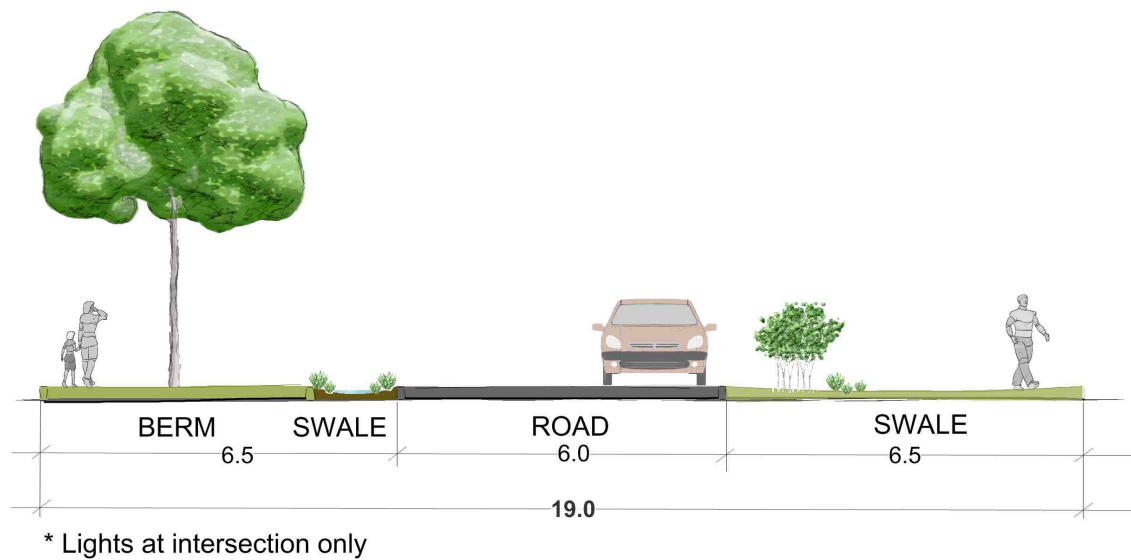
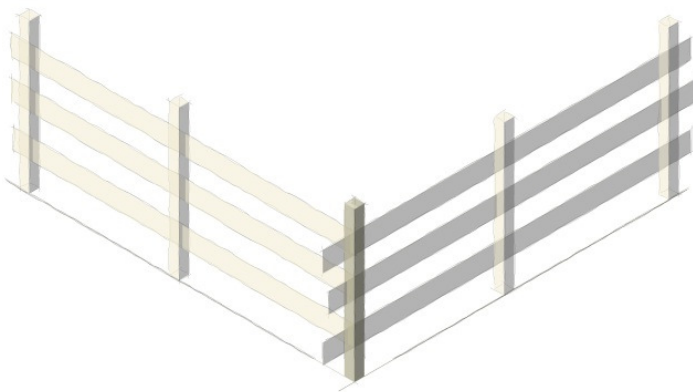


INDICATIVE ROAD CROSS SECTION – LIVING 3 ZONE



FENCING TYPOLOGIES – LIVING 3 ZONE

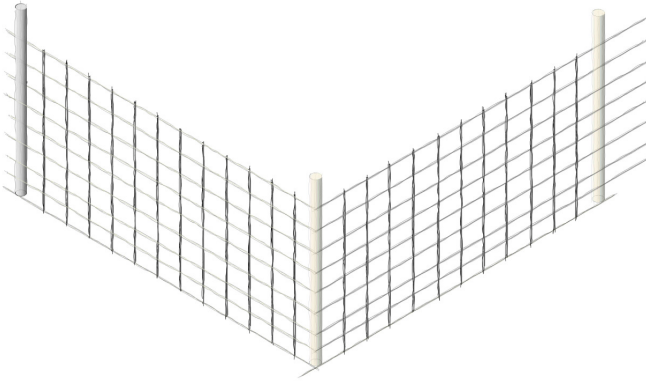
Post and rail



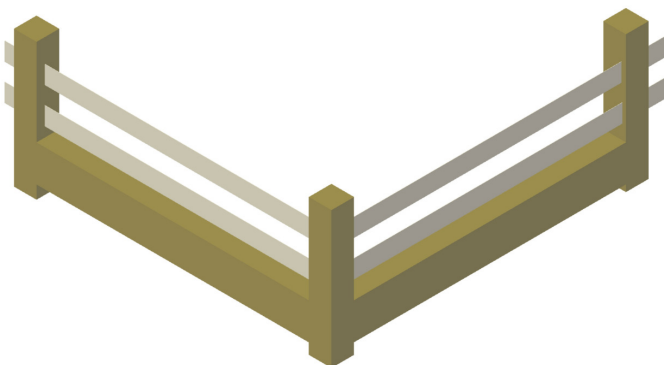
Post and wire



Traditional deer/sheep



Solid post and rail



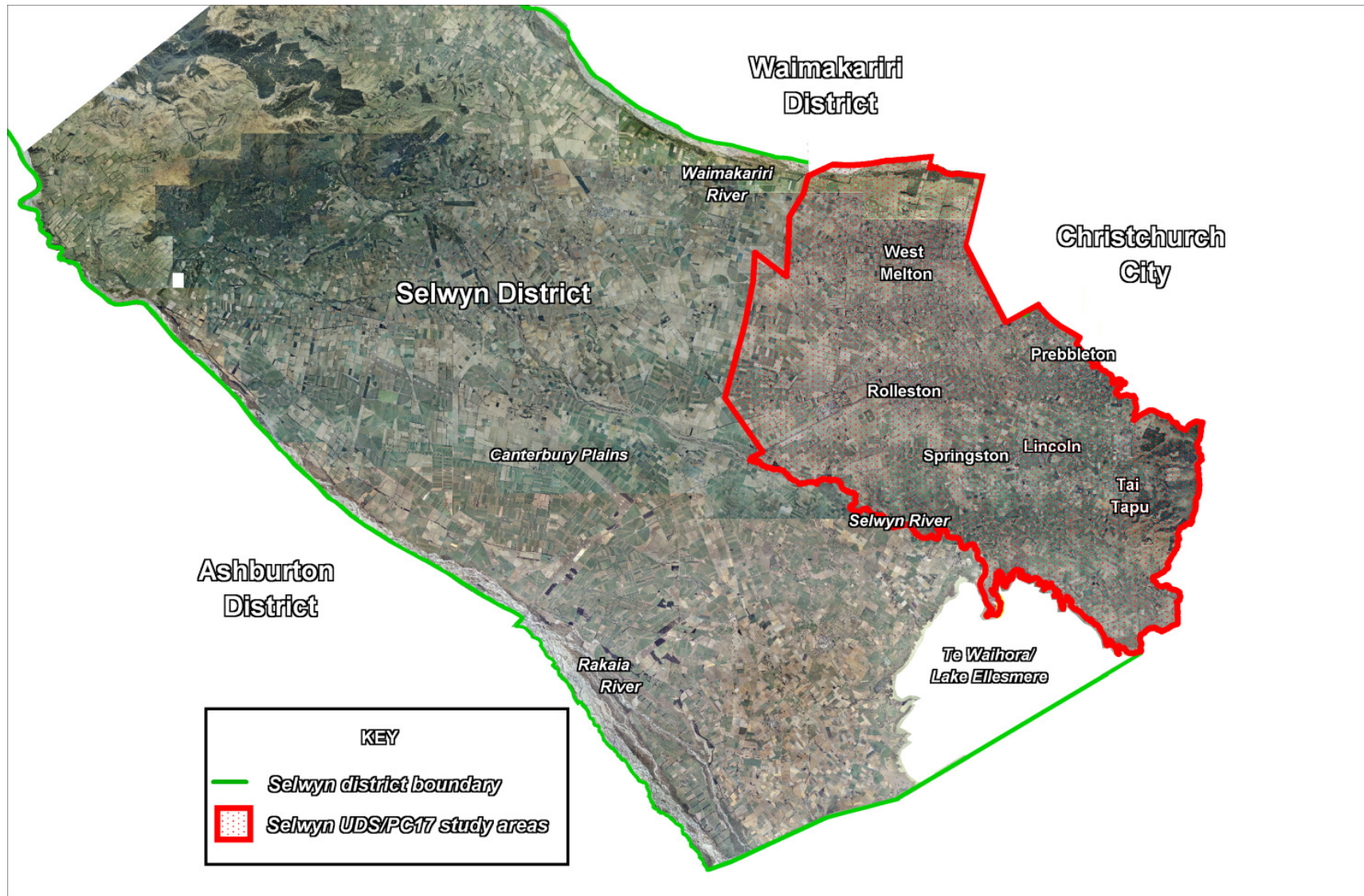
ATTACHMENT 2

UDS area Maps

MAP 1: Greater Christchurch Urban Development Strategy area



**MAP 2: Portion of Selwyn District
that is subject to PC 32**



ATTACHMENT 3

**Relevant excerpts of Chapter 12A:
Canterbury Regional Policy Statement**

Relevant excerpts of Chapter 12A

Chapter 12A provision
<p>Issue 7: Rural Residential Impacts</p> <p>Rural-residential development, if unconstrained, has the potential to change the character of rural areas and to create adverse effects on established rural, farming (including agricultural research farms) and quarrying activities through reverse sensitivity and also through generating sporadic demands for services including water and sewerage</p>
<p>Objective 1: Urban Consolidation</p> <p>Urban development in Greater Christchurch shall be managed to achieve consolidation of existing urban areas, to avoid unsustainable expansion outside existing urban areas, take account of the need to relocate households following the Canterbury Earthquakes and to bring about:</p> <p>... (f) Growth in rural-residential development to equate to no more than 5% of the planned growth of households within urban areas</p>
<p>Policy 6: Integration of Urban Form and Infrastructure within Urban Limits</p> <p>(a) Territorial Authorities shall provide for the strategic integration of infrastructure and development through the progressive release of new Greenfield Areas for residential development and the encouragement of intensification to provide for increases over time in household numbers as set out in Table 1</p>
<p>Policy 9: Transport Effectiveness</p> <p>(a) Development of Greenfields Areas, Key Activity Centres, and areas accommodating intensification and rural residential activities shall avoid overloading existing and proposed transport network infrastructure, particularly strategic roads, and avoid detracting from the primary through-traffic function of State Highways and arterial roads</p> <p>(b) The Canterbury Regional Council, territorial authorities and transport infrastructure providers shall ensure that the transport networks within Greater Christchurch provide for the safe, sustainable, integrated movement of goods and people both within the sub-region, and to and from locations outside the sub-region</p> <p>Methods</p> <p>... 9.3 Territorial authorities shall give consideration to developing district plan rules to manage property access and transport efficiency conflicts</p>
<p>Policy 10: Strategic Infrastructure and Reverse Sensitivity</p> <p>Ensure urban activities do not adversely affect the efficient use and development of Strategic Infrastructure</p> <p>Methods</p> <p>...10.4 Territorial authorities within their district plans shall provide policies and rules to manage reverse sensitivity effects between strategic infrastructure and the subdivision, use and development of land, including for residential and rural residential activities</p>

Policy 13: Rural Residential Development

Rural Residential development further to areas already zoned in district plans as at 28 July 2007 may be provided for by territorial authorities, if it does not exceed the maximum quantities for the periods set out in Table 1, Policy 6, and if it accords with the methods under this policy.

Methods

13.1 Areas within which Rural Residential development may occur shall be defined by changes to the district plan by territorial authorities subject to the following:

(i) The location must be outside the Urban Limits

(ii) All subdivision and development must be located so as to be able to be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal

(iii) Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State Highway under the Government Roding Powers Act

(iv) The location of any proposed Rural Residential development shall:

- Avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding 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 where the potential liquefaction and lateral displacement is such as to be uneconomic for urban development to safely proceed*
- Avoid land between the primary and secondary stop banks south of the Waimakariri River*
- Avoid land required to protect the landscape character of the Port Hills*
- Not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield*
- Support existing or upgraded community infrastructure and provide for good access to emergency services*
- Not give rise to significant 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*
- Avoid significant adverse ecological effects*
- Not adversely affect ancestral land, water sites, wahi tapu and wahi taonga of Ngai Tahu*
- Where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement; and*
- Avoid adverse effects on existing surface water quality*

(v) An Outline Development Plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character

(vi) A Rural Residential development shall no be regarded as in transition to full urban development

13.2 The Canterbury Regional Council together with the three territorial authorities within Greater Christchurch shall undertake monitoring of Rural Residential development in accordance with Policy 15.

Policy 15: Monitoring and Review

...(b) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake monitoring of the supply, uptake and impacts of rural residential land use and development

Methods

... 15.2 *The monitoring for Policy 15 (b) shall include such matters as the councils consider relevant and appropriate.*

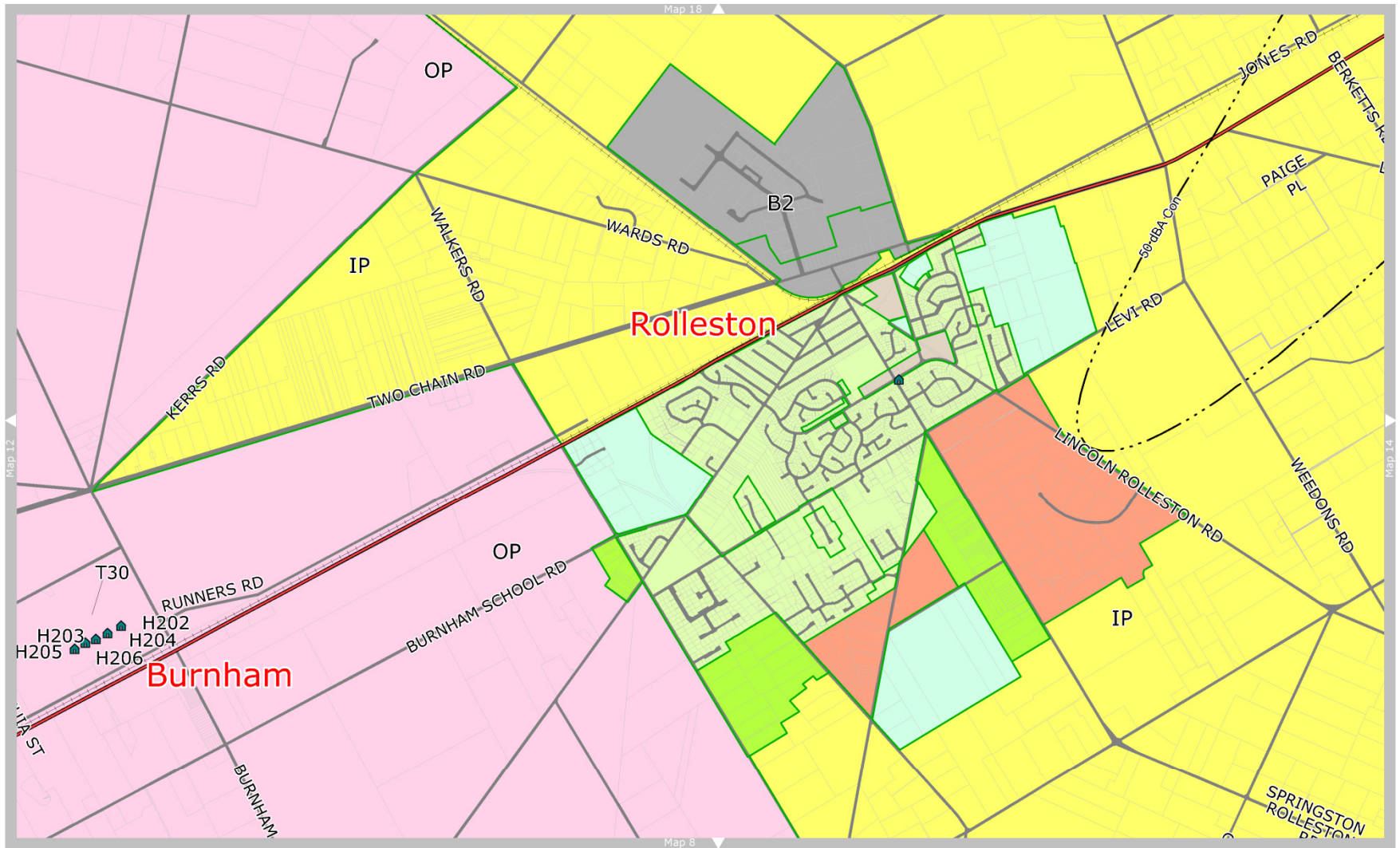
15.3 *The Canterbury Regional Council shall prepare a comprehensive monitoring report in relation to Policy 15 (a) and (b) at least every three years, and make it publicly available*

Definitions

Rural Residential Activities: means Residential units outside the Urban Limits at an average density of between 1 and 2 households per hectare

ATTACHMENT 4

**Operative District Plan
PC 7 Planning Maps**



KEY

Waahi Taonga Area
 Historic Heritage Site
 Silent File Area

Heritage Building
 Protected Tree
 Contours Above Sea Level
 160m
 60m
 2.74m

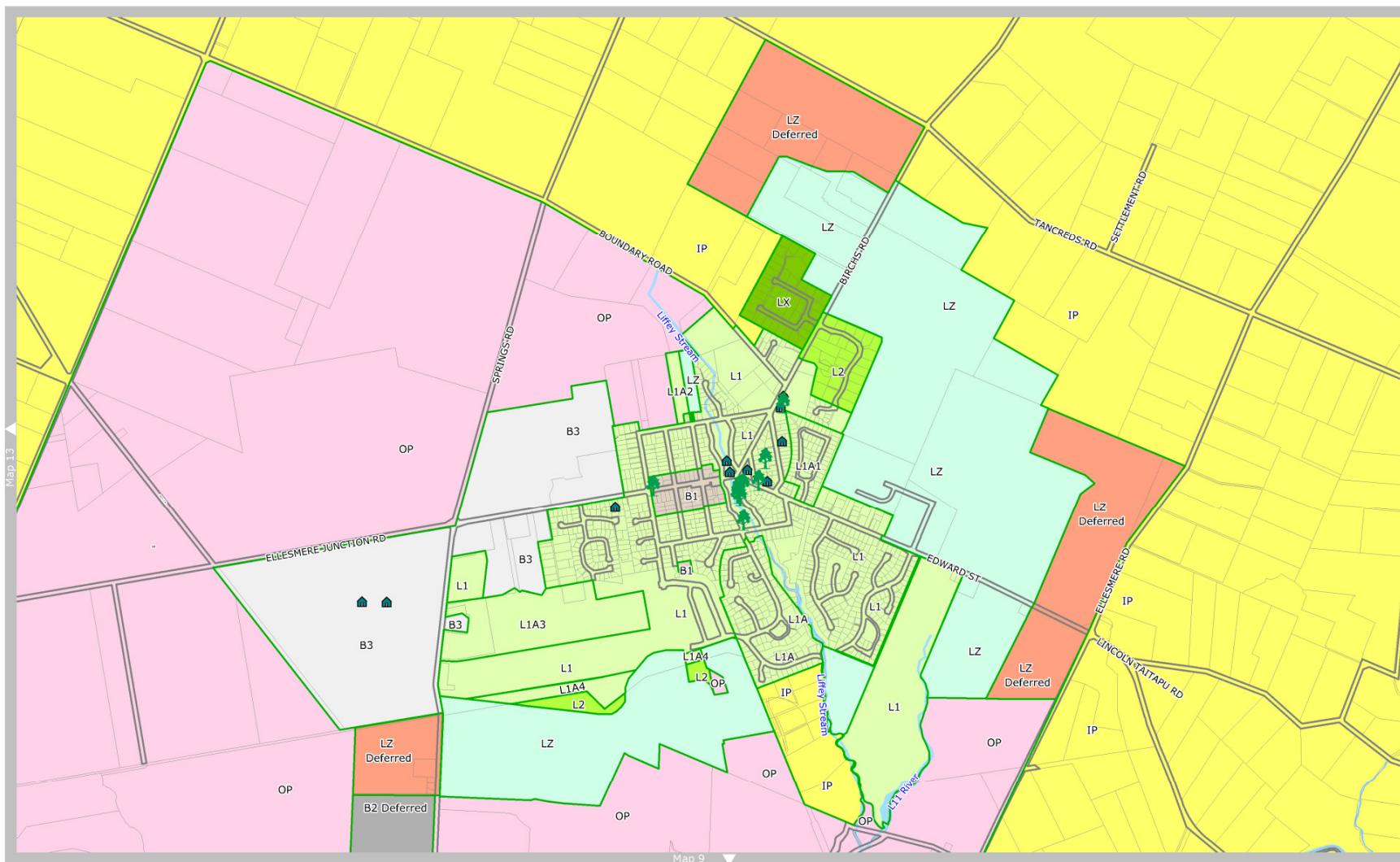
Scheduled Site
 Statutory Acknowledgement Site
 Zones
 High Country
 Port Hills
 Existing Development Area

Living 1
 Living 2
 Living X
 Living 3
 Living WM
 Living Z
 Living Z Deferred

State Highways
 Railway
 Road Parcel
 Land Parcel
 Water Body
 Business 1
 Business 2
 Business 3
 Inner Plains
 Outer Plains
 Malvern Hills



MAP
 013A



KEY

Waahi Taonga Area Historic Heritage Site Silent File Area	Heritage Building Protected Tree Contours Above Sea Level 160m 60m 2.74m	Scheduled Site Statutory Acknowledgement Site Zones High Country Port Hills Existing Development Area	Living 1 Living 2 Living X Living 3 Living WM Living Z	Living Z Deferred State Highways Railway Road Parcel Land Parcel 	Water Body Archaeological Site 	Business 1 Business 2 Business 3 Inner Plains Outer Plains Malvern Hills
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MAP
014A