

RURAL RESIDENTIAL

Revised schedule of amendments

Reference	Rural Residential schedule of amendments
PART A THE DISTRICT PLAN	
A1.5 Cross-boundary issues in the Selwyn District (A1-006)	
Amendment 1	Amend the 2 nd issue in Table A1.1. Issues Effects on “rural character” of small allotments on the boundary with Christchurch <u>and the management of rural residential growth</u> Local Authorities CCC, WDC, NZTA and EC Methods Consistent provisions in plans for residential density in the District <u>and rural residential densities in the Greater Christchurch area subject to Chapter 6 of the Canterbury Regional Policy Statement.</u>
Table A4.4 Description of Township Zones (A4-011)	
Amendment 2	Amend the Living 3 zone description Living 3 As for Living 2 zone, but with specific controls and design elements incorporated to ensure development of the land is reflective of and retains elements of rural character expected to the Living 3 zone, which in essence is a rural residential zone, so as to visually set the development apart from the neighbouring urban area. Similar to the Living 2 zone, larger sections (with a lower building density than Living 2), more space between dwellings, panoramic views and rural outlook are characteristic of the Living 3 Zone. <u>To achieve this anticipated character and amenity, the Living 3 Zone forms part of existing townships in the form of a peri-urban edge. This proximity promotes the integrated and cost effective provision of infrastructure and reduces adverse effects associated with energy consumption and transportation, while enabling residents to take advantage of nearby community facilities, employment opportunities, social interaction and public services. Strongly developed linkages are encouraged to facilitate connectivity and interaction between the Living 3 Zone and the adjoining urban area. The retention of typically rural features and views to adjoining rural areas are required in subdivision design, along with avoiding visually impermeable fencing. Where appropriate, the provision of kerb and channel, sealed footpaths, and street lighting does not have to be provided, in keeping with a rural-residential character. Subdivision plans should also include the protection, maintenance and enhancement of natural and historic features that achieve amenity benefits to residents, while securing ecological, cultural and conservation benefits. The land uses anticipated for the Living 3 Zone remain predominantly residential in nature and are integrated into Townships, with there being sufficient open space and land available to support large gardens, wood lots, orchards, small scale cropping and/or horticulture, the keeping of animals as pets and other semi-rural activities. The location of Living 3 Zone rural residential activities is restricted to the Greater Christchurch area of the District that is subject to Chapter 6 of the Canterbury Regional Policy Statement. Locations are limited to those that are identified in the adopted Rural Residential Strategy 2014, which facilitates some rural residential development where it does not undermine the consolidated growth of Townships or the sustainable management of the rural environment.</u>
Description of Township Zones (A4-012)	
Amendment 3	Amend existing paragraph 8 of the Use of Zones section As with higher density residential areas, rural residential development is provided for through the <u>Rural Residential Strategy, the Living 3 Zone and Chapter 6 of the Canterbury Regional Policy Statement.</u> Accordingly, the District Plan specifically provides for rural residential opportunities as has long been the case in Selwyn District. Rural residential activities are anticipated in locations identified in the adopted Rural Residential Strategy 2014 that adjoin established townships to encourage energy conservation, cost effective provision of infrastructure and convenient access to the amenity, services, employment and social opportunities provided in townships. The intensification of rural land to Living 3 Zone densities is expected to be through a comprehensive plan change process to manage rural residential development in a way that prevents inefficiencies in the provision of infrastructure and services, loss of rural character and adverse reverse sensitivity effects, ensures effective linkages to the adjoining township, and ensures that any site-specific constraints can be overcome.
Quality of the Environment – Strategy (B3-037)	
Amendment 4	Add a 2 nd and 3 rd bullet points to the Quality of the Environment and Amenity Values section of the Strategy - <u>The Living 3 Zone is distinctly different to the Living Z, 1 and 2 Zones as it must be located within the Greater Christchurch area of the District covered by Chapter 6 of the Canterbury Regional Policy Statement and in locations identified in the adopted Rural Residential Strategy 2014. Development within the Living 3 Zone must integrate with adjoining Townships and display a distinctly rural residential character, form and function.</u> - <u>The Objectives, Policies and Rules manage the establishment of rural residential activities in terms of their proximity to land used for primary production and other strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms and tertiary education facilities associated with Crown Research Institutes and Lincoln University.</u>
Quality of the Environment – Objective B3.4.6 (B3-038)	
Amendment 5	Add a new Objective B3.4.6 <u>Objective B3.4.6</u> <u>Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development only in the locations identified in the adopted Rural Residential Strategy 2014.</u>
Quality of the environment – Policy B3.4.3 (B3-041)	
Amendment 6	Add a new add a new Policy B3.4.4 and consequential renumbering <u>Policy B3.4.4(a)</u> <u>To provide for rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, such areas are to be developed in locations that are identified in the adopted Rural Residential Strategy 2014 and in a manner that:</u> - <u>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;</u> - <u>Facilitates the provision of housing choice and diverse living environments outside of the greenfield residential priority areas shown in the Canterbury Regional Policy Statement;</u> - <u>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;</u> - <u>Ensures that rural residential development is able to efficiently connect to reticulated wastewater and water services;</u> - <u>Integrates with existing townships through the provision of efficient linkages and provides for a choice of travel modes;</u> - <u>Avoids significant adverse landscape and visual effects on rural character and amenity and retains the distinctiveness between rural and urban environments;</u> - <u>Avoids development in areas where natural hazard risk or ground contamination cannot be adequately managed;</u> - <u>Avoids adverse effects on sites of significance to Tangata Whenua;</u>

	<ul style="list-style-type: none"> - <u>Avoids adverse effects on the safe and efficient functioning of the arterial road network;</u> - <u>Manages incompatible amenity expectations between different land uses, particularly between rural residential living environments and the sensitive boundary interfaces of the Living 3 Zone with Townships and Rural zoned land;</u> - <u>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 treatment plants in Rolleston and Lincoln, and tertiary education facilities and agricultural research farms associated with Crown Research Institutes and Lincoln University.</u> <p>Policy B3.4.4(b)</p> <p>Rural residential living environments are to deliver the following amenity outcomes and levels of service:</p> <ul style="list-style-type: none"> - <u>Appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, achieve a degree of openness and rural character and avoid the collective effects of high densities of built form;</u> - <u>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;</u> - <u>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);</u> - <u>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 43 for examples of such fencing).</u> <p>Policy B3.4.4(c)</p> <p>Rural residential areas in the adopted Rural Residential Strategy 2014 that are located within a township urban growth path identified in an adopted structure plan shall only be zoned 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 Rural Residential Strategy 2014, including appropriate design techniques, servicing requirements and legal mechanisms developed in consultation with the Council.</p>
PART B 4 GROWTH OF TOWNSHIPS	
Residential Density – Issues (B4-001)	
Amendment 7	<p>Add a new 6th sentence to the Issues statement</p> <p><u>There is an identified demand for rural residential sections, particularly within the commuter belt of Christchurch City. This demand has resulted in pressure for such development on rural land in the periphery of townships in relatively close proximity to Christchurch City. There has also been an increase in the use of 4ha rural allotments provided for under the Rural (Inner Plains) Zone for rural residential lifestyle living rather than rural purposes. It is recognised that a managed amount of rural land should be rezoned to rural residential densities to provide diverse living environments and promote housing choice, but that this should only be provided through a comprehensive plan change process where all potential adverse effects can be assessed, along with the location's consistency with Chapter 6 of the Canterbury Regional Policy Statement and the adopted Rural Residential Strategy 2014.</u></p>
Residential density – Policy B4.1.3 (B4-005)	
Amendment 8	<p>Amend existing Policy B4.1.3</p> <p><u>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 Rural Residential Strategy 2014. Elsewhere in the District</u> 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> <p>...</p>
Residential and business development – Objective B4.3.7 (B4-031)	
Amendment 9	<p>Amend existing Objective B4.3.7</p> <p>Objective B4.3.7</p> <p>Ensure that any rural residential development occurs outside the urban limits identified in the Regional Policy Statement and such development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provisions of infrastructure, and provides for the long-term maintenance of rural residential character, <u>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 Rural Residential Strategy 2014.</u></p>
Subdivision – Policy B4.2.13 (B4-024)	
Amendment 10	<p>Insert a new Policy B4.2.13</p> <p>Policy B4.2.13</p> <p><u>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 Rural Residential Strategy 2014, whilst ensuring:</u></p> <ul style="list-style-type: none"> - <u>Development is in accordance with an Outline Development Plan included in the District Plan;</u> - <u>Areas can be efficiently serviced with network infrastructure;</u> - <u>Efficient and effective linkages are provided to the adjoining township;</u> - <u>Where areas are sufficiently large 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 that a sense of openness and visual connection to rural areas is able to be maintained;</u> - <u>The lot layout is consistent with the residential density required by Chapter 6 to the Canterbury Regional Policy Statement;</u> - <u>Any risks of natural hazards or soil contamination are effectively managed;</u> - <u>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 the future intensification of the area to urban densities.</u>

Subdivision of land – Anticipated Environmental Results (B4-025)	
Amendment 11	<p>Add a new 6th bullet point</p> <ul style="list-style-type: none"> - <u>Living 3 Zone provides rural residential living opportunities and housing choice in the Greater Christchurch area of the District covered by Chapter 6 to the Canterbury Regional Policy Statement. The location, density, and development of rural residential activities are managed through the adopted Rural Residential Strategy 2014 to achieve the following subdivision outcomes:</u> - <u>Avoid areas where constraints cannot be adequately managed, including areas prone to natural hazards, ground contamination, in close proximity to strategic infrastructure and established education and research facilities, or areas of high natural, historic or cultural value;</u> - <u>Support the consolidated management of Township growth;</u> - <u>Provide ready access to public transport, health care and emergency services, schools, community facilities, employment and services through linkages and integration with adjoining townships;</u> - <u>Provide efficient connection to reticulated infrastructure;</u> - <u>Manage any potential reverse sensitivity effects with established rural based activities;</u> - <u>Achieve the anticipated rural residential amenity and character and maintain this on an ongoing basis through Outline Development Plans and the subdivision consent process;</u>
PART C LIVING ZONE RULES	
Living zone rules – 4.9 Buildings and building position Permitted Activity Rules (C4-014)	
Amendment 12	<p>Insert a new Rule 4.9.36</p> <p><u>Living 3 Rural Residential densities located within an operative Outline Development Plan</u></p> <p><u>4.9.36</u> Any building in the Living 3 Zone shall have:</p> <p><u>(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;</u></p> <p><u>(ii) A setback from any other boundary of not less than 15m.</u></p>
Living zone rules – 4.9 Buildings and building position Discretionary Activity 4.9.42 (C4-015)	
Amendment 13	<p>Amend Rule 4.9.42</p> <p>Any activity which does not comply with Rule 4.9.3 and Rule 4.9.30 to 4.9.32 <u>and Rule 4.9.36</u> shall be a discretionary activity.</p>
Living zone rules – 5.1 Road and engineering standards Permitted Activity (C5-001)	
Amendment 14	<p>Add a new Rule 5.1.1.7</p> <p><u>Rule 5.1.1.7 All other Living 3 Zone locations shall incorporate the treatments identified in the cross sections shown in Appendix 43.</u></p>
PART C LIVING ZONE RULES - SUBDIVISION	
12.1 Subdivision – General Restricted Discretionary Rules (C12-002)	
Amendment 15	<p>Amend Rule 12.1.3.3</p> <p>Water</p> <p>Rule 12.1.3.3 Any allotment created in: Castle Hill, Doyleseton, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, or West Melton <u>is or is within a Living 3 Zone</u> is supplied with reticulated effluent treatment and disposal facilities; and ...</p>
12.1 Subdivision – General Restricted Discretionary Rules (C12-010)	
Amendment 15	<p>Amend Rule 12.1.3.47</p> <p>Outline Development Plan</p> <p>12.1.3.47 Any subdivision within a Living Z <u>or 3</u> Zone that is subject to an Operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan and shall comply with any standards referred to in that Outline Development Plan.</p>
12.1 Subdivision – General Restricted Discretionary Rules – Assessment matters (C12-028)	

Amendment 17	<p>Add new assessment matters for the Living 3 Zone</p> <p><u>Rural Residential Areas (Living 3 Zoning)</u></p> <p><u>Rule 12.1.4.85 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 net densities across the entire area encompassed within the Outline Development Plan can be calculated.</u></p> <p><u>Rule 12.1.4.86 The extent to which any identified ground contamination and natural hazards, including flood and liquefaction hazard areas have been addressed.</u></p> <p><u>Rule 12.1.4.87 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.</u></p> <p><u>Rule 12.1.4.88 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 road cross sections and typologies provided within Appendix 43 and reflect the semi-rural nature and level of service appropriate for rural residential areas.</u></p> <p><u>Rule 12.1.4.89 Whether fencing achieves a high level of transparency, with a preference for designs that express rural vernacular, accord with the typologies outlined in Appendix 43, and formulating mechanisms to ensure this fencing remains on an ongoing basis (such as consent notices).</u></p> <p><u>Rule 12.1.4.90 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 elements:</u></p> <ul style="list-style-type: none"><u>Existing water courses, water bodies and springs;</u><u>Existing vegetation, such as shelter belts, hedgerows and habitats for indigenous fauna;</u><u>Heritage values and any sites of archaeological significance;</u><u>Ancestral land, rivers, wetlands, groundwater, springs, Lake Ellesmere/Te Waihora and mahinga kai sites and the Wāhi Tapu and Wāhi Taonga of Te Rūnunga o Ngāi Tahu and Te Taumutu Rūnunga;</u><u>View shafts to the Port Hills;</u><u>Provision of green linkages, ecological corridors and interface treatments on boundaries with rural or urban forms of development where appropriate;</u><u>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.</u><u>Avoids urban elements, such as street lights (except at intersections), formed kerb and channel, sealed footpaths, or prominent entrance features;</u><u>Maintains rural residential character through the retention of a low ratio of built form to open space;</u><u>Reduces any potentially adverse reverse sensitivity effects with adjoining land use activities, in particular strategic infrastructure and education and research facilities.</u> <p><u>Rule 12.1.4.91</u> 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 servicing is designed to readily enable intensification of the area to urban densities to occur in the future.</p> <p><i><u>Note: The consent authority shall consider any relevant provisions in the District Plan and Engineering Code of Practice appropriate, in using its discretion under Rule 12.1.4.</u></i></p>
PART D – DEFINITIONS (D-012)	
Amendment 18	<p>Insert the following definition</p> <p><u>Rural Residential Activity:</u> means residential units within the Living 3 zone at an average density of between one and two households per hectare</p>
PART E – APPENDIX 43	
Amendment 19	<p>Insert a new Appendix 43</p> <p><u>Appendix 43 Indicative Road Cross Section – Living 3 Zone and Fencing Typologies</u></p>

SELWYN DISTRICT PLAN – RURAL VOLUME – PC32 AMENDMENTS

Reference	Revised PC 32 schedule of amendments
PART A The District Plan	
A1.5 Cross-boundary issues in the Selwyn District (A1-006)	
Amendment 20	<p>Amend the cross-boundary issues</p> <p><u>Issues</u> Effects on “rural character” of small allotments on the boundary with Christchurch <u>and the management of rural residential growth</u></p> <p><u>Local Authorities</u> CCC, WDC, NZTA and EC</p> <p><u>Methods</u> Consistent provisions in plans for residential density in the District <u>and rural residential densities</u> in the Greater <u>Christchurch</u> area covered by Chapter 6 of the Canterbury Regional Policy Statement.</p>

PART B 3 People's health, safety and values	
Quality of the environment – Reverse sensitivity effects, Policy B3.4.21 (B3-050)	
Amendment 21	<p>Insert a new Policy B3.4.21</p> <p><u>Policy B3.4.21</u></p> <p><u>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 Rural Residential Strategy 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.</u></p>
PART B Growth of rural area	
Growth of rural area – Residential density and subdivision in the rural area – Policy B4.1.4 (B4-008)	
Amendment 22	<p>Amend existing Policy B4.1.4</p> <p><u>Policy B4.1.4 (a)</u></p> <p>Recognise Existing Development Areas and Tourist Resort Areas within the Rural Zone, but encourage new residential development at densities higher than those provided for in Policy B4.1.1, to occur in and around townships <u>that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.</u></p> <p>Insert a new Policy B4.1.4 (b)</p> <p><u>Policy B4.1.4 (b)</u></p> <p><u>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 Policy B4.1.1 shall only be provided for in the Living 3 Zone in locations identified in the adopted Rural Residential Strategy 2014.</u></p>