

# APPENDIX 1




## **RURAL RESIDENTIAL LOCATION CRITERA**

## Explanation

The Rural Residential Location Criteria have been developed to inform the selection of the rural residential areas contained in [Section 6](#) and to assist prospective applicants considering or preparing private plan change requests to rezone land within the identified rural residential areas.

The criteria are not set out in a hierarchy and are not anticipated to be applied in this way. All the criteria were weighed up in an overall consideration of the relative merits of any given location as part of the process to develop this Strategy, with any constraints or failure to align with the criteria having to be addressed in turn.

The criteria are categorised into the following three groups:

-  The critical outcomes required to achieve the goals of the UDS and Appendix 1 of the Land Use Recovery Plan - Chapter 6 of the CRPS
-  Site specific issues that require detailed assessments and contextual analysis to determine how any identified potentially adverse effects could be avoided, remedied or mitigated
-  Matters that do not apply to certain geographic locations within the UDS area of the District

Initial more generic criteria for the area of the district that is subject to the Chapter 6 of the CRPS are outlined, which specify elements that universally apply to all possible rural residential locations.

Criteria for each of the Township and environs study areas are then provided, which focus on more specific constraints and physical characteristics to assist in determining the appropriateness of any given location on the periphery of Rolleston, West Melton, Templeton, Prebbleton, Tai Tapu, Lincoln and Springston.

These criteria are grouped into the following categories for each Study Area:






- Urban form and growth management
- Rural character and productivity
- Strategic infrastructure
- Natural hazards
- Environmental, cultural and heritage










| GENERIC CRITERIA   | Rolleston | Lincoln | Prebbleton | West Melton | Tai Tapu | Templeton | Springston |
|--|-----------|---------|------------|-------------|----------|-----------|------------|
| Chapter 6 of the CRPS (LURP)   |           |         |            |             |          |           |            |
| Located outside the identified priority areas for development and existing urban areas   | ★         | ★       | ★          | ★           | ★        | ★         | ★          |
| Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal   | ★         | ★       | ★          | ★           | ★        | ★         | ★          |
| Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways   | ▲         | ▲       | ▲          | ▲           | ▲        | ▲         | ▲          |
| Avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour so as not to compromise the efficient operation of the Christchurch International Airport or the health, well-being and amenity of people | ▲         | ●       | ●          | ●           | ●        | ▲         | ●          |
| Avoid the groundwater recharge zone for Christchurch City's drinking water   | ●         | ●       | ●          | ★           | ●        | ●         | ●          |
| Avoid land required to protect the landscape character of the Port Hills   | ●         | ●       | ●          | ●           | ▲        | ●         | ●          |
| Not compromise the operational capacity of the West Melton Military Training Area or Burnham Military Camp   | ★         | ●       | ●          | ★           | ●        | ●         | ●          |
| Support existing or upgraded community infrastructure and provide for good access to emergency services  | ★         | ★       | ★          | ★           | ★        | ★         | ★          |
| Not give rise to significant adverse reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure  | ▲         | ▲       | ▲          | ▲           | ▲        | ▲         | ▲          |
| Avoid significant natural hazard areas, including steep or unstable land   | ●         | ●       | ●          | ●           | ▲        | ●         | ●          |

| Chapter 6 of the CRPS (LURP)  |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| Avoid significant adverse ecological effects  | ★ | ★ | ★ | ★ | ★ | ★ | ★ |
| Support the protection and enhancement of ancestral land, water, sites, wāhi tapu and wāhi taonga to Ngāi Tahu  | ★ | ★ | ★ | ★ | ★ | ★ | ★ |
| Avoid adverse effects on water quality and quantity of surface water including drains and water/stock races and groundwater   | ● | ▲ | ▲ | ▲ | ▲ | ● | ▲ |
| Integrate into, or consolidate with, existing settlements   | ★ | ★ | ★ | ★ | ★ | ★ | ★ |
| Development site supports the development of an ODP and is not seen as a transition to full residential forms of development  | ★ | ★ | ★ | ★ | ★ | ★ | ★ |
| Rural residential form, function and character  |   |   |   |   |   |   |   |
| Avoid locations that are obvious residential growth paths except where legal mechanisms exist to ensure that rural residential development does not impede future development of such areas once rezoned to a living or urban zone to achieve urban densities in accordance with an agreed ODP and to ensure that purchasers of rural residential lots are aware of this requirement  | ★ | ★ | ★ | ★ | ▲ | ▲ | ▲ |
| Support locations that can sustain a mixture of housing densities generally ranging from 0.3ha to 2ha in size whilst achieving an overall density of 1 to 2hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved. In some circumstances small numbers of lots in the 0.2 to 0.3ha range may be appropriate having regard to the particular characteristics of the site and immediate environs, for example where clustering is appropriate or as a 'transition' at the boundary with urban residential development | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |







|  |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|
| Support locations that directly adjoin and are able to consolidate with Townships and residential priority area to support the provision of economically viable infrastructure and to promote social cohesion and ready access to recreational, employment and other services established within Townships   | ★ | ★ | ★ | ★ | ★ | ★ | ★ |
| Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water, and the Wāhi Tapu and Wāhi Taonga of Te Rūnunga o Ngāi Tahu and Te Taumutu Rūnunga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Te Waihora, springs and any associated mahinga kai sites | ★ | ★ | ★ | ★ | ★ | ★ | ★ |
| Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit peri-urban sprawl  | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| <b>Landscape values</b>  |   |   |   |   |   |   |   |
| Discernibly logical boundaries determined by strong natural or physical features   | ★ | ★ | ★ | ★ | ★ | ★ | ★ |
| Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch   | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| Protection, enhancement and restoration of indigenous flora and fauna, in particular mahinga kai species, cultural landscapes, natural features, significant trees and vegetation  | ★ | ★ | ★ | ★ | ★ | ★ | ★ |
| Manage the amount of households within single locations to avoid the collective visual effects of intensified land use   | ★ | ★ | ★ | ★ | ★ | ★ | ★ |
| Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see <a href="#">Appendix 1 RRS13</a> )  | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| Locations to adjoin Township boundary's but have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land uses and natural attributes  | ★ | ★ | ★ | ★ | ★ | ★ | ★ |

| ROLLESTON ENVIRONS STUDY AREA CRITERIA   |  | PRIORITY |
|--|--|----------|
| Urban form and growth management   |  |          |
| Rural residential development nodes to: (a) adjoin the residential priority areas and Living zoned land; and (b) be consistent with the urban settlement patterns and strategic planning outcomes outlined in the Rolleston Structure Plan and the Growth of Township objectives and policies of the District Plan |  | ★        |
| Rolleston has capacity to support an increased population base within rural residential living environments as it is an identified Key Activity Centre that has the community infrastructure, services and business areas to support a large self-sustaining community   |  | ★        |
| Preclude rural residential development north of SH1 and SIMTL that would be severed from Rolleston and contribute to poor integration and connectivity with the Township (refer to <a href="#">APPENDIX 2 – Map 28</a> )   |  | ▲        |
| Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Rolleston (refer to <a href="#">APPENDIX 2 – Map 28</a> )                                 |  | ▲        |
| Avoid locations that may contribute to the long term coalescence of Rolleston with the Townships of Lincoln, West Melton and Springston (refer to <a href="#">APPENDIX 2 – Map 28</a> )  |  | ★        |
| Rural character and productivity   |  |          |
| Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Rolleston (see <a href="#">APPENDIX 2 – Map 4</a> )  |  | ▲        |
| Maintain the visual distinction and amenity contrast between the rural periphery of Rolleston and the urban forms of Prebbleton, Lincoln, Springston, West Melton and Christchurch City (refer to <a href="#">APPENDIX 2 – Map 28</a> )  |  | ★        |
| Preserve the rural character and productive capacity of large rural land holdings and the Rural (Outer Plains) zoned land to the south of Rolleston (refer to <a href="#">APPENDIX 2 – Map 28</a> )  |  | ▲        |
| Strategic infrastructure   |  |          |
| Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)                         |  | ★        |









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| <b>Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in <a href="#">APPENDIX 2 – Map 4</a>):</b>  |  |
| NZ Defence Force Burnham Military Camp (DE1), Rolleston Prison (MC1), Pines Wastewater Treatment Plant and East Selwyn Sewer Scheme (D403 & D411), Rolleston Resource Recovery Park (D412), I-Zone Industrial Park, Weedons Cemetery (D178), Weedons Domain (D203), Weedons Primary School (ME25), Rolleston Primary School (ME10); Clearview Primary School (ME11); McClelland Road reserve (D125), Council water wells on Wards Road (D92), SH1 four-laning and CSM2, SIMTL, Christchurch International Airport Noise Contour, Youth Justice Residential Centre (MS1) and Transpower high voltage transmission lines |   |
| <b>Natural hazards</b>   |   |
| <b>Avoid land that is subject to the high groundwater table to the south of Rolleston (see <a href="#">APPENDIX 2 – Map 19</a>)</b>  |  |
| <b>Environmental, cultural and heritage values</b>   |   |
| <b>Avoid land that may compromise the health, longevity or setting of the registered Protected Tree located on Weedons Road to the north-east of Rolleston (T88) (see <a href="#">APPENDIX 2 – Map 12</a>)</b>   |  |
| <b>Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Rolleston (see <a href="#">APPENDIX 2 – Map 21</a>)</b>   |  |
| <b>Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the east, south-east and north-west of Rolleston (see <a href="#">APPENDIX 2 – Map 12</a>)</b>   |  |

| LINCOLN ENVIRONS STUDY AREA CRITERIA  | PRIORITY  |
|---|---|
| Urban form and growth management  |   |
| Rural residential development nodes to: (a) adjoin the residential priority areas and Living zoned land; and (b) be consistent with the urban settlement pattern and strategic planning outcomes outlined in the Lincoln Structure Plan and the Growth of Township objectives and policies of the District Plan |    |
| Lincoln has capacity to support an increased population base within rural residential living environments as it is a Key Activity Centre that has the community infrastructure, services and business areas to support a large self-sustaining community  |    |
| Preclude rural residential development south of the proposed Lincoln by-pass that would be severed from Lincoln and would contribute to poor integration and connectivity with the Township (refer to <a href="#">APPENDIX 2 – Map 26</a> )   |    |
| Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Lincoln (refer to <a href="#">APPENDIX 2 – Map 26</a> )                                |    |
| Avoid locations that may contribute to the long term coalescence of Lincoln with the Townships of Rolleston, West Melton, Templeton and Springston (refer to <a href="#">APPENDIX 2 – Map 26</a> )  |    |
| Avoid locations which may result in reverse sensitivity effects on tertiary education and research activities   |    |
| Rural character and productivity  |   |
| Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Lincoln (see <a href="#">APPENDIX 2 – Map 5</a> )   |   |
| Maintain the visual distinction and amenity contrast between the rural periphery of Lincoln and the urban forms of Prebbleton, Springston, Rolleston and Christchurch City  |  |
| Preserve the rural character and productive capacity of large rural land holdings and the Rural (Outer Plains) zoned land to the west and south of Lincoln (refer to <a href="#">APPENDIX 2 – Map 26</a> )  |  |












| Strategic infrastructure  |   |
|---|---|
| Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)   |    |
| <p>Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in <a href="#">APPENDIX 2 – Map 5</a>:</p> <p>Transpower high voltage transmission lines, Transpower electricity substation (TP5), Crown Research Institutes and Lincoln University research facilities, Weedons Road cemetery (D171), Lincoln Golf Course (D126), landfill to the west of the Township (D358), Lincoln Wastewater Treatment plant (D153), Integrated stormwater management scheme on the eastern boundary of Lincoln, Broadfield Primary School (ME17), Lincoln Primary &amp; Lincoln High Schools (ME8), Springston Primary School (ME14) and consideration of the strategic importance of Ellesmere Junction Road as a collector route between SH1 and SH75 (Christchurch to Akaroa)</p> |    |
| Natural hazards   |   |
| Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains and Lake Ellesmere Flood Areas and associated land drainage issues (including drains, springs and waterways) (see <a href="#">APPENDIX 2 – Map 17</a> )  |    |
| Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during future earthquake events (see <a href="#">APPENDIX 2 – Map 20</a> )  |    |
| Environmental, cultural and heritage values   |   |
| Avoid land that may compromise the health, longevity or setting of the registered Protected Tree located on Shands Road to the north-west of Lincoln (T81) (see <a href="#">APPENDIX 2 – Map 5</a> )  |   |
| Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site to the north-east of Lincoln (Oven C65) (see <a href="#">APPENDIX 2 – Map 5</a> )   |  |
| Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Lincoln, including specifically: Wheatsheaf House (H302), Greenpark War memorial and Gates (H316 & H318) and Greenpark Memorial Gates (H317) (see <a href="#">APPENDIX 2 – Map 5</a> )  |  |
| Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Lincoln ( <a href="#">APPEN 2 – Map 21</a> )  |  |
| Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the north-west and south of Lincoln (see <a href="#">APPENDIX 2 – Map 5</a> )  |  |

| PREBBLETON ENVIRONS STUDY AREA CRITERIA  |  | PRIORITY |
|--|--|----------|
| Urban form and growth management   |  |          |
| Rural residential development nodes to: (a) adjoin the residential priority areas and Living zoned land; and (b) be consistent with the urban settlement pattern and strategic planning outcomes outlined in the Prebbleton Structure Plan and the Growth of Township objectives and policies of the District Plan, including specifically the promotion of future residential expansion to the east and west of Springs Road to achieve a compact concentric urban form and to minimise adverse effects on Springs Road by limiting the length of rural residential boundaries north and south of this road |  | ★        |
| Prebbleton and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base (refer to <a href="#">APPENDIX 2 – Map 24</a> )  |  | ★        |
| Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Prebbleton (refer to <a href="#">APPENDIX 2 – Map 24</a> )  |  | ▲        |
| Preserve the obvious residential growth path west of Springs Road between Trents and Hamptons Roads, which presents a long term opportunity to achieve a compact concentric urban form for Prebbleton (refer to <a href="#">APPENDIX 2 – Map 24</a> )  |  | ▲        |
| Avoid locations that may contribute to the long term coalescence of Prebbleton with the Townships of Lincoln and Templeton and development within the Christchurch City territorial authority boundary (refer to <a href="#">APPENDIX 2 – Map 24</a> )   |  | ★        |
| Rural character and productivity   |  |          |
| Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Prebbleton (see <a href="#">APPENDIX 2 – Map 5</a> )   |  | ▲        |
| Maintain the visual distinction and amenity contrast between the rural periphery of Prebbleton and the larger urban forms of Rolleston, Lincoln and Christchurch City, particularly at the interface between the Prebbleton 'Greenbelt' and the industrial activities occurring within Christchurch City Council's territorial authority boundary to the north (refer to <a href="#">APPENDIX 2 – Map 24</a> )   |  | ★        |
| Strategic infrastructure   |  |          |
| Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)  |  | ★        |









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| <p><b>Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in <a href="#">APPENDIX 2 – Map 8</a>:</b></p> <p>Transpower high voltage transmission lines, Orion electricity substation on the southern outskirts of Prebbleton (OR11), Shands Road cemetery (D172), SH1 four-laning and CSM2, Ladbrooks Primary School (ME22), Prebbleton Primary School (ME9) and Broadfield Primary School (ME17)</p> |    |
| <b>Natural hazards</b>   |   |
| <p><b>Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains Flood Area and associated land drainage issues (including drains, springs and waterways) (see <a href="#">APPENDIX 2 – Map 15</a>)</b></p>  |    |
| <p><b>Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during future earthquake events (see <a href="#">APPENDIX 2 – Map 20</a>)</b></p>  |    |
| <b>Environmental, cultural and heritage values</b>   |   |
| <p><b>Avoid land that may compromise the health, longevity or setting of the registered Protected Tree located on Ladbrooks School grounds (T104) (see <a href="#">APPENDIX 2 – Map 8</a>)</b></p>   |    |
| <p><b>Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site to the south-east of Prebbleton (Oven C65) (see <a href="#">APPENDIX 2 – Map 8</a>)</b></p>  |    |
| <p><b>Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Prebbleton, including specifically: Wheatsheaf House (H302) and Trens Chicory Kiln (H208) (see <a href="#">APPENDIX 2 – Map 8</a>)</b></p>   |    |
| <p><b>Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Lincoln (see <a href="#">APPENDIX 2 – Map 21</a>)</b></p>  |  |
| <p><b>Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified on the eastern edge of the Township and on Tosswill Road to the north-east (see <a href="#">APPENDIX 2 – Map 8</a>)</b></p>  |  |








| WEST MELTON ENVIRONS STUDY AREA CRITERIA   |  | PRIORITY |
|--|--|----------|
| Urban form and growth management   |  |          |
| Rural residential development nodes to: (a) adjoin the Living zoned land; and (b) be consistent with the urban settlement pattern and strategic planning outcomes outlined in the Growth of Township objectives and policies of the District Plan, including specifically the promotion of future residential expansion to the north of SH73 as far as Halkett Road, with low density residential activities being restricted to the zoned land to the south of SH73 |  | ★        |
| West Melton and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete rural town character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base. No additional residential 'Greenfield' residential priority areas have been identified within the LURP      |  | ★        |
| The existing Living 2 and Living 2A zones remain undeveloped and provide the opportunity for a range of low-density sections within West Melton, which satisfies the need for significant areas of additional rural residential land in the short to medium term   |  | ★        |
| Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to West Melton, including development east and west along West Coast Road (SH73) (APPENDIX 2 – Map 6)  |  | ▲        |
| Avoid locations that may contribute to the long term coalescence of West Melton with Rolleston and Christchurch City (refer to APPENDIX 2 – Map 22)  |  | ★        |
| Rural character and productivity   |  |          |
| Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of West Melton (APPENDIX 2 – Map 6)   |  | ▲        |
| Preserve the rural character and the productive capacity of large rural land holdings surrounding West Melton and the Rural (Outer Plains zone to the west of West Melton (APPENDIX 2 – Map 3)   |  | ▲        |
| Maintain the visual distinction and amenity contrast between the rural periphery of West Melton and the larger urban forms of Rolleston and Christchurch City (refer to APPENDIX 2 – Map 22)   |  | ★        |
| Strategic infrastructure   |  |          |
| Upgrades to the water infrastructure are required to support additional rural residential development on the periphery of West Melton  |  | ★        |

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|--|---|
| <b>Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in <a href="#">APPENDIX 2 – Map 6</a>:</b>   |    |
| Transpower high voltage transmission lines to the south of SH73 and north of Old West Coast Road, NZ Defence Force West Melton Rifle Range and related buffer setback (DE3), NZ Defence Force communications facility and related buffer (DE4), Orion Weedons substation (OR10), Waimakariri River flood protection stop banks (CR11), West Melton aerodrome buffer, West Melton Observatory Zone, West Melton domain (D204), Council water wells on Langdales Road (D91) and Weedons Ross Road (D90), Council cemetery on Weedons Ross Road (D178), West Melton Primary School (ME16) and Weedons Domain on Maddisons Road (D125) |   |
| <b>Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)</b>  |    |
| <b>Natural hazards</b>   |   |
| <b>Avoid locations that are constrained by the Waimakariri River flood plain to the north of West Melton (refer to <a href="#">APPENDIX 2 – Map 13</a>)</b>  |    |
| <b>Environmental, cultural and heritage values</b>   |   |
| <b>Avoid land that may compromise the health, longevity or setting of the registered Protected Tree located on Newtons Road (T90 &amp; T91) to the south-west of West Melton (refer to <a href="#">APPENDIX 2 – Map 6</a>)</b>   |    |
| <b>Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site to the north of West Melton and related Wahi Toanga (Oven C44 to C47) (refer to <a href="#">APPENDIX 2 – Map 6</a>)</b>   |    |
| <b>Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to West Melton, including specifically: St Paul's Anglican Church (H209) (refer to <a href="#">APPENDIX 2 – Map 6</a>)</b>   |   |
| <b>Avoid locations that may undermine the health and longevity of the confirmed Significant Natural Area on Old West Coast Road to the north-east of West Melton (refer to <a href="#">APPENDIX 2 – Map 6</a>)</b>   |  |
| <b>Environmental, cultural and heritage values</b>   |   |
| <b>Avoid the Christchurch Groundwater Protection Zone to the north of West Melton (see <a href="#">APPENDIX 2 – Map 29</a>)</b>  |  |
| <b>Consider the extent to which any locations may reduce the productive capacity of Class II versatile soils on the periphery of West Melton (refer to <a href="#">APPENDIX 2 – Map 21</a>)</b>  |  |




Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the north of West Melton (refer to [APPENDIX 2 – Map 6](#))











| TAI TAPU ENVIRONS STUDY AREA CRITERIA   | PRIORITY  |
|---|---|
| Urban form and growth management  |   |
| Rural residential development nodes to: (a) adjoin the Living zoned land; and (b) be consistent with the urban settlement pattern and strategic planning outcomes outlined in the Growth of Township objectives and policies of the District Plan that preclude development from extending along both sides of the Christchurch to Akaroa Highway (SH75), which would further fragment the Township and undermine the opportunity to achieve a compact concentric urban form for Tai Tapu |    |
| Tai Tapu and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete rural town character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base. No additional residential 'Greenfield' residential priority areas have been identified within the LURP                              |    |
| The existing Living 2A zone remains undeveloped and provides the opportunity for a range of low-density sections within Tai Tapu, which satisfies the need for significant areas of additional rural residential land in the short to medium term (refer to <a href="#">APPENDIX 2 – Map 5</a> )  |    |
| Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Tai Tapu, including development north and south along the Christchurch to Akaroa Highway (SH75) (refer to <a href="#">APPENDIX 2 – Map 9</a> )   |    |
| Avoid locations that may contribute to the long term coalescence of the Tai Tapu urban form with the Township of Lincoln (refer to <a href="#">APPENDIX 2 – Map 25</a> )  |    |
| Rural character and productivity  |   |
| Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Tai Tapu (refer to <a href="#">APPENDIX 2 – Map 9</a> )   |  |
| Preserve the rural character and the productive capacity of large rural land holdings surrounding Tai Tapu and the Rural (Outer Plains) zone to the south of Tai Tapu (refer to <a href="#">APPENDIX 2 – Map 5</a> )  |  |
| Maintain the visual distinction and amenity contrast between the rural periphery of Tai Tapu and the larger urban forms of Lincoln and Christchurch ( <a href="#">APPENDIX 2 – Map 25</a> )   |  |

| Strategic infrastructure  |   |
|---|---|
| Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)  |    |
| A significant constraint to development in Tai Tapu is that no connection to the ESSS is planned and Christchurch City Council has no further connections available to the Bromley wastewater treatment plant   |    |
| <p>Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in <a href="#">APPENDIX 2 – Map 9</a>:</p> <p>Regional Council works yard on Lincoln Tai Tau Road (CR9), Council water wells on Holmeswood Rise (D407), Lincoln Tai Tapu Road (D103), Tai Tapu Primary School (ME15) and Tai Tapu Domain (D198)</p>   |    |
| Natural hazards   |   |
| Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains and Lake Ellesmere Flood Areas and associated drainage issues (including drains, springs and waterways) except where appropriate mitigation is proposed to manage the effects of the inundation including ensuring that all dwellings have appropriate floor levels above a 0.5% flood event and the development does not exacerbate the effects of inundation including 'off site' effects (see <a href="#">APPENDIX 2 – Map 16</a> )   |    |
| Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during future earthquake events except where appropriate mitigation is proposed which results in a subdivision and development design which protects people and property from unacceptable risk, such as loss of life or serious injury or significant loss or damage of property as a result of an earthquake event (see <a href="#">APPENDIX 2 – Map 20</a> ) |    |
| Environmental, cultural and heritage values   |   |
| Avoid land that may compromise the health, longevity or setting of the registered Protected Trees located within the grounds of Ladbrooks School (T103 & T104) and on Lincoln Tai Tapu Road (T80) (see <a href="#">APPENDIX 2 – Map 9</a> )   |  |
| Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site in various locations surrounding Tai Tapu (Caves (C54 & C60), Pits (C55 & 58), Oven (C56), Pa/Pits (C57), Ovens/Midden (C59), Artifact (C61), Pits (C62), Burials/oven (C63) and Midden/oven (C64)) and Silent File areas (Duck Pond Road (C99), Ahuriri Lagoon (C100), Coppers Knob (C101) and Cass Peak (C102)) (see <a href="#">APPENDIX 2 – Map 9</a> )   |  |







|  |   |
|--|---|
| Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity of Tai Tapu, including specifically: Knocklyn Homestead (H304), Ellesmere Arms Tavern (H305), Memorial Gate (H306), Stables/coash stop (H307) and Otahuna Estate and ancillary buildings (H308 to H314) (see <a href="#">APPENDIX 2 – Map 9</a> ) |  |
| Avoid locations that may reduce the visual amenity attributed to areas within the Outstanding Landscape and Visual Amenity Landscape zone (see <a href="#">APPENDIX 2 – Map 5</a> )  |  |
| Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Tai Tapu (see <a href="#">APPENDIX 2 – Map 21</a> )  |  |

| SPRINGSTON ENVIRONS STUDY AREA CRITERIA  |  | PRIORITY |
|--|--|----------|
| Urban form and growth management   |  |          |
| Rural residential development nodes to: (a) adjoin the Living zoned land; and (b) be consistent with the urban settlement pattern and strategic planning outcomes outlined in the Growth of Township objectives and policies of the District Plan, which preclude development from extending along both sides of Ellesmere Road that would further fragment the Township and undermine the opportunity to achieve a compact concentric urban form              |  | ★        |
| Springston and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete rural town character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base. No additional residential 'Greenfield' residential priority areas have been identified within the LURP |  | ★        |
| Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Springston, including development east and west along Ellesmere Junction Road (refer to <a href="#">APPENDIX 2 – Map 27</a> )   |  | ▲        |
| Avoid locations that may contribute to the long term coalescence of the Springston urban form with the Townships of Lincoln and Rolleston (refer to <a href="#">APPENDIX 2 – Map 27</a> )  |  | ★        |
| Rural character and productivity   |  |          |
| Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Springston ( <a href="#">APPENDIX 2 – Map 11</a> )   |  | ▲        |
| Preserve the rural character and the productive capacity of large rural land holdings surrounding Tai Tapu and the Rural (Outer Plains) zone to the south of Springston (refer to <a href="#">APPENDIX 2 – Map 4</a> )   |  | ▲        |
| Maintain the visual distinction and amenity contrast between the rural periphery of Springston and the larger urban forms of Lincoln and Rolleston (refer to <a href="#">APPENDIX 2 – Map 27</a> )   |  | ★        |
| Strategic infrastructure   |  |          |
| Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)   |  | ★        |

|  |   |
|--|---|
| <b>Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in <a href="#">APPENDIX 2 – Map 11</a>:</b>  |    |
| Transpower high voltage transmission lines to the north and north-east of Springston and the electricity substation on Weedons Road (TP5), Springston telephone exchange on Leeston Road (TE20), Springston Domain (D202), Crown Research Institutes and Lincoln University research facilities, Broadfield Primary School (ME17), Lincoln Primary and Lincoln High Schools (ME8), Springston Primary School (ME14), Springston cemetery (D171), Council landfill on Weedons Road (D358) and Council water well on Raven Drive (D98) |   |
| <b>Upgrades to the water infrastructure is required to support additional rural residential development on the periphery of Springston and there are flood risks during high rainfall events where the drainage network is under pressure</b>  |    |
| <b>Natural hazards</b>   |   |
| <b>Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains and Lake Ellesmere Flood Areas and associated land drainage issues (including drains, springs and waterways) (see <a href="#">APPENDIX 2 – Map 18</a>)</b>   |    |
| <b>Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during future earthquake events (see <a href="#">APPENDIX 2 – Map 18</a>)</b>   |    |
| <b>Environmental, cultural and heritage values</b>   |   |
| <b>Avoid land that may compromise the health, longevity or setting of the registered Protected Trees located on Shands Road (T81) (see <a href="#">APPENDIX 2 – Map 11</a>)</b>  |    |
| <b>Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity of West Melton, including specifically: Wheatsheaf House (H302) and Sutton Royal (H435) (see <a href="#">APPENDIX 2 – Map 11</a>)</b>  |   |
| <b>Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Springston (see <a href="#">APPENDIX 2 – Map 21</a>)</b>  |  |
| <b>Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the north and south of Springston (see <a href="#">APPENDIX 2 – Map 11</a>)</b>  |  |

| TEMPLETON ENVIRONS STUDY AREA CRITERIA   |  | PRIORITY |
|--|--|----------|
| Urban form and growth management   |  |          |
| Rural residential development is not anticipated on the periphery of Templeton as the Township is located within the Christchurch City Council territorial authority boundary where any proposals would need to be developed in conjunction with Christchurch City Council to ensure it can be serviced and integrated with Templeton  |  | ★        |
| Avoid locations that may contribute to the long term coalescence of Templeton with Townships in Selwyn District (refer to <a href="#">APPENDIX 2 – Map 23</a> )  |  | ★        |
| Rural character and productivity   |  |          |
| Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Templeton (refer to <a href="#">APPENDIX 2 – Map 7</a> )   |  | ▲        |
| Preserve the rural character and the productive capacity of large rural land holdings remaining between the Christchurch City territorial authority boundary and West Melton, Rolleston and Prebbleton (refer to <a href="#">APPENDIX 2 – Map 23</a> )   |  | ▲        |
| Maintain the visual distinction and amenity contrast between the rural periphery of Selwyn District and its interface with the Christchurch City Council territorial authority boundary (refer to <a href="#">APPENDIX 2 – Map 23</a> )  |  | ★        |
| Strategic infrastructure   |  |          |
| Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)   |  | ★        |
| A significant constraint to development in Templeton is that no connection to the ESSS and reticulated water supplies are planned  |  | ★        |
| <p>Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in <a href="#">APPENDIX 2 – Map 7</a>):</p> <p>Transpower high voltage transmission lines to the north and south-east, SIMTL, SH1 four-laning and CSM2, Christchurch International Airport Noise Contour, NZ Defence Force Weedons depot and communications facility (DE4), Weedons Domain (D203), Weedons Cemetery (D178), Weedons Primary School (ME25), Broadfield Primary School (ME17), McClelland Road recreation reserve and Orions Weedons substation (OR10)</p> |  | ★        |

| Environmental, cultural and heritage values  |   |
|--|---|
| Avoid land that may compromise the health, longevity or setting of the registered Protected Tree located on Weedons Road (T88) (refer to <a href="#">APPENDIX 2 – Map 7</a> )  |  |
| Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity of Templeton, including specifically: Wheatsheaf House (H302), Old Broadfield School (H301) and Trents Chicory Kiln (H208) (refer to <a href="#">APPENDIX 2 – Map 7</a> ) |  |
| Environmental, cultural and heritage values  |   |
| Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of the Templeton study area (refer to <a href="#">APPENDIX 2 – Map 21</a> )   |  |
| Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the south of Templeton (refer to <a href="#">APPENDIX 2 – Map 7</a> )   |  |

