

RESOURCE MANAGEMENT ACT 1991

ASHBURTON DISTRICT PLAN

PROPOSED PRIVATE PLAN CHANGE 6

NOTE: The provisions proposed in this privately requested Plan Change have no legal effect until the Plan Change is made operative:

Pajanti Limited has applied for a Private Plan Change to the Residential Zones & Subdivision Chapters of the Operative District Plan (2014). The Application seeks to rezone a 1Ha property at 259 Alford Forest Road from Residential D to Residential C and to adopt the operative provisions of the Residential C Zone onsite.

An Outline Development Plan has been prepared by the Applicant to illustrate their proposed 12-lot subdivision alongside phrasing for an additional Site Standard to be included within Chapter 4 (Residential) and Chapter 7 (Subdivision) of the Operative Ashburton District Plan. The text copied below is proposed to be included in both Chapters:

Rule: Pajanti Outline Development Plan

Any subdivision and/or development within the Pajanti Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan included within Appendix 4.7 of the Residential Zone Chapter of the District Plan.

The text the Applicant seeks to be added to the above-mentioned Chapters of the District Plan has been shown in the following Appendices in **bold underlined** text.

A map has been prepared alongside the Applicant's Proposed Outline Development Plan to illustrate the location and extent of the proposed zone change (please see next page).

Date Publicly Notified: 19/09/2024

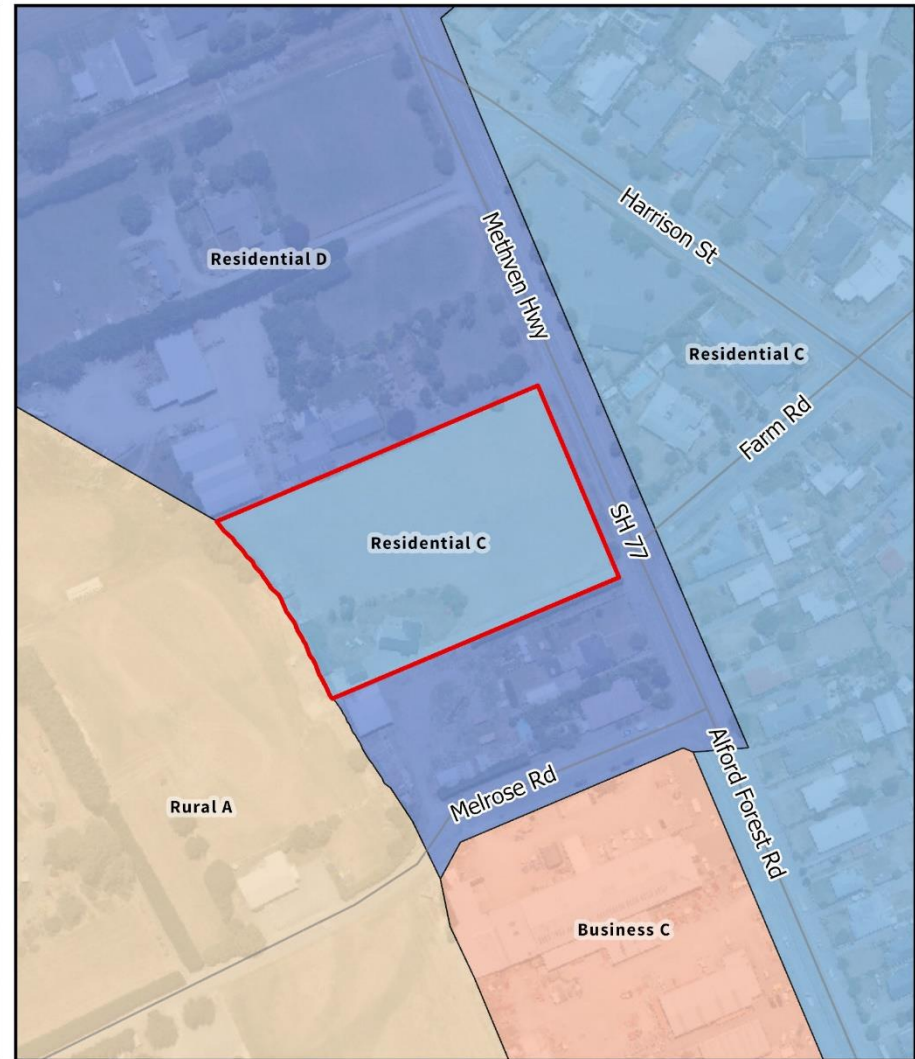
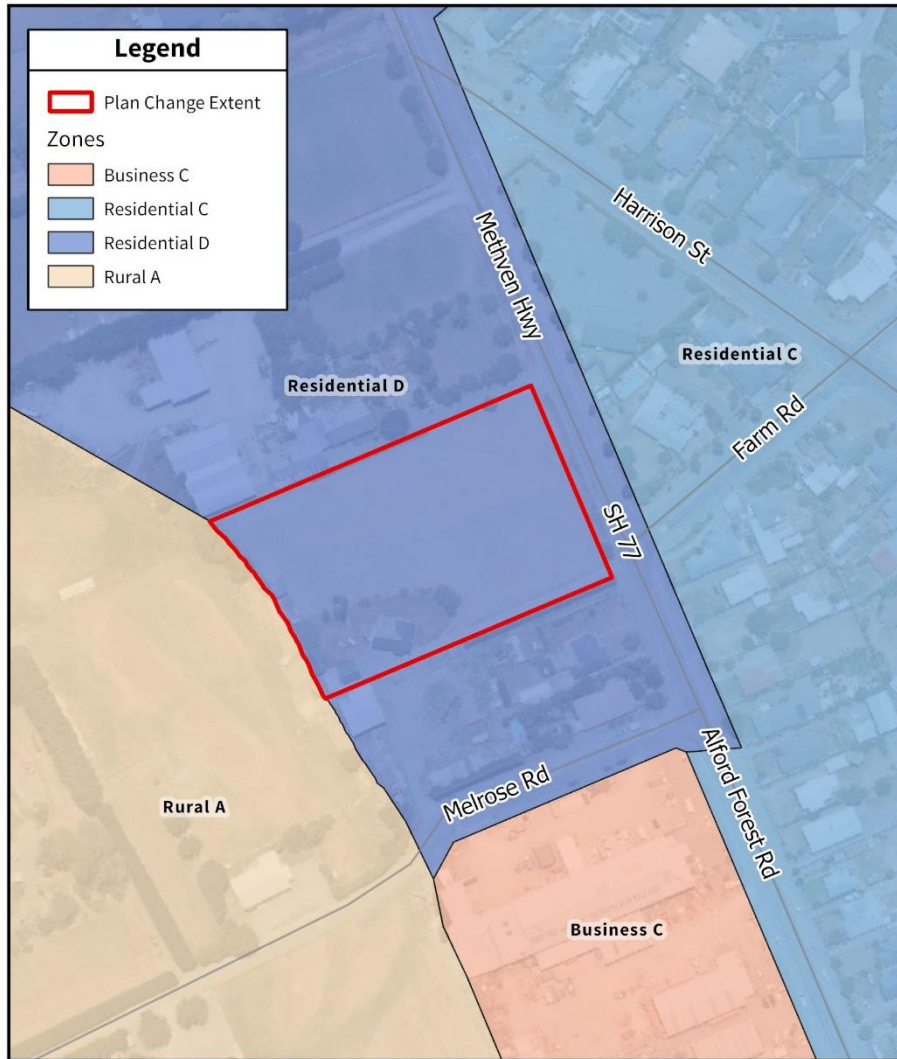
Council Decision Notified: DD/MM/YYYY

Plan Details: Ashburton District Plan Chapter 4 & Chapter 7

ASHBURTON DISTRICT COUNCIL

Current Zoning

Proposed Zoning



Legend

Plan Change Extent

Zones

- Business C
- Residential C
- Residential D
- Rural A

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District Plan Proposed Zone Change Map

Location and Extent of Proposed Plan Change 6 at 259 Alford Forest Road

Disclaimer Note:

This map may contain information derived in part or wholly from sources other than Ashburton District Council. It is supplied in good faith but its accuracy or completeness is not guaranteed. This information is indicative only and must not be used for legal purposes. Contains information sourced from the LINZ Data Service licensed for reuse under CC BY 4.0.

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Section 4: Residential Zones

4.1 Introduction

Housing is one of the most fundamental needs of the District's population. People's well-being is amongst other things a reflection of their quality of housing and general living environment.

Ashburton District contains a range of settlements with varied characteristics accommodating approximately two thirds of the District's population. The population of the District in 2006 was 27,372. Ashburton (Kapuka), as the District's principal settlement, accounts for over 60% of the population or 16,884 persons in 2006. The only other settlements having a predominantly residential, rather than semi-rural character are Methven and Rakaia.

Ashburton District generally exhibits population trends typical of rural districts nationally. That is, the average household unit is becoming smaller, moving towards 2.5 persons per household. This has resulted in further residential building activity (and subsequently an increase in the number of occupied residential units) concurrent with an ageing population.

Concentrated residential activity or suburban housing does not evolve independent of other economic or social forces. Rather there is a close relationship between residential development and sources of employment. Similarly people may seek a suburban or rural-residential property in times of retirement or schooling, to be close to social and community facilities or services. The size and characteristics of any urban residential environment is therefore a reflection of the wider elements, including the demographics of the settlement or rural surrounds. For example, the significance of skiing to the local economy is reflected in the extent and diverse range of tourist accommodation in the residential area of Methven. By comparison the history and nature of Fairton lies in its relationship to the local meat works. The residential character of the District's settlements can be quite different, with the most immediate difference being size.

4.1.1 Main Settlements

The main settlements are Ashburton (Kapuka) including Tinwald, Methven and Rakaia. Ashburton (Kapuka), as the District's principal settlement, accounts for approximately 62% of the population and the majority of the District's commercial, industrial and administrative activity. Of the smaller settlements, Methven and Rakaia account for approximately 5% and 4% respectively of the population and contain distinctive commercial and industrial centres.

4.1.2 Small Villages

In addition to the main settlements, the District contains several small villages: Mt Somers, Hinds (Hekeao), Chertsey, Mayfield (Te Puke Tai), Fairton, Lauriston and Barrhill. The settlements of Chertsey, Hinds (Hekeao) and Mt Somers have experienced low levels of growth in recent years both within the settlements themselves and the wider rural area. Most small villages have a static population of approximately 220 persons or less, and in the case of Barrhill as few as 10.

- b) Any development within the Lochhead Outline Development Plan shall be undertaken in accordance with the Outline Development Plan attached in Appendix 4-3.
- c) No further subdivision of allotments within the lower density area of the Residential C zone shown on the Lochhead Outline Development Plan as Area B shall occur until the earlier of the 1st January 2020 or when every existing allotment in that area has a residential unit erected upon it. The erection of a residential unit shall be in accordance with the definition “erection of a building” in the District Plan. A consent notice pursuant to section 221 of the Resource Management Act shall be prepared and registered to give effect to this restriction on those titles created within Area B in accordance with the Land Transfer Act 1952.

4.9.15 Trevors Road Outline Development Plan, Ashburton

- a) Any development within the Trevors Road Outline Development Plan shall be undertaken in compliance with that Outline Development Plan attached in Appendix 4-4.

4.9.16 Redmond Outline Development Plan, Ashburton

- a) Any development within the Redmond Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan attached in Appendix 4-5.

4.9.17 The Village Green Outline Development Plan, Ashburton

- a) Any development within The Village Green Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan attached in Appendix 4-6.
- b) The maximum height of any fencing that adjoins the open space/farmland area, as shown on the Outline Development Plan, shall be 1 metre
- c) There shall be no fencing along the eastern boundary of Village Green 4 with Huntingdon Avenue, apart from retaining structures if necessary.

4.9.18 Pajanti Outline Development Plan, Ashburton

- a) **Any development within the Pajanti Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan attached in Appendix 4-7.**

4.9.19 Reverse Sensitivity

- a) Any new residential unit or habitable accessory building or additions and/or alterations to the same, which is located within 80 metres of the legal boundary of State Highway 77 within the area known as the Lochhead Outline Development Plan (Appendix 4-3.) shall be designed so that noise from vehicle traffic using State Highway 77 (allowing for an increase in noise arising from increased traffic growth during a period of not less than 10 years from the commencement of construction) shall meet the internal noise guidelines outlined in AS/NZS 2107:2000 “Acoustics – Recommended design sound levels and reverberation times for building interiors”. The particular performance standards to be achieved are that internal sound levels shall not exceed 35dB LAeq (24 hour) in bedrooms and 40 dBLAeq (24 hour) for other habitable rooms.

- b) A report from a suitably qualified and experienced acoustic engineer shall be supplied with any application for building consent demonstrating compliance with this rule.

4.9.20 Landscaping

- a) Any landscaping including vegetation undertaken within sites along the State Highway 77 boundary within the area known as the Lochhead Outline Development Plan (Appendix 4-3.) shall not be planted closer to the traffic lanes than 2.5 times the anticipated full grown height.

4.10 Zone Standards

4.10.1 Hut Settlements Generally

- a) No additional residential units shall be constructed in or relocated into the Residential B Zone at Lake Clearwater, Hakatere, Rakaia or Rangitata River Mouths.

4.10.2 Group visits (Commercial activity)

- a) Commercial activities involving group visits to sites used for farming or residential activities shall be limited to retailing of:
- farm and garden produce grown, reared or produced on the site;
 - handcrafts produced on the site;
 - refreshments served to group visits to sites;
 - any other goods, merchandise or equipment, provided that:
 - no more than 20m² of the gross floor area of the buildings on the site are used for the display of the goods, merchandise or equipment for sale; and
 - no goods, merchandise or equipment displayed for sale are visible beyond the boundaries of the site;

4.10.3 Setback from Stopbanks and Water Bodies

- a) All buildings shall be set back a minimum distance of 100m from the centre line of any stopbank that has been erected by the Canterbury Regional Council (refer to diagram in Appendix 3-1).
- b) Where there is no stopbank or a stopbank that has not been erected by the Canterbury Regional Council, all buildings shall be set back a minimum distance of 4m from the bank of any water body, measured at its mean annual flow.

4.10.4 Lighting

- a) All exterior lighting shall be directed away from adjacent properties, roads, and railways and shall not be projected above a horizontal line from the light source.
- b) No activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than 2m inside the boundary of the adjoining property.

9.8.11 The Village Green Outline Development Plan

- a) Any subdivision and/or development within The Village Green Outline Development Plan shall be in accordance with the Outline Development in Appendix 4-6.

9.8.12 Pajanti Outline Development Plan

- a) Any subdivision and/or development within the Pajanti Outline Development Plan shall be in general accordance with the Outline Development Plan in Appendix 4-7.**

9.9 Critical Standards

9.9.1 Allotment Size

- a) No allotments created by subdivision, including balance titles, shall have a net area less than the minimum specified for each zone below, except as provided for in clauses b, c and d below:

Table 9-1: Required Allotment Sizes

Zone	Minimum Net Allotment Area
Rural A	8 ha
Rural B & C	50 ha (provided that the Lake Hood Storage Park may be subdivided to a minimum of 6000m ²)
Residential B Except that where public sewage reticulation and treatment is not available to the site	280m ² 1,000m ²
Residential C (unless specified)	
<input type="checkbox"/> Where public or community sewage reticulation and treatment is available	360m ²
<input type="checkbox"/> Where public or community sewage reticulation and treatment is not available	1,000m ²