Canterbury Regional Air Plan. These regional plans have been developed under the Resource Management Act. A number of the activities require and have obtained resources consents under regional plans. Activities controlled include a number of structures including pumping stations, air pressure release valves. In addition there are a number of activities subject to management through National Environment Standards, such as plantation forestry activities or undertaking activities on land with soil contamination.

National Planning Standards – There is work progressing on a number of National Planning Standards. This includes the potential National Planning Standard relating



to Network Utilities. If this is completed it will address a number of activities relevant to the 5 Waters activities and roading activities.

Alternative Regulation – Other than the Resource Management Act – A number of the activities are subject to management and regulation under other legislation, including the Reserves Act, Local Government Act and various bylaws.

Do Nothing – Consideration was given to doing nothing and relying on the planning provisions being developed that will apply throughout the District.

## **Solid Waste Management**

### **Types of Activities and Facilities**

The key types of facilities to be addressed in the District Plan review involves the provision of waste management facilities, including the Pines Resource Recovery Park and various waste and recycling collection facilities throughout the District.

The solid waste management activity requires activities and facilities at a range of scales including:

- District Scale Activities – Pines Resource Recovery Park – which provides the key location for the collection, and sorting of waste within the District.
- Township and community scale activities – which provides locations for permanent community refuse and recycling activities, for example Arthurs Pass Recycle Centre
- Temporary community scale waste activities – providing for temporary collection facilities through a range of communities. These activities typically occur within communities for a period of a few days only a few times per year, for example community waste drop off days.

### **Management Approaches Currently Used**

The management of this activity under the Resource Management Act 1991 currently occurs through a range of methods including:

- Designations – the Pines Resource Recovery Park is designated in the Operative District Plan.
- District Plan Provisions – There are provisions relating to waste management in various zones within the Township and Rural Volumes of the Operative District Plan.
- Regional Plan Provisions – there are a number of provisions in the Canterbury Water and Land Regional Plan and the Canterbury Regional Air Plan administered by Environment Canterbury that manage the effects of activities associated with the Solid Waste Asset activity.
- Regional Council Resource Consents – A number of resource consents from Environment Canterbury are held for waste management activities.

## **Preferred Approach**

The preferred approach to address this topic is:

1. Designation: Retain the existing designation on the Pines Resource Recovery Park. It is noted that a variation to some existing conditions of the designation may be sought to better provide for future activities.
2. District Plan Provisions – seek appropriate provision including objectives, policies and rules be made in the District Plan for:
  - a. Permanent community refuse and recycling facilities being enabled in a range of locations.
  - b. Temporary collection activities (that occur for a few days or less) being enabled in a range of locations.

The specific activity status for various activities within the zones will be determined as the provisions are drafted and will be consistent with any Section 32 evaluation undertaken.

## **District Plan Review Topics of Interest:**

Assets seek continued liaison with the planning team as the specific provisions are developed in relation to:

- Designations.
- Waste Management provisions in all zones.
- General District Wide Matters in relation to temporary activities (depending on how temporary waste activities are to be addressed – either as part of waste management work stream or as part of the temporary activities work stream).
- Transport.
- Signage.

## **5 Waters**

### **Types of Activities and Facilities**

The key types of facilities to be addressed within the District Plan review involves the provision of infrastructure and activities associated with the provision of water, wastewater, stormwater, land drainage and water races throughout the District.

The type of infrastructure varies significantly in size and scale ranging from larger activities such as wastewater treatment plants, reservoirs, pumping stations and land drainage schemes to small structures such as monitoring devices associated with water intakes. These activities involve both above and below ground activities and occur in urban and rural areas.

### **Management Approaches Currently Used**

The management of this activity under the Resource Management Act 1991 currently occurs through a range of methods including:

- Designations – there are a number of existing designations in the Operative District Plan addressing infrastructure and activities associated with water supply, sewage pumping stations, solid sewage waste and sewage treatment areas.
- District Plan Provisions – There are provisions relating to utilities in various zones the Township and Rural Volumes of the Operative District Plan.
- Regional Plan Provisions – there are a number of provisions in the Canterbury Water and Land Regional Plan and the Canterbury Regional Air Plan administered by Environment Canterbury that manage the effects of activities associated with the 5 waters activities, including provisions managing water takes and discharges of water and contaminants. There are also a significant number of regional rules that manage the development, maintenance and use of necessary infrastructure associated with these activities, including land drainage channels, bores, pump stations and other structures.
- Regional Council Resource Consents – A number of resource consents from Environment Canterbury are held for 5 Water activities.

### **Preferred Approach**

The preferred approach to address this topic is:

1. Designations:
  - a. Retain the existing designations in the operative Selwyn District Plan. These address as examples, water supply activities, sewage treatment and disposal areas and sewage pumping stations.
  - b. Initiate new designations to provide for substantial activities that have been established since the previous District Plan designations were completed – for example new pumping stations and water supply bores.
2. District Plan Provisions – seek appropriate provision including objectives, policies and rules be made in the District Plan within the Utilities provisions (Part of the Infrastructure and Energy Chapter) to address:
  - a. Below ground infrastructure requirements i.e. pipes and reticulation
  - b. Above ground infrastructure requirements i.e. reservoirs and water, stormwater and wastewater treatment facilities and pump stations.

The specific activity status for various activities within the zones will be determined as the provisions are drafted and will be consistent with any Section 32 evaluation undertaken.

### **District Plan Review Topics of Interest**

Assets seek continued liaison with the planning team as the specific provisions are developed in relation to:

- Designations.
- Utilities.
- General District Wide matters particularly earthworks, noise and hazardous substances.

- Any provisions relating to waterway setbacks and activities in waterways (including artificial waterways) and riparian areas.
- Heritage.
- Subdivision.

## **Transport and Roothing**

### **Types of Facilities**

The focus of this work is on the transport and roading activities undertaken by the Selwyn District Council as a network utility operator. This is distinct to the transportation requirements intended to apply to all activities within the District (these are not addressed in this report).

The key types of activities and facilities involves roading infrastructure, for example works within a land transport corridor and pedestrian and cycle facilities

The type of infrastructure varies significantly in size and scale ranging from larger activities such as the roads themselves, to smaller activities such as traffic signals and signage.

### **Management Approaches Currently Used**

The current management of this activity under the Resource Management Act 1991 occurs through a range of methods which have been considered in considering the preferred approach:

District Plan Provisions — There are provisions relating to roading in various zones and also the Utility provisions within the Township and Rural Volumes of the Operative District Plan

Regional Plan Provisions – there are a number of provisions in the Canterbury Water and Land Regional Plan and the Canterbury Regional Air Plan administered by Environment Canterbury that manage effects of activities associated with roads including earthworks and discharges from road construction and the development of bridges and culverts.

### **Preferred Approach**

The preferred approach to address this topic is:

1. District Plan Provisions – seek appropriate provisions including objectives, policies and rules be made in the District Plan within the either the utilities provisions (Part of the Infrastructure and Energy Chapter) or the transport provisions (also likely part of the Infrastructure and Energy Chapter) to provide for:
  - a. Roothing related activities within the land transport corridor

- b. Rooding related activities, as appropriate outside the land transport corridor
- c. Provision for pedestrian and cycle facilities.

It is noted that the National Planning Standard for Network Utilities currently under consideration may address a number of transport related infrastructure activities, including rooding activities, signage and pedestrian and cycle facilities.

The specific activity status for various activities within the zones will be determined as the provisions are drafted and will be consistent with any Section 32 evaluation undertaken.

### **District Plan Review Topics of Interest**

Assets seek continued liaison with the planning team as the specific provisions are developed in relation to:

- Utilities.
- Transport.

## **Parks, Reserves and Community Facilities**

### **Types of Facilities**

The key types of facilities and activities that will need to be addressed within the District Plan involve the provision of:

- |   |   |
|---|---|
| • District scale sports and recreation spaces   | • Community Centres, Halls and facilities |
| • Township Neighbourhood Reserves (i.e. playgrounds, passive areas, linkages, access ways, town squares etc.) | • Cemeteries                              |
| • Rural Recreation Reserves (e.g. Coes Ford, Chamberlains Ford, Whitecliffs Domain, McHughes Forest Park)     | • Gravel Reserves                         |
| • Sports/Recreation Parks and Domains (local parks that provide for organised sports)                         | • Public Toilets                          |
| • Forestry  | • Campgrounds                             |
| • Council Service Centres and Libraries   |   |

These activities vary significantly in size, scale and location. These activities occur throughout the District in both urban and rural areas.



## Management Approaches Currently Used

The management of these activities under the Resource Management Act 1991 currently occurs through a range of methods including:

- Designations – There are a number of existing designations covering a variety of recreation, sports and gravel reserves. Examples of these include:
  - the Upper Selwyn Huts Recreation Reserve,
  - recreation reserves at Lincoln, Hororata and Greendale
  - the Rolleston Dog Park,
  - Multi-Purpose reserves such as Foster Park (Rolleston Recreation Precinct) and
  - the Gravel Reserve on Beatty's Road & Coaltrack Road (Coaltrack Pit).
- District Plan Provisions –there are provisions relating to these activities within numerous zones in the Township and Rural Volumes of the Operative District Plan.
- Resource Consents – Some activities have been established under a resource consent, for example the Rakaia Huts campground.

## Preferred Approach

The preferred approach to address this topic involves a number of methods. These are identified below:

1. Designations:
  - a. Retain the existing designations in the current Selwyn District Plan.  
These address a number of existing reserves, including gravel reserves.
  - b. Initiate new designations for:
    - i. District Scale Sports and Recreation Spaces.
    - ii. Sports and Recreation Parks and Domains (such as local parks that provide for organised sports).
    - iii. Larger scale reserves in both urban and rural areas (as necessary).
    - iv. Cemeteries.
    - v. Other activities that can't easily be accommodated within the relevant zone provisions (any of these areas will become evident once the zone specific rules are further developed).
2. District Plan Provisions, including objectives, policies and rules – seeking appropriate provision be made in the District Plan within:
  - a. Residential Zone provisions to provide for:
    - i. Township Neighbourhood Reserves (for example playgrounds, passive areas, linkages, access ways and public toilets).
    - ii. Community facilities, including for example community halls as appropriate.
    - iii. Rental and Social housing to be managed consistent with residential activities within the District.
  - b. Commercial Zone provisions to provide for:

- i. Township Neighbourhood Reserves for example passive areas, linkages, access ways, public toilets and town squares.
  - ii. Community facilities, for example community centres, libraries and Council offices.
  - iii. Business activities on Council owned land.
- c. Industrial Zone provisions to provide for:
  - i. Passive areas, linkages and access ways.
  - ii. Community facilities as and where appropriate.
  - iii. Industrial activities on Council owned land.
- d. Rural Zone provisions to provide for:
  - i. Rural recreation reserves, including camping and provision of public toilets.
  - ii. Local reserves.
  - iii. Forestry blocks.
  - iv. Community facilities for example community halls and facilities.
- e. Temporary activities to enable community events and activities.

The specific activity status for various activities within the zones will be determined as the provisions are drafted and will be consistent with any Section 32 evaluation undertaken.

It is noted that the preferred approach is designations and plan provisions within existing zones (as distinct to open space/active sports and recreation zones is dependent on the specific provisions developed for the relevant zones being appropriate for the range of activities that occur under this activity. While not the current preferred option an Open space and/or Sport and active recreation zoning is not ruled out if the activities cannot integrate within the provisions of other zones. A special zone for cemeteries may also be considered if deemed the best method for managing this activity.

Any existing designations for gravel pits will be rolled over into the new plan where these are still required. Other active gravel pits will continue under existing use rights until quarrying activities cease (as these generally have a limited operating life). Any future gravel extraction or quarrying activities contemplated on Council land would be managed under the relevant zone provisions and may require a resource consent.

### **District Plan Review Topics of Interest**

The Property and Commercial Department seeks continued liaison with the planning team as the specific provisions are developed in relation to:

- Designations
- Residential Zones
- Commercial Zones
- Industrial Zones

- Rural Zones
- Transport, particularly relating to requirements for access and car-parking requirements for activities.
- Signage.
- General District Wide Matters, including temporary activities and noise and light.
- Subdivision.
- Provisions related to esplanade reserves and strips.