

Selwyn District Council

Rural Residential Strategy Consultation Draft

December 2013





Prepared by Selwyn District Council

Policy and Strategy Team, Environmental Services

Contact: Craig Friedel, Strategy and Policy Planner

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Abbreviations

Change 1	Change 1 to the Regional Policy Statement (Chapter 12A)	LURP	Land Use Recovery Plan/ <i>Te Mahere Whakahaumanu Tāone</i> (CER Act)
CERA	Canterbury Earthquake Recovery Authority	ODP	Outline Development Plan
CER Act	Canterbury Earthquake Recovery Act	PC7	Plan Change 7 to the Selwyn District Plan (OPERATIVE)
Chapter 6	Chapter 6 to the Canterbury Regional Policy Statement	PC17	Proposed Plan Change 17 to the Selwyn District Plan (WITHDRAWN)
CRETS	Christchurch Rolleston and Environs Transportation Study	PC32	Proposed Plan Change 32 to the Selwyn District Plan
CRI	Crown Research Institutes	PSP	Prebbleton Structure Plan (ADOPTED)
CRPS	Canterbury Regional Policy Statement	RMA	Resource Management Act 1991
CSM2	Christchurch Southern Motorway Stage 2 and four-laning	RRBR11	Rural Residential Background Report 2011(ADOPTED)
CWMS	Canterbury Water Management Strategy	RRS13	Rural Residential Strategy 2013 – Consultation Draft
EDA	Existing Development Area (Selwyn District Plan)	RSP	Rolleston Structure Plan (ADOPTED)
ESSS	East Selwyn Sewer Scheme	SDC	Selwyn District Council
IMP	Maahanui: Iwi Management Plan 2013	SDP	Selwyn District Plan
LGA	Local Government Act 2002	SH1	State Highway One
LPFA	Lower Plains Flood Area (Selwyn District Plan)	SH73	State Highway 73 (Christchurch – West Coast)
LSP	Lincoln Structure Plan (ADOPTED)	SH75	State Highway 75 (Christchurch – Akaroa)
LUC	Land Use Capability (Soil quality)	UDS	Greater Christchurch Urban Development Strategy

1 Executive summary

Purpose of the RRS13

- 1.1 This Rural Residential Strategy 2013 – Consultation Draft (RRS13) has been prepared under the Local Government Act.
- 1.2 The primary purpose of the RRS13 is to provide guidance and policy direction on how best to manage rural residential development within the area of Selwyn District that is subject to the Land Use Recovery Plan/ *Te Mahere Whakahaumanu Tāone* (LURP). This includes establishing the optimal form, function and character of rural residential development and where it is best located.
- 1.3 Rural residential development in this context includes land holdings integrated into existing townships that range in size from between 0.3ha to 2ha in size at an average density of one to two households per hectare. This form of development is managed through the Living 3 zone of the Selwyn District Plan (SDP).
- 1.4 The RRS13 identifies five rural residential areas based on preliminary strategic planning, servicing and constraints analysis.

Steps taken to develop the RRS13

- 1.5 RRS13 has been informed by various work streams undertaken in recent years¹ to determine the most sustainable options for managing rural residential development within the area of the district that is subject to the LURP. Preparation of this consultation draft commenced in April 2013 in response to the initial directions contained within the “*Preliminary Draft LURP*”, which was prepared by Environment Canterbury in collaboration with a number of central government agencies, Te Rūnunga o Ngāi Tahu and local authorities, including Selwyn District Council.

- 1.6 The LURP was Gazetted on the 6th December 2013 following cabinet approval. This Plan has been prepared under the Canterbury Earthquake Recovery Act (CER Act) and represents the primary planning instrument to guide the recovery of Greater Christchurch following the earthquakes. All planning processes initiated or administered by the Council under the Resource Management Act 1991 (RMA), Local Government Act 2002 (LGA) and other related legislation must not be inconsistent with the LURP. It therefore has significant statutory weight.
- 1.7 The LURP directs Selwyn District Council (SDC) to ensure that any rural residential development accords with an adopted Rural Residential Development Strategy².
- 1.8 RRS13 has been prepared to inform interested parties of SDC’s response in respect to managing rural residential development, as it applies to the geographic area that is generally recognised as the commuter belt of the district with Christchurch City. RRS13 primarily aims to summarise the current planning context, to outline an initial policy position and to facilitate comments that will be considered in finalising the Rural Residential Strategy.
- 1.9 A public hearing to consider amendments to the RRS13 and the rural residential areas sought through comments will be required. Council will then need to make a decision on whether to adopt a final Rural Residential Strategy³.

Overview

- 1.10 Section 2 provides background information on the sub-regional and district planning initiatives that have been advanced to achieve more sustainable outcomes for the Greater Christchurch sub-region.
- 1.11 Section 3 has a primary focus on outlining the historic provision and methods for managing rural residential development in the district.

¹ UDS, Change 1 to the CRPS, Chapter 12A to the CRPS, RRB11, PC 17 to the SDP, PC 32 to the SDP, LURP and Chapter 6 to the CRPS

² LURP: Appendix 1 - Amendments to the CRPS, Policy 6.3.9 – Rural residential development, 6Dec2013 [P20]

³ Pursuant to the Local Government Act 2002

- 1.12 Section 4 identifies the issues associated with rural residential development, including an analysis of the rural land resource, rural residential development in the context of the Canterbury Plains and assesses several rural residential development typologies.
- 1.13 Section 5 introduces the following guiding principles, which have informed the rural residential location criteria set out in **Appendix 1** and to highlight what outcomes are anticipated in respect to Living 3 zone development in the area of the district that is subject to the LURP:
- Rural residential development typologies
 - Landscape values
 - Character elements
 - Constraints and opportunities
 - Infrastructure servicing
 - Market demand
 - Cultural values
 - Other relevant factors to consider
- 1.14 Section 6 applies the rural residential location criteria contained in **Appendix 1** to the portion of the district that is subject to the LURP Actions to identify five preliminary areas, where rural residential development is considered to be suitable from a strategic planning and infrastructure servicing perspective. These areas are preliminary, and represent a starting point to facilitate comments on this Strategy where alternative sites will be considered through the consultation and hearing processes.
- 1.15 These preliminary rural residential areas adjoin the Township boundaries of West Melton, Prebbleton, Rolleston and Lincoln. The various sites collectively support approximately 356 rural residential sections.
- 1.16 Land owners are still required to initiate a private plan change, even if their land is identified as a rural residential area in the adopted Rural Residential Strategy, to consider the appropriateness of rezoning the land and any associated amendments to the Selwyn District Plan (SDP) under the 1st

Schedule of the RMA. Importantly, any land that is not identified within Council's adopted Rural Residential Strategy will effectively be precluded from being considered for rezoning under the LURP.

2 Policy Context

Sub-regional context

Introduction

- 2.1 As illustrated in [Figure 1](#), the RRS13 forms part of a hierarchy of statutory and non-statutory plans and strategies currently in place to guide the recovery and rebuild of Greater Christchurch⁴. The SDP and the RRS13 must align with the planning instruments, strategies, plans and legislation that sit above them in the hierarchy.

Figure 1: Legislative hierarchy



- 2.2 It is important to note that the identification of rural residential areas in this consultation draft are only the first step in the process to secure the appropriate land use zoning (Living 3 zone) to enable sections to be subdivided and housing constructed.
- 2.3 A private plan change process to consider the substantive merits of rezoning and developing land must be undertaken. This more detailed assessment is required to consider the appropriateness of the rezoning, any associated amendments

⁴ Preliminary Draft LURP: 2.0 Context, Figure 4 – Legislative Framework, Mar2013 [P19]

to the SDP and to confirm the suitability of the land to support rural residential development (including detailed geotechnical, landscape, contaminated land, urban design, servicing and planning assessments).

Recovery Strategy for Greater Christchurch/ *Mahere Haumanutanga o Waitaha* (RSGS)

- 2.4 The Canterbury Earthquake Recovery Authority (CERA) was set up by the Government to lead the recovery following the devastating earthquake in February 2011 and subsequent aftershocks. The RSGS sets out the overarching long-term vision and objectives for the recovery of Greater Christchurch, including the identification of the priorities and responses.
- 2.5 The following five priorities are the focus of the RSGS:
- (i) community wellbeing
 - (ii) culture and heritage
 - (iii) built environment
 - (iv) economy
 - (v) natural environment
- 2.6 Importantly, the RSGS sets out the minimum requirements for establishing the stability of land and identifying the risk of liquefaction and lateral displacement to assist in the consideration of the appropriateness of rezoning land⁵.
- 2.7 The RSGS was approved on the 31st May 2012 and is a high level document containing the strategic responses that CERA, assisted by a number of agencies and organisations, will undertake to guide the recovery efforts.

Land Use Recovery Plan (LURP)

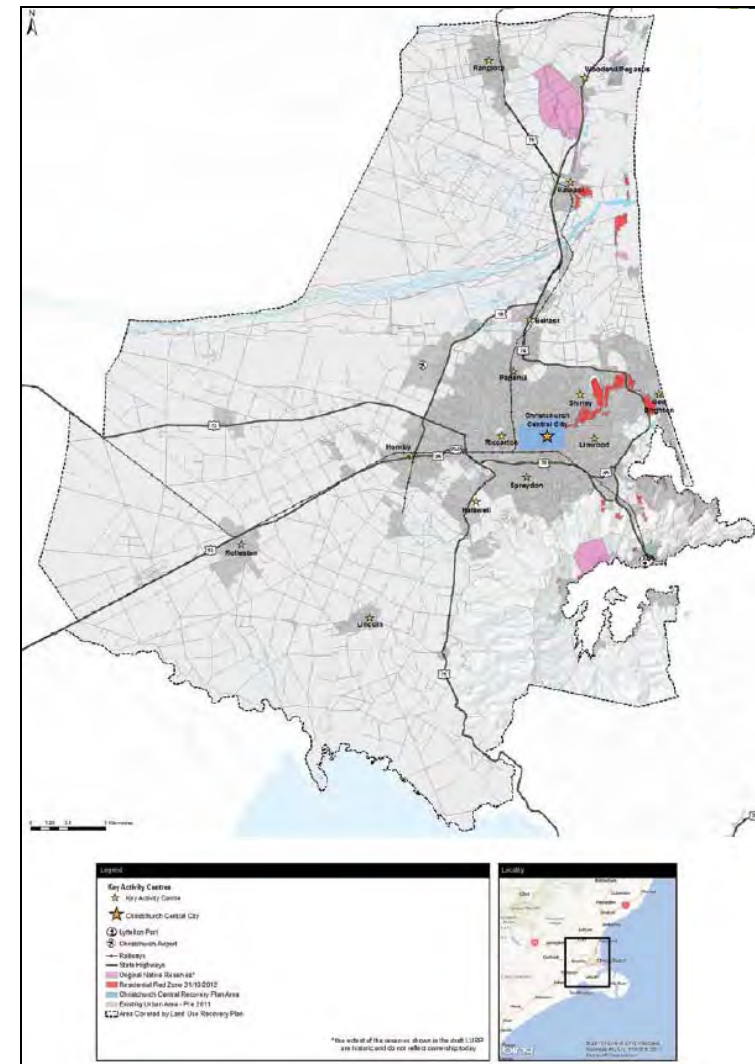
- 2.8 The Minister for Canterbury Earthquake Recovery directed Environment Canterbury to develop a Land Use Recovery Plan/*Te Mahere Whakahaumanu Tāone* (LURP) for Greater

⁵ RSGC: Section 05 Priorities; Resource consent applications and plan change proposals must demonstrate that the minimum geotechnical investigations prescribed by the Department of Building and Housing have been undertaken, May2012 [P12]

Christchurch to guide the earthquake response over the next 15 years. A draft LURP was presented to the Minister on the 5th July 2013, who initiated a consultation process where comments had to be received by the 2nd August 2013. The LURP was Gazetted on the 6th December 2013, with it having legal effect from that date.

- 2.9 Figure 2 illustrates the geographic extent of land that is subject to the LURP Actions.
- 2.10 The LURP is a significant document that sets out a resource management regime to assist in the recovery and rebuild of Greater Christchurch following the devastating earthquakes in 2010 and 2011.
- 2.11 The LURP prescribes 50 Actions, which are the interconnected delivery mechanisms necessary to⁶:
- provide for a range of housing opportunities, including social and affordable housing
 - meet the land use needs of residential and business activities in existing communities and in greenfield areas to accommodate rebuilding and growth
 - support recovery and rebuilding of central city, suburban and town centres
 - ensure that repair and development of transport networks and service infrastructure support these activities
 - take account of natural hazards and environmental constraints that may affect rebuilding and recovery

Figure 2: Geographic extent of the LURP⁷



⁶ LURP: Executive Summary, 6Dec2013 [P6]

⁷ LURP: Section 1.0 What Is the Land Use Recovery Plan - Figure 1, 6Dec2013 [P9]

- 2.12 References to rural residential development in the LURP are very limited, with the only mention being the following exert contained in Section 4.2 - Building new communities⁸:

"The Recovery Plan provides a regional policy framework supporting some rural residential development during the recovery period to allow a range of choices of housing types for those needing to relocate. However, provision is limited to avoid inefficient use of land and infrastructure, protect future urban expansion options and manage potential conflict with rural character and rural activities. The supply and uptake of rural residential activity will be monitored."

- 2.13 The regional policy framework identified above is Chapter 6 to the Canterbury Regional Policy Statement, which is required to be inserted by Action 44 of the LURP⁹. The methods to manage rural residential development under Chapter 6 are outlined in the following subsection.
- 2.14 Chapter 6 sets out provisions to enable rebuilding and redevelopment, including¹⁰:
- the location, type and mix of residential and business activities to be provided for in metropolitan greater Christchurch, including priority areas for development through to 2028
 - the network of key activity centres needed to provide a focus for commercial activity, medium density housing, community facilities, public greenspace, and public and active transport networks
 - the methods to integrate land use with natural, cultural, social and economic outcomes, transport and other infrastructure, including stormwater management planning
 - areas where rebuilding and development may not occur within the period of the Recovery Plan, including those areas constrained by natural hazards and environmental constraints

⁸ LURP: Section 4.2.1 – Identify priority areas for greenfield housing development, 6Dec2013 [P25]

⁹ LURP: Section 4.6 – Implementing delivery mechanisms for recovery, 6Dec2013 [P40]

¹⁰ LURP : Appendix 1: Amendments to the Canterbury Regional Policy Statment, 6Dec2013

- minimum residential densities in greenfield and brownfield housing locations
- requirements for urban design to be addressed at various scales for business, housing and mixed-use development
- development of housing options on Māori reserves.

- 2.15 Action 18 of the LURP directs Council to amend the SDP to the extent necessary to implement the adopted Rural Residential Strategy in accordance with Chapter 6 of the Canterbury Regional Policy Statement. The proposed implementation measures must be provided to the Minister for Canterbury Earthquake Recovery within six months, being the 6th May 2014.

LURP Appendix 1: Chapter 6 to the CRPS

- 2.16 The Chapter 6 amendments build on several planning initiatives undertaken prior to the earthquakes to implement the Greater Christchurch Urban Development Strategy (UDS), which highlighted the need to manage rural residential activities tightly due to its potential to undermine consolidated urban forms and negative impacts it may have on the rural landscape values and productive capacity of farmland¹¹.
- 2.17 Chapter 6 sets out the role of rural residential housing in the recovery through Issues, Objectives and Policies that District Plans must implement, or give effect to¹².
- 2.18 The following sub-section briefly describes the layout of the Chapter 6 amendments, with the full list of provisions relating to rural residential development contained with the CRPS being provided in **Appendix 3**.
- 2.19 Issue 6.1.5 of Chapter 6 specifically references rural residential development in the context of the recovery, identifying that it is a form of development that can change the character of rural areas and create adverse effects, both through adverse reverse sensitivity effects that may undermine legitimate farming activities and strategic

¹¹ UDS: Strategy and Action Plan 2007

¹² Pursuant to s75 (3)(c) of the RMA

infrastructure, and through dispersed settlement patterns that will contribute to inefficient development and uneconomic service provision, if unconstrained.

- 2.20 Objective 6.2.2 outlines the urban form and settlement pattern outcomes and their role in restoring and enhancing Greater Christchurch. It specifically identifies the need to manage rural residential development outside existing urban boundaries and priority areas identified in the LURP, and to ensure it does not compromise the overall intent of consolidation in the Greater Christchurch sub-region.
- 2.21 Urban consolidation in this context encompasses the following actions and outcomes¹³:

Urban consolidation principles

- minimises adverse effects on water quality and versatile soils through selective restraint on peripheral development
- shortens private car trips by locating housing close to employment, schools and business areas
- ensures that safe and convenient pedestrian and cycling links are provided to new neighbourhoods
- increases population densities to support public transport
- emphasises a compact pattern of development
- enables extensions to the city/urban boundaries only where the land use pattern avoids isolated and dispersed patterns of urban growth

- 2.22 Policy 6.3.3 requires rural residential areas to be developed in accordance with an operative outline development plan (ODP) and prescribes what matters should be contained in these plans.

¹³ This interpretation of 'consolidation' is taken from the Environment Courts commentary on Objective 6.1 of the Christchurch City Plan in C217/2001 Suburban Estates Ltd and Muir Park Ltd & Ors v CRC & Ors; see also Christchurch City Plan: Volume 2; 6.1 Objective: Urban Consolidation and associated Policies, 14Nov2005

- 2.23 The key policy relating to rural residential development is Policy 6.3.9. This policy, and the associated methods and implementation tasks, represent the statutory driver behind the development of RRS13. At a strategic level it requires SDC to develop a Strategy to manage the development of such rural residential activity, and restricts this form of housing from occurring outside the areas identified in an adopted Strategy.

- 2.24 The policy prescribes criteria to assist Councils in developing their Strategies, including parameters for identifying suitable locations. The criteria are not determinative, in the sense that plan changes are still required to consider the substantive merits of any changes to the SDP. Although importantly, Policy 6.3.9 is limiting as any Living 3 zone proposal that does not align with the areas identified in an adopted Strategy would be inconsistent with the LURP and would fail to give effect to Chapter 6 of the CRPS.

- 2.25 Rural residential activities are defined in Chapter 6¹⁴ as follows:

"Means: residential units outside the identified Greenfield Priority Areas at an average density of between 1 and 2 households per hectare"

- 2.26 There is a dichotomy within the LURP and Chapter 6 to the CRPS in respect to the provision of rural residential households, where it is facilitated to a limited extent despite there being clear indications that it is a less sustainable form of development when compared to consolidated residential growth. A strong reliance is placed upon Rural Residential Strategy's to ensure that this form of development does not undermine the primary outcomes of the LURP, CRPS and the District Plan.

¹⁴ LURP: Appendix 1 - Amendments to the CRPS, Definitions, 6Dec2013 [P28]

- 2.27 Rural Residential Strategies are defined within Chapter 6 of the CRPS as follows¹⁵:

“Means: a strategy or plan developed for the purpose of identifying a territorial authority’s approach to the management of rural residential development in its district, using the special consultative procedure under the Local Government Act 2002”

- 2.28 Chapter 6 devolves responsibility for establishing the quantum and locations of rural residential development to territorial authorities, who are tasked with preparing a Strategy that this form of development must accord with from a spatial and strategic planning perspective.

Canterbury Regional Policy Statement 2013

- 2.29 The CRPS provides an overview of the Resource Management issues in the Canterbury Region, and the objectives, policies and methods to achieve integrated management of natural and physical resources. The methods include directions for provisions in district and regional plans.
- 2.30 The CRPS consists of 19 chapters, which provide methods to manage a wide range of regional issues, including water, land-use and infrastructure, natural hazards, landscapes, heritage, energy, soils and hazardous substances¹⁶.
- 2.31 Chapter 5 has a focus on land use and infrastructure, with one of its focuses being on the changes to urban, rural residential and rural environments and the infrastructure services required for this development.
- 2.32 Objective 5.2.1 and Policy 5.3.1 are of particular relevance to rural residential development for the balance of Selwyn district outside the UDS area. Objective 5.2.1 requires development to take place in a consolidated manner that is serviced appropriately¹⁷. Policy 5.3.1 has a primary focus on meeting

¹⁵ LURP: Appendix 1 - Amendments to the CRPS, Definitions, 6Dec2013 [P28]

¹⁶ The CRPS was made operative on the 15th January 2013

¹⁷ CRPS: Chapter 5, Objective 5.2.1, Jan2013 [P31]

the wider region’s growth needs through sustainable development patterns, including limited rural residential households that must be attached to urban areas to achieve consolidated settlement patterns¹⁸.

A strategic planning framework for Selwyn District

Population growth

- 2.33 Selwyn District has consistently been one of New Zealand’s fastest growing areas for the past five years, experiencing the highest growth rates of any district in 2012, 2011 and 2009 and being equal with Queenstown Lakes District in 2010 and 2007¹⁹. The Selwyn District has grown from a 1991 population of 21,300 to a 2013 population of 44,595²⁰.
- 2.34 Selwyn District shares the highest projected growth rate of 2.2% with Queenstown Lakes District in Statistics NZ’s sub-national population projections through to 2031²¹. Selwyn District was also the highest ranking region in New Zealand for economic change in 2012, which indicates that the District has a strong primary sector that is generating economic growth through increased population, employment, gross domestic product and business activity²².
- 2.35 The LURP growth projections indicate that Selwyn District is going to experience sustained population growth, with an additional 6,300 households required in the UDS area of Selwyn District up to 2028²³.
- 2.36 The LURP attributes this housing demand to the need for temporary housing while homes are repaired, rebuild worker

¹⁸ CRPS: Chapter 5, Policy 5.3.1, Jan2013 [P33]

¹⁹ Statistics New Zealand: Sub-National Population Estimates, Jun2007 to Jun2012 www.statistics.govt.nz

²⁰ Statistics New Zealand: Census Usually Resident Population Count www.statistics.govt.nz

²¹ Statistics New Zealand: Sub-National Population Estimates, 8Oct2012 www.statistics.govt.nz

²² BERL: Regional Rankings 2012, Mar2013 [P3]

²³ LURP: 3.2 Land use needs, Table 1, 6Dec2013 [P13]

accommodation and new housing stock required by the existing population and incoming migrants²⁴.

Growth pressures

2.37 Issues that were becoming evident with the sustained growth occurring in the District prior to the Canterbury Earthquakes included:

- the ability for Council to provide appropriate and affordable infrastructure
- difficulties in integrating new residential development into established Townships
- residential environments within the district being seen as dormitory suburbs of Christchurch City
- challenges in preserving the compact urban form of existing settlements
- the need to retain the open and spacious rural identity and character of the District

2.38 A more proactive and strategic planning framework has been implemented to ensure development is coordinated in a more sustainable manner that not only responds to community needs, but ultimately better achieves the purpose of the RMA.

2.39 SDC has been directly involved in the following initiatives to take a more directive role in managing urban growth:

- being a signatory to the UDS and contributor to the development of Change 1 to the RPS
- adopting Township Structure Plans for Lincoln, Rolleston and Prebbleton and an Integration Plan for Darfield
- formalising the Living Z zone to:
 - (i) incorporate a framework that manages the strategic residential growth of Townships to ensure the SDP accords with the CRPS
 - (ii) promote better development outcomes through urban design

- (iii) incorporates more comprehensive rules for managing the subdivision of land
- (iv) implement the Lincoln and Rolleston Structure Plans

- embarking on a District Development Strategy: Selwyn 2031 to provide over-arching planning direction across the entire district
- being a signatory to the Urban Design Protocol since September 2008. Adopting an Urban Design Action Plan²⁵ and preparing Design Guides to assist in achieving better outcomes for residential activities, commercial development, medium density housing and the subdivision of low-density allotments
- adopting the Five Waters Strategy and Activity Management Plans to define a strategic vision for the sustainable management of the five water services (community water, land drainage, water races and stormwater) and transportation has been developed and is being implemented

2.40 SDC has also taken a more directive role in determining where, and what form, urban and rural lifestyle growth is to occur. This has been linked to the sub-regional initiatives outlined in the previous sub-section to achieve long term efficiencies in the provision of services and the sustainable management of resources.

2.41 The Canterbury Earthquakes have brought the resource management issues identified above to the fore, with the need to affect a timely and effective recovery becoming paramount.

²⁴ LURP: 3.2.1 What are the land use needs for housing?, Dec2013 [P13]

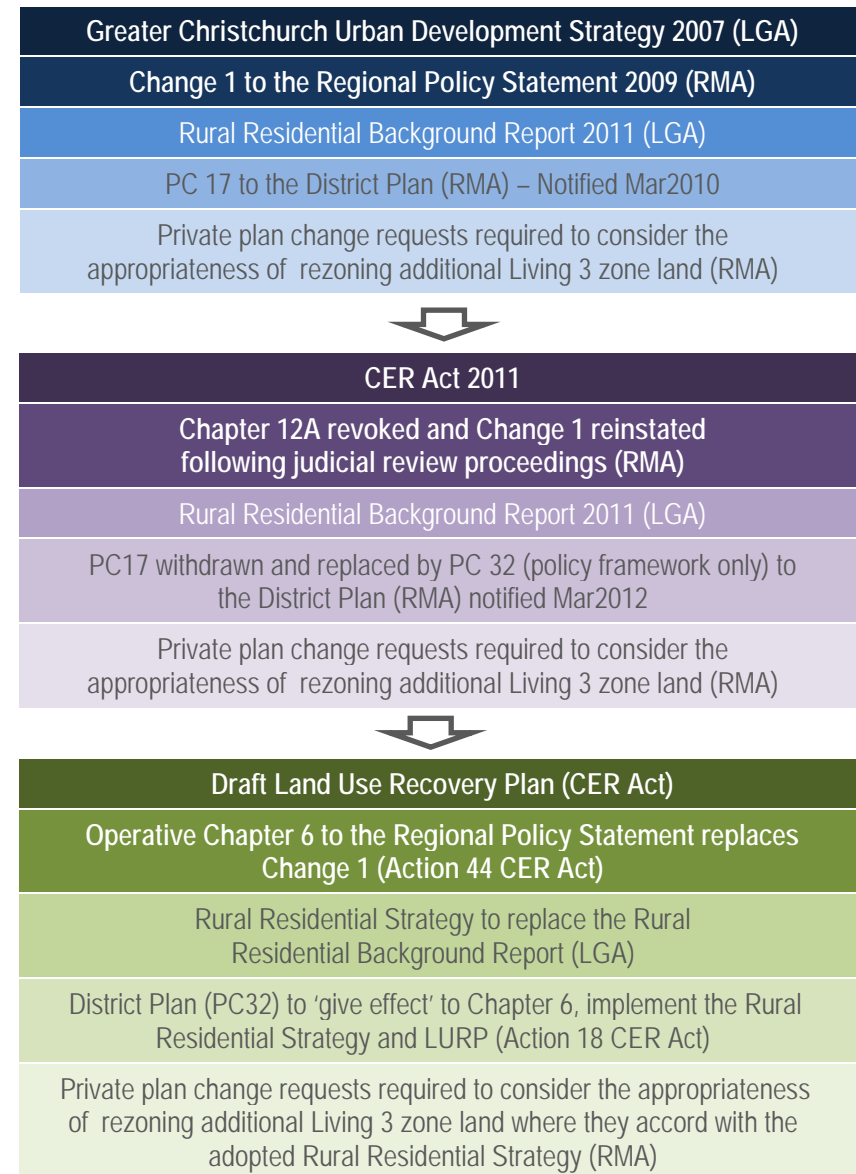
²⁵ The Council's Urban Design Action Plan lists the following primary outcomes: (a) to provide a means of assessment of subdivision applications to allow for greater use of discretion; (b) to break away from the strict use of engineering-based standards to create more variety and 'human scale'; and (c) to ensure subdivision respects its context and provides for connections

Council initiatives to manage rural residential development

The UDS and Change 1 to the CRPS

- 2.42 Prior to the LURP and Chapter 6 to the CRPS, Environment Canterbury prepared Change 1 to the CRPS to implement the urban consolidation principles contained within the Greater Christchurch Urban Development Strategy (UDS). Change 1 aimed to apply an integrated planning approach across the Greater Christchurch sub-region to consolidate the settlement pattern by:
- reducing urban sprawl and reinforcing existing commercial and community centres
 - creating efficiencies in the provision of infrastructure and operation of transport networks
 - providing a range of living environments and housing opportunities, including the management of limited rural residential households
 - improving living spaces by bringing appropriate urban design elements into all aspects of planning
- 2.43 Change 1 acknowledged that rural residential development provides some housing choice and that it could be provided for to a limited extent. This was on the proviso that rural residential growth was well integrated to avoid undermining the overriding urban consolidation principles espoused within the framework.
- 2.44 Change 1 prescribed similar criteria to what are contained in Chapter 6 to the CRPS, but restricted the number of rural residential households to 600 UDS area of the district up to 2041. Change 1 has been surpassed by the LURP and Chapter 6, but it has been a significant influence on several planning initiatives advanced by Council over the last three years. [Figure 3](#) above summarises the changing sub-regional planning framework and the various Council initiatives that have been advanced in response to these changing circumstances.

Figure 3: The evolving sub-regional planning framework

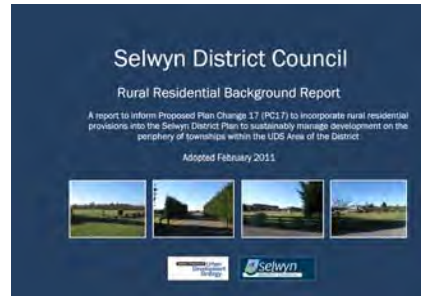


Rural Residential Background Report 2011

2.45 The Rural Residential Background Report (RRBR11) was adopted by Council in February 2011.

2.46 The RRBR11 provided the following:

- a response to the general lack of clarity around the optimal form, function and character anticipated within rural residential environments in the context of the UDS area of Selwyn District
- a resource containing research findings and technical reports that clarify the basis for determining the parameters and quantum of rural residential households, which was considered necessary to ensure a sufficiently robust cost benefit analysis could be undertaken for any Council promulgated plan change to manage this form of development
- a starting point for the rural residential review required by Policy 14 of the decisions version of Change 1



2.47 The RRBR11 findings and policy position has for the most part been retained within the RRS13 as it continues to reflect the geographic context and planning direction contained in the LURP and Chapter 6 of the CRPS.

PC 17

2.48 PC 17 was a proactive planning framework that recommended the specific rezoning of selected rural land holdings to accommodate approximately 170 rural residential households.

2.49 PC17 proposed an allocative framework to facilitate the provision of rural residential sections within the UDS area of the District for a five year period.

2.50 PC 17 was formulated in direct response to the need to:

- facilitate the development of some lifestyle living opportunities in the UDS area of the District
- proactively manage the effects arising from rural residential forms of development (cumulative effects, erosion of rural amenity values, loss of rural productive land, adverse reverse sensitivity effects and managing unconsolidated urban sprawl)
- ensure the SDP had regard to Change 1 to the CRPS

2.51 An influencing factor in adopting the allocative approach contained within PC 17 was the high degree of uncertainty at the time around the methods within Change 1 for managing rural residential activities. It was considered that a Council initiated plan change had to be promulgated to proactively manage rural residential development.



2.52 A decision to withdraw PC 17 and to prepare an alternative framework was made based on the following realities at the time:

- the Minister of Earthquake Recovery's decision to make Chapter 12A operative and revoke appeals on Change 1 provided significant surety at the time around the parameters for managing rural residential activities in Greater Christchurch (Chapter 12A was revoked following a successful judicial review proceeding)
- decisions on PC 8 and 9 meant that most of the preferred locations proposed by PC 17 could no longer be zoned without it resulting in the SDP failing to 'give effect' to Change 1, which prescribed minimum households (i.e. 148hh of the 200hh up to 2016 have been allocated to PC 8 and 9)
- decisions on PC 8 and 9 also formalised a Living 3 Zone into the SDP, which inserted a framework for managing rural residential development within the UDS area of the District (albeit with a specific focus on two sites to the south-west of Rolleston)

- there was insufficient scope within the notified version of PC 17 to defer development into the second sequence (i.e. rezone the preferred locations identified in PC 17, but defer their development until post-2016)
- a large proportion of submissions opposed the allocative approach promoted through PC 17
- the Canterbury earthquakes (geotechnical requirements under the CRPS²⁶ and DBH²⁷) and other legislative changes (NES on contaminated soils) contributed to significant cost increases that would be borne by Council
- the costs associated in pursuing PC 17, including evidence preparation to confirm the appropriateness of the preferred locations and to assess alternative sites, could not be justified

Living 3 zone framework

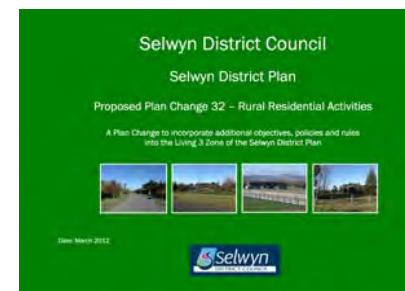
- 2.53 Decisions on the privately requested PC 8 and 9 formalised a Living 3 Zone policy framework. This included objectives, policies and rules for managing rural residential activities and incorporated performance standards to manage the development of 148 rural residential households at two locations on the periphery of Rolleston.
- 2.54 There is now a general framework in place that aligns with the UDS, Change 1 and Chapter 6 of the LURP, albeit with a specific focus on the development areas in Rolleston.

PC 32

- 2.55 PC 32 replaced PC 17 and proposes amendments to the operative Living 3 Zone objectives and policies to inform the assessment of privately requested rural residential plan changes across the wider UDS area. It also proposes general

default rules to manage Living 3 zone activities on an on-going basis.

- 2.56 PC 32 recognises that there is a need to facilitate the provision of some rural residential development, while ensuring that the urban consolidation principles of Change 1, and now Chapter 6 and the LURP, are not compromised. It confirms that it is equally important to ensure rural residential activities do not adversely affect the strategic management of Township growth or the sustainable management of the rural environment through the SDP.
- 2.57 PC 32 introduces a number of amendments to the SDP as it relates to the UDS area of Selwyn District. These reflect the majority of provisions originally contained within PC 17 to strategically manage rural residential activities and to build upon the operative Living 3 Zone.
- 2.58 A significant distinction between PC 17 and PC 32 is that the latter concludes that the selection of the optimal locations for accommodating rural residential activities is best determined on a first in first served basis. Therefore, PC 32 does not specifically rezone any land to Living 3 densities.
- 2.59 PC 32 was publicly notified on the 31st March 2012. Further submissions closed on the 27th July 2012. A total of 28 submissions and 17 further submissions were received. Submissions covered a broad range of topics, including requests that the plan change be approved, be withdrawn or that it be amended in a number of ways. Of critical importance is that PC 32 adopts a first in first served framework where privately initiated plan change requests must apply for the rezoning of specific land holdings where Change 1 limited the number of households in the first sequence up to 2016 to 200.



²⁶ Policy 13 Method 13.1 (iv) of Chapter 12A of the CRPS now required site investigations to be undertaken to confirm that: "Areas within which Rural Residential development may occur shall be defined by changes to the district plan by territorial authorities subject to the following: ... - avoid land where the potential for liquefaction and lateral displacement is such as to be uneconomic for urban development to safely proceed..." 17Oct2011 [P24]

²⁷ The Department of Building and Housing standards entitled *Guidelines for the Investigation and Assessment of Subdivisions: Interim, Minimum Requirements for Geotechnical Assessment for Land Development (Canterbury Region)*, required detailed geotechnical analysis to be undertaken at the plan change stage to determine land stability and a sites susceptibility to liquefaction and lateral displacement

- 2.60 A hearing to consider these submissions did not take place as Council was awaiting a resolution of Change 1 appeals in order to provide a settled strategic planning framework against which PC 32 submissions could be considered. Change 1 has now been overtaken by the LURP and the associated Environment Court appeals are no longer being considered.
- 2.61 PC 32 will need to be amended to respond to the LURP Action 18, to implement the adopted Rural Residential Strategy and 'give effect' to Chapter 6 of the CRPS. Action 18 requires the amendments necessary ensure the SDP implements the adopted Strategy to be lodged with the Minister for Canterbury Earthquake Recovery by the 6th May 2014 for consideration²⁸.

²⁸ LURP: 4.2 Building new communities, Action 18, 6Dec2013 [P27]

3 Historic overview

Introduction

- 3.1 There has historically been a high demand for parcels between 2,000m² to 5,000m² in size for lifestyle living with a rural outlook in Selwyn District. This is particularly true for locations in close proximity to existing settlements and within 30km of the boundary with Christchurch City. Prior to the Living 3 zone, rural residential activities were administered predominantly through Existing Development Areas (EDA's), Living 2 zones and the utilisation of larger 4ha parcels within the Rural (Inner Plains) zone for lifestyle living purposes.
- 3.2 A broad range of densities have unfolded as development has been directed by individual plan change requests/variations and consented activities that have been driven by the aspirations of individual land owners.
- 3.3 This market-led approach has been variable in achieving appropriate rural residential form, function and character within developments, contributing to:
- costly and fragmented infrastructure services
 - incongruous interfaces between rural and urban areas
 - impeding future growth options of Townships
 - giving rise to amenity conflicts and adverse reverse sensitivity effects between productive rural land uses and occupants of lifestyle blocks
 - in some cases, large lot subdivisions have been created that display a suburban rather than a rural residential form, function and character
- 3.4 The absence of a strategic planning framework to guide rural residential growth has generated a perception that intensification of small rural land holdings on the periphery of townships is generally accepted as being appropriate. The expectations of land owners have been raised, which has resulted in property speculation and increased pressure for subdivision.

3.5 This is despite the SDP prescribing:

- (a) minimum household densities in the various rural environments
- (b) identifying preferred residential growth paths
- (c) highlighting the contrasting expectations and potential conflicts between rural residential land owners and rural land owners

Frameworks for managing rural residential development

Living 2 zone

3.6 Living 2 zones replaced the rural residential zones previously provided in the Transitional District Plan²⁹. These environments support considerably lower densities than what are provided in Living 1 zones and are anticipated to contain rural character elements.

3.7 Living 2 zones are generally located on the edge of townships and are characterised by:

- larger sections
- lower ratios of open space to built form
- panoramic views
- rural outlook³⁰

3.8 There are currently ten Living 2 sub-zones within the area of the district that is subject to the LURP. These zones provide allotments that range in size from between 0.3 to 1.5ha. Importantly, Living 2 zones are managed by the Township Volume of the District Plan and are anticipated to be within the Township boundaries prescribed in the LURP.

3.9 The uptake of Living 2 zoned land has been high as they offer a number of benefits from a market perspective to standard residential section sizes, including:

- generally higher levels of outlook and amenity

- close to urban services, community facilities and social networks
- relatively affordable land prices that have been assisted by availability and the relatively recent preference for larger outdoor living areas
- more flexible land use options that are more cost effective and manageable than a smaller rural 4ha land holding

3.10 These factors are often what attract residents to Selwyn District, offering alternatives to what is generally available in Christchurch City.

3.11 There has been pressure from land owners to subdivide sections within established Living 2 zones. However, intensification of these areas has often been met with resistance from some existing land owners who want to retain the high amenity attributed to these areas.

3.12 The District Plan identifies that there may be scope for the further subdivision of Living 2 zoned land where:

- it is established to be an efficient use of land
- improves the amenity value of the area
- enables people to provide for their economic well being by having the ability to sell surplus land

3.13 These requirements are sometimes difficult to achieve where original subdivision layouts and infrastructure services have not envisaged further intensification. It can also give rise to amenity conflicts where some residents have an expectation that the area and density of development will remain unchanged.

Existing Development Areas (EDA's)

3.14 EDA's are recognised in the SDP to the extent that they are appropriate when completed in accordance with the originally approved plans³¹. EDA's were formalised through changes to the Transitional District Plan or via resource consents; others

²⁹ Selwyn District Plan: Township Volume; B4-004, Policy B4.1.2, 10Jun2008

³⁰ Selwyn District Plan: Township Volume; Table A4.4 Description of Township Zones, A4-011, 10Jun2008

³¹ Selwyn District Plan: B4-007, Policy B4.1.4, 10Jun2008

were included within the Transitional District Plan and rolled over to the current District Plan³².

- 3.15 Any intensification of EDA's to higher densities is subject to the minimum allotments prescribed in the Rural Volume of the District Plan for the Inner and Outer Plains Rural zones. There are currently nine EDA's outside the identified Township boundaries, but within the area of Selwyn District that is subject to the LURP³³. These provide allotments ranging from between 0.2 to 1ha in size.
- 3.16 The majority of EDA's are isolated low-density residential enclaves that have predominantly rural outlooks. This separation places a greater reliance upon private motor vehicles for work, leisure and social interaction and the need for site specific infrastructure solutions, such as septic tanks and water bores.
- 3.17 The disconnection and severance of EDA's from townships can result in adverse effects in terms of travel demand and vehicle emissions, particularly when compared to urban households in areas such as Lincoln, Prebbleton and Rolleston where public transport is available.
- 3.18 There can be pressure from residents for the amenities and services provided in urban areas, such as sealed footpaths, wider roads for refuse collection, street lighting and reticulated services. This is often despite the fact that the EDA is located in a rural area some distance from a Township. The provision of urban type amenities to these areas often only serves to undermine rural amenity and character, to erode the distinction between rural and urban forms of development and generate pressure on infrastructure service providers.
- 3.19 EDA's, such as Kingcraft Drive on the western periphery of Prebbleton, were initially zoned as farmlets for small scale productive uses, but have subsequently been utilised for

lifestyle living purposes³⁴. These areas have effectively become rural residential in nature, but because they are located on the periphery of townships there is a risk that they may impede future residential growth paths and undermine the ability for a compact concentric urban form to be achieved in the long term.

- 3.20 This is now evident in Prebbleton where the Kingcraft Drive EDA is now precluding the township from easily expanding in the preferred growth path to the west.

Figure 4: Kingcraft Drive EDA



- 3.21 EDA's, and rural residential environments for that matter, are often difficult to retrofit to residential densities as:

- not all land owners have development aspirations and enjoy the existing amenity
- the subdivisions rely on infrastructure designed for a limited number of households
- ad hoc subdivision of lots can lead to numerous rear driveways and a lack of connectivity through the area
- the developments are predominantly serviced by individual septic tanks or small scale sewerage treatment plants and bore supplied water

³² ENV C 255/04 Memory's Ranch Ltd v Selwyn District Council

³³ Selwyn District Plan: Rural Volume, C10.1; Edendale, Yorktown, Johnson Road, Jowers Road, Kingcraft Drive, Raven Drive, Railway Corner, Rocklands and Devine Acres

³⁴ Paparua County Scheme: Decisions on Proposed Scheme Change 19, 27Sep1989

Variation 23 – ‘1km Rule’

- 3.22 Variation 23 to the Rural Section of the Proposed District Plan (PDP) removed the ‘1 Kilometre Rule’ (1km Rule), which promulgated the development of rural zoned land to rural residential densities on the periphery of townships. The proposed densities were one house per hectare within a kilometre perimeter of the district’s primary settlements and within 0.5km of the majority of smaller townships.
- 3.23 Decisions on Variation 23 formalised the removal of the 1km Rule from the PDP in December 2006. It was considered that this type of planning approach would facilitate ad hoc development. This in turn, could have resulted in adverse environmental and infrastructural effects that would be inconsistent with the urban policy framework of the District Plan.
- 3.24 The decisions on Variation 23 considered there would be significant benefits in providing a low-density residential Living 2 zone to replace the 1km Rule and to rely upon submissions to define the limits of this zone³⁵. It was concluded that the 1km Rule was contrary to the ‘no zoning’ approach of the District Plan at the time.

Historic outcomes

Lifestyle living in the rural zones of Selwyn district

- 3.25 The District Plan identifies that the single most significant resource management issue affecting the Plains is the demand for small allotments less than 4ha in size for residential development³⁶.
- 3.26 It is evident that some land owners purchase 4ha parcels for lifestyle purposes in the absence of affordable low-density living environments. These land holdings often become difficult to manage as only a small portion of the land is required for living purposes, with the remainder having to be

maintained. This is a particular hindrance where a land owner’s primary income is from employment in Christchurch City or other urban areas in the district.

- 3.27 The management of rural properties require a range of skills to ensure hedges and trees are trimmed, stock is appropriately cared for, weeds are managed, pasture and soil quality are maintained and fire hazards are avoided. There is anecdotal evidence suggesting that not all residents occupying lifestyle blocks and smallholdings have the skills necessary to manage rural land and stock to the necessary standard, and the rural land resource is underutilised as a result.
- 3.28 There are varying perceptions of what life in rural areas should entail, including amenity attributes and expectations that people hold about rural amenity³⁷. Occupiers of lifestyle blocks anticipate a quiet and pleasant semi-rural retreat, where they are not unduly affected by close neighbours or the fast pace of urban areas.
- 3.29 However, these ideals can conflict with the nature of rural zones where the SDP recognises the utilitarian and functional qualities of the rural environment to support agricultural and productive land uses. Rural activities invariably generate noise and odour emissions, vibrations, earthworks, spray drift, stock movements and other effects commensurate with primary production. Conflict can arise within established rural residential enclaves that are subject to the Rural Volume of the SDP where rural activities can be undertaken as permitted activities.
- 3.30 Conflicting land uses often lead to adverse reverse sensitivity effects, which arise where a new incompatible land use is introduced into an environment that has the potential to limit the operation of existing (rural) activities³⁸. The prevalence of reverse sensitivity effects and rural amenity conflicts prompted the Ministry for Environment to produce several brochures and publications in 2001 to educate urban dwellers contemplating

³⁵ Selwyn District Council: Recommendation of the Hearing Panel on Variation 23, 12Dec2006

³⁶ Selwyn District Plan: Rural Volume; Policy A4.5, A4-011, 10Jun2008

³⁷ MfE: “Managing Rural Amenity Conflicts”, Feb2000 [P4]

³⁸ MfE: “Managing Rural Amenity Conflicts”, Feb2000 [P16]

a move to the countryside on the realities associated with living in rural areas.³⁹

- 3.31 Conversely, the use of rural land holdings for predominantly lifestyle purposes can result in adverse visual effects through the domestication of the rural environment. This arises where extensive lawns, urban type fencing, exotic vegetation and garden structures that represent urban characteristics contrast with the utilitarian nature and openness of the rural landscape.
- 3.32 Most dwellings and their associated curtilage areas in rural settings display urban traits, but these can undermine rural landscape values where the cumulative effects of too many dwellings in proximity to each other collectively create an over abundance of domesticated landscape.

Figure 5: Established rural residential property⁴⁰



- 3.33 The pressure to subdivide rural land holdings that have been utilised for predominately lifestyle purposes are exacerbated where the properties are located in close proximity to existing urban settlements. There is a perception from land owners that these areas are in a holding pattern for future intensification⁴¹. This arises from the high demand for larger residential sections with a rural outlook close to the social,

employment, schooling, recreational and retail opportunities afforded by urban settlements.

- 3.34 Subdivision also provides land owners with the opportunity to achieve a capital gain and to reduce the time and effort often associated with maintaining large properties. The chances of conflict occurring between activities in the rural environment are significantly increased where subdivision increases the number of small land holdings located close together and where the pattern of settlement intensifies as a result⁴². Furthermore, the intensification of peri-urban areas can inflate property prices, increase rates, and make it difficult for established rural activities and strategic infrastructure to expand⁴³.
- 3.35 The lack of direction and control as to the form and location of rural residential development in the current SDP makes the management of cumulative effects associated with incremental change to the rural environment and growth of Townships difficult to manage. The cumulative effects of individual and discrete developments have the potential to significantly affect, and change, the environmental values of peri-urban areas and rural environment when assessed on a collective basis⁴⁴.

³⁹ MfE: "Thinking About Living In the Country?" and "Managing Rural Amenity Conflicts", Mar2001

⁴⁰ Image sourced from Google Maps – www.google.co.nz

⁴¹ PCE: "Managing Change In Paradise – Sustainable Development In Peri-urban Areas", Jun2001 [P57]

⁴² MfE: "Managing Rural Amenity Conflicts" Feb2000 [P33]

⁴³ MfE: "Managing Rural Amenity Conflicts" Feb2000 [P37]

⁴⁴ PCE: "Managing Change In Paradise – Sustainable Development In Peri-urban Areas", Jun2001 [P 87]

4 Rural residential context and 'Issues' identification

Introduction

- 4.1 Rural residential activities are recognised as being both an urban growth and rural maintenance issue, with it being linked to:
- firstly, the strategic growth management policies of Townships; and
 - secondly, the need to maintain rural amenity and avoid adverse reverse sensitivity effects that have the potential to undermine rural character, the efficient operation of strategic infrastructure and legitimately established rural productive activities
- 4.2 The LURP identifies that rural residential development must be limited to not only avoid inefficient land use and infrastructure, but to also protect future urban expansion options and manage potential conflict with rural character and rural activities⁴⁵.
- 4.3 The following sub-section initially identifies the context of rural residential development in relation to the rural land resource and the Canterbury Plains. It then goes on to identify a number of issues that are attributed to rural residential development, including on the rural land resource and the consolidated management of Townships.

Rural land resource

Rural land - Issues and trends

- 4.4 Rural land is vitally important both locally and nationally, particularly in post-earthquake Canterbury where primary industries were relatively unscathed in comparison to activities based in Christchurch City and the surrounding townships.

- 4.5 Rural land is a finite resource that directly influences the country and regions identity, character, amenity, landscape, economy and employment. The following outlines the importance of rural land, details the recent trends that have contributed to changes in how rural land is being used and considers the impact intensification can have on rural productivity.
- 4.6 The rural community is diverse and dynamic. The prosperity and demography of the rural population varies significantly as a result of the:
- economic viability and productive capacity of the land
 - geographic location and proximity of the property to urban areas
 - desirability of rural areas as a place to live and work
- 4.7 The total number of people living in rural areas has remained relatively constant over the last 100 years. However, the proportion of people living in rural areas in comparison to urban areas has fallen from 50% to 15% over the same period⁴⁶. Pastoral agriculture was New Zealand's most economically productive land use, contributing \$16.1 billion to the national economy in the year ended March 2007⁴⁷.
- 4.8 In 2009 97.3% of the nations land resource was identified as being 'rural', while only 13.8% of the country's population resided in these areas. Table 1 illustrates the land use classifications, describes the activities that were taking place in these areas and outlines the population, land area and densities relating to each category at the time.
- 4.9 The Canterbury Plains and foothills cover 54% of the 649,200ha of land that constitutes the Selwyn District⁴⁸. Farming remains the dominant land use in the District, although rural land is also utilised for forestry, conservation, quarrying, business activities and recreational opportunities.

⁴⁵ LURP: Section 4.2.1 – Identify priority areas for greenfield housing development, Dec2013 [P25]

⁴⁶ Ministry of Agriculture and Forestry: Information on Rural New Zealand, www.maf.govt.nz/mafnet/rural-nz

⁴⁷ Ministry for the Environment: Environment New Zealand 2007, Dec2007

⁴⁸ Selwyn District Plan: Rural Volume, A4-10, 10Jun2008

Table 1: Land use classifications of New Zealand⁴⁹

Category	Description	Land Area %	Pop. %	People/ km ²
Total Urban (min. pop. of 1,000)	Includes all cities, towns and urban areas	2.7	86.2	-
Rural <i>High urban influence</i>	Located in close proximity to urban areas, significant proportion of the workforce rely on urban areas for employment	2.9	2.6	14.1
Rural <i>Moderate urban influence</i>	Clusters close to urban areas, significant proportion of residents work in urban areas	8.0	3.6	7.0
Rural <i>Low urban influence</i>	Includes the rural hinterland, residents predominantly work in the rural sector and have a minimal dependence on urban centers	33.3	5.7	2.7
Rural <i>Highly remote</i>	Includes conservation estate, pastoral high country and mountainous areas	53.1	1.9	0.6

4.10 The SDP identifies that the rural land resource is not only valuable for the productive capacity of its land and soils, but also for the recreational, natural, aesthetic and amenity values it provides to its residents and those visiting or undertaking business within the District.

4.11 Agriculture, forestry and fishing was the largest industry in Selwyn in the year to December 2009, accounting for 28% of the districts economic output⁵⁰. Correspondingly, agriculture, forestry and fishing provided 26.4% of the employment in the District.

⁴⁹ Ministry of Agriculture and Forestry: Information on Rural New Zealand, www.maf.govt.nz/mafnet/rural-nz

⁵⁰ Infometrics: Selwyn District – Quarterly Economic Monitor, Dec2009

Figure 6: Canterbury Plains



Changing perceptions and trends in rural land uses

4.12 The past 20 years has seen a significant shift in perceptions and functions of the rural land resource, which was a catalyst for the restructuring of rural economies, society and spaces⁵¹. The privatization of rural services, removal of government tariffs in response to globalisation, changes in social perceptions against the productivist ethos and concerns with the environmental effects associated with rural land uses drove significant change in the rural sector. These factors lead to unemployment, the closure of rural services (such as local schools) and an exodus of the rural population base to urban centers during the late 1980's⁵².

4.13 Rural land owners and stakeholders have adapted to these challenges by diversifying land uses. This has contributed to a degree of counter urbanisation, where people are attracted by the amenity and lifestyle opportunities afforded by small holdings and lifestyle blocks. These land owners have introduced innovative ways to produce income from smaller rural properties.

4.14 This diversification has also resulted in benefits to the wider social and economic make-up of rural areas on the outskirts of large settlements. These benefits have not necessarily undermined landscape values, rural character or

⁵¹ Lincoln University: M. Mackay, H. Perkins & S. Espiner; *The Study of Rural Change from a Social Science Perspective*, Jul2009 [P3]

⁵² Ibid 48 [P4]

environmental quality. It is important to note that land holdings in this context range from 2ha to 40ha in size.

- 4.15 An example of these changing land uses is illustrated in the West Melton area, where traditional pastoral farming has been increasingly replaced by more intensive artisan activities utilising small rural land holdings. There are now a broad range of rural based entrepreneurs taking advantage of the geographic location and natural elements in the area, which now supports wineries, restaurants, saffron and perennial flower growing, olive groves, nut orchards, cheese making and other niche products⁵³.

Figure 7: Vineyard



- 4.16 Rural production in general has been able to be intensified through more refined farming practices and technological advances, which have enabled farmers to extract greater yields from smaller land holdings. Importantly, rural land is no longer seen solely for its productive capacity to generate economic returns for the rural sector. It has increasingly become a commodity used to attract tourists, promote the country's national identity and to advertise and sell a broad range of goods⁵⁴.
- 4.17 In conclusion, there are a broad range of market, social, economic and environmental factors that influence the successful use of rural land, where much relies upon the aspirations, resources and skill sets of the property owners themselves.

Intensification, diversification and loss of rural productivity

- 4.18 The intensification and diversification of rural land presents some obvious conflicts and potentially adverse effects, including:
- the degradation and loss of ecosystems, environmental quality, life supporting capacity of versatile soils and indigenous biodiversity
 - the loss of the productive capacity of rural land
 - increased adverse reverse sensitivity effects where conflict arises between differing perceptions of what activities are appropriate in the rural environment
 - reduced efficiencies in the provision and operation of strategic infrastructure
- 4.19 The Environment New Zealand 2007 report identifies that pastoral land cover decreased by 1% (125,000ha) between 1997 through to 2002, whereas settlements increased by 3% (5,300ha)⁵⁵. The report highlights that the move towards intensification and diversification of rural land use places pressure on natural resources such as:
- water availability and quality
 - soil quality
 - land stability
 - increased greenhouse gas emissions
 - advancing the loss of habitats
- 4.20 Lincoln University research established that there has been a decrease since the 1990's in the total number of farms, with a general trend for larger dairy farms and smaller land holdings for lifestyle purposes being created.⁵⁶
- 4.21 The MaF undertook research on the West Melton area to determine the biophysical and ecological impacts of rural

⁵³ Avenues: Issue 72, "West Melton – From River to Riches", K. Knight, May2010

⁵⁴ Ibid 48 [P9]

⁵⁵ Ministry for the Environment: Environment New Zealand 2007, Dec2007 [P213]

⁵⁶ Lincoln University: S. Mulet-Marquis & J. Fairweather; "New Zealand Farm Structure Change & Intensification", Mar2008

subdivision, where large traditional farms were being subdivided to create parcels ranging from 1ha to 10ha in size⁵⁷. The findings are that 81% of the subdivided land was retained in pasture, 9% was utilized for amenity purposes, 6% for wood lots and 3% for other crops.

- 4.22 The study concludes that little difference in biophysical and ecological quality could be found between subdivided land and nearby larger scale rural land uses. However, the study confirms that environmental issues associated with the use of fossil fuels and energy, landscape values and loss of rural character were relevant concerns that needed to be addressed when considering wider issues beyond the biophysical and ecological impacts of rural subdivision.
- 4.23 A further study undertaken by the MaF considered the extent to which urban expansion may be threatening the viability of New Zealand's agricultural sector and whether the planning regime under the RMA was sufficient to address any associated issues⁵⁸. This report concludes that overall, urban growth itself does not pose a threat to New Zealand's agricultural production base and that there did not appear to be any compelling reasons for District and Regional Councils to zone land for agricultural purposes.
- 4.24 The study also assessed the number of smallholdings containing farms below 40ha in size, confirming that land holdings of this size had increased from 27% to 45% of all farms from 1972 to 1992. The report concluded that there was no evidence to suggest that subdivision lowers production. The study highlighted that smallholdings promote a greater range of productive activities that could contribute to social and economic diversity of the rural community.
- 4.25 A similar study was undertaken by the MaF in the Western Bay of Plenty to determine whether subdivision was reducing the amount of productive rural land and the consequences of

this land use change⁵⁹. The study was based on a survey of residents owning subdivided land holdings that ranged between 0.003ha to 19.715ha in size. The average property considered under the survey was approximately 2.5ha in size.

- 4.26 This study concluded that 85% of the properties subdivided into lots of less than 0.5ha were removed from primary production and 59.3% of lots between 0.5 to 3.9ha were no longer in primary production. The report calculates that 3,517ha of productive rural land was lost as a result of subdivision for lifestyle purposes across all land in the Western Bays district between 1995 and 2000. This equated to a loss of \$13.8 million of income to the District over the same period.
- 4.27 Table 2 provides a summary of land uses and the minimum allotment area generally required to support sustainable production in the context of the Canterbury Plains.⁶⁰ It is significant in highlighting the range of productive land uses, but is equally important in illustrating that the smaller parcels become the less viable they are for productive rural land uses without extensive capital investment.
- 4.28 Table 2 illustrates that as lot sizes fall below 20ha in size, productivity becomes focused more on intensive horticultural activities and less on grazing and cropping. The range of land uses on properties below 4ha in size are restricted, with only greenhouse vegetables and outdoor flowers being a viable productive use on land holdings below 2ha in size.
- 4.29 This emphasises the trend for parcels below 4ha in size being occupied for predominantly residential lifestyle purposes where the primary income is generated from offsite activities. It also highlights the need to retain larger rural land holdings to support rural productivity.

⁵⁷ Ministry of Agriculture and Forestry: *"Biophysical and Ecological Impacts of Rural Subdivision"*, 13Jul1998

⁵⁸ Ministry of Agriculture and Forestry: C. Ward, I. Cairns & D. Anderson: *"Land Use Change – Are Current Policies Adequate?"*, 14Jun1996

⁵⁹ Ministry of Agriculture and Forestry, S. Scarrow: *"Agricultural Productivity Changes Due to Rural Subdivision in the Western Bay of Plenty"*, Nov2000

⁶⁰ C217/2001 Suburban Estates Ltd and Muir Park Ltd & Ors v CRC & Ors; Evidence in Chief of R Brooks [P80-82]

Table 2: Productive rural land uses and allotment sizes⁶¹

Land use	Area (ha)
Stone fruit, nuts and wine grapes	10
Outdoor vegetables (extensive/intensive)	10/4
Berry fruit (extensive/intensive)	10/4
Pip fruit	8
Herbs and intensive specialty vegetables	2
Outdoor flowers	1 to 2
Greenhouse vegetables and flowers	0.5 to 1

Rural land - overview

- 4.30 In summary, the research reviewed in formulating RRS13 identifies that subdivision and intensification of rural land has increased in the past 20 years in response to a range of social, economic and environmental factors. The fragmentation of land ownership does not, in itself, reduce productivity or rural amenity; rather it is the size of the resulting allotments and how individual land owners choose to manage it. The range of uses that are able to generate a primary income decreases as allotment sizes are reduced.
- 4.31 The findings suggest that rural land that is subdivided to allotments ranging in size from between 2ha to 40ha does not directly reduce its productivity. There is evidence to suggest that intensification promotes diversification and the economic returns from rural land holdings.
- 4.32 The subdivision of rural land holdings to below 4ha, and even more so below 2ha in size, are predominantly used for lifestyle purposes and are invariably removed from primary production. Parcels below 2ha in size are likely to be lost from any form of

rural productivity and often fail to retain the character that is commensurate to rural land uses.

- 4.33 Anecdotal evidence suggests that even where land owners continue to use parcels below 2ha in size for rural productive uses, such as horticultural cropping, any revenue gained from the resulting activity is sometimes not enough to recuperate the capital required to pay contractors and other outgoing costs. That is not to say that hobby farms and other diverse land uses cannot be successful, but it does highlight that these activities are unlikely to result in a primary income and are invariably undertaken to compliment a semi-rural lifestyle.

Rural residential development and its context within the Canterbury Plains

Defining rural residential development

- 4.34 Rural residential activities are generally recognised as developments that have both rural and residential components, although they have traditionally been difficult to define in absolute terms. The elements that define rural residential activities are determined by factors such as outlook, site and building densities, open space, design vernacular and land uses. The resulting semi-rural character is quite distinct from the comparatively high densities typical of suburban forms of development.
- 4.35 Previous research has established that rural residential land holdings are predominately utilised for open space amenity, but may entail a range of productive uses⁶². The primary income is generally from home based professions or employment in Christchurch City, or larger centres in relatively close proximity to the site. There is a preference for smaller land holdings that provide lifestyle amenity and are able to sustain small scale rural activities, but do not require constant management that would necessitate full time employment.

⁶¹ Adapted from Table 6.1 Recommended Minimum Allotment Area for Sustainable Production - R Brooks
Evidence in Chief: C217/2001 Suburban Estates Ltd and Muir Park Ltd & Ors v CRC & Ors [P82]

⁶² Lincoln University: A. Cook. & J. Fairweather: "Smallholding In Selwyn District", May2005

- 4.36 Definitions of rural residential development vary greatly. Lincoln University researchers Cook and Fairweather identify that small holdings and lifestyle block developments encompass the development of land between 0.4ha to 30ha⁶³. The Real Estate Institute of New Zealand identify that lifestyle properties are land holdings between 1ha to 20ha, while any properties below 0.5ha are considered as residential⁶⁴. The Living 2 zones in the townships of the SDP that are contained within the area that is subject to the LURP currently provide land holdings that range from between 0.3ha to 1.5ha in size.
- 4.37 The evidence presented to the Commissioners hearing submissions on Change 1 to the CRPS identified three forms of rural residential development⁶⁵. It was confirmed that there was not a great demand for land holdings of at least 4ha in size as people often had off-site employment, did not have the time necessary to maintain larger land holdings and the economic return was not viable without a primary income from a source other than the property.
- 4.38 The Commissioners found that there was a clear indication from the evidence presented that people were seeking one of the following two categories of land holding for rural residential purposes:
- (a) parcels ranging from between 0.5 to 2ha that could support the running of a few animals and/or an extended garden or orchard
 - OR
 - (b) parcels ranging from between 0.2 to 1ha for a 'larger lot' lifestyle
- 4.39 The reasons given for the preference for either of the two above categories were that the people seeking the property tended to have off-site employment, and had time constraints that precluded their ability to maintain larger land holdings.

- 4.40 It is clear that there are a broad range of housing densities and activities that encompass the general term 'rural residential', including low density residential development, countryside living, lifestyle blocks, farmlets and small holdings.
- 4.41 Figure 8 and Figure 9 include cross-sections to illustrate the spectrum of land use activities, from the urban and lower density residential forms of development through to small holdings and rural land uses.

Figure 8: Land use spectrum

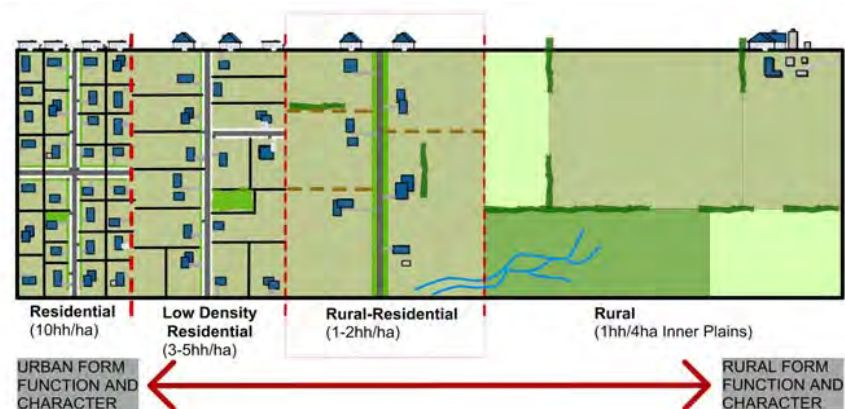


Figure 9: Photos illustrating the land use spectrum



⁶³ MaF: A Study of Smallholdings and their Owners", Dec2004 [P1]

⁶⁴ Real Estate Institute of New Zealand: REINZ Online User Guide: Sales Statistics Data Entry, Version 1.8 [P7]

⁶⁵ Change 1 RPS: Commissioners' Recommendation Report (Track Change Version), 01Dec2009 [P88]

- 4.42 These figures illustrate that the higher the ratio of built form to open space the closer activities represent residential forms of development. The more intensive development becomes, the greater the resident's expectations are for infrastructure and services that are typically provided in urban environments, such as footpaths, streetlights, road specifications and other urban services. The level and nature of the built form and domestication of the rural landscape determines the tipping point where intensive rural residential areas begin to compromise the rural character within any given location.
- 4.43 Conversely, lower ratios of built form to open space require minimal infrastructure in comparison to what is provided in urban areas. The utilisation of rural vernacular in the design and layout of activities will contribute to more rural character elements and reflect distinctly rural residential amenity values.
- 4.44 It is evident from the research, anecdotal evidence and site visits undertaken in the formulation of this Strategy that parcels ranging in size from 0.15ha to 0.3ha demonstrate large lot residential elements, which align more with urban forms of development.
- 4.45 Land holdings that range in size from between 0.3ha to 2ha, are better able to demonstrate the residential and rural character elements that typify rural residential environments, with the overall number of lots within any given location also being an important consideration.
- 4.46 Properties that are greater than 2ha in size generally continue to be productive and are predominantly retained for rural purposes, small holdings or hobby farms.
- 4.47 The density requirement of one to two households per hectare will enable the clustering of development, while providing flexibility to provide a variety of lot sizes and innovative living environments in response to constraints and site context. It also ensures that there is sufficient open space within any given rural residential node to achieve the necessary character.
- 4.48 It is recognised that the anticipated land uses will remain predominantly residential in nature, but there will be sufficient

open space and land available for large gardens, wood lots, orchards, small scale cropping and/or horticulture, the keeping of animals and other semi-rural activities. As a result, it is expected that these elements will reduce the impacts of the built form and create high levels of amenity.

Figure 10: Rural residential land holding⁶⁶



Issues analysis

Rural residential development issues

- 4.49 As identified below, rural residential forms of development have been identified in the LURP, and other related investigations, as being less sustainable than urban densities. As a consequence, there needs to be appropriate methods developed to ensure that the following poor outcomes and related adverse effects are avoided, remedied or mitigated.
- 4.50 The above issues highlight the range of trade-offs in facilitating rural residential development to accommodate lifestyle living opportunities. It is not to say that rural residential forms of development cannot achieve high quality sustainable outcomes and should be restricted outright, but it does highlight that at a strategic level consolidated urban settlements are a more sustainable typology.

⁶⁶ Image sourced from Google Maps – www.google.co.nz

Issues attributed to rural residential forms of development

- it often proceeds at a greater rate, and consumes larger tracts of land, than residential forms of development. This can be at the cost of productive land and undermine the viability of other activities that are reliant on geographic proximity to urban areas – including land required for urban growth, community utilities, strategic infrastructure, intensive farming and existing sites of ecological or cultural significance
- there is an increased risk of adverse reverse sensitivity effects where new residents to an area are less aware of farming, rural industry or strategic infrastructure, which can lead to complaints and amenity conflicts that may undermine the viability of legitimately established land uses
- the characteristics and values attributed to rural residential locations, (including seclusion, exclusivity, rural outlook, privacy and solitude) can be lost through further intensification and competing desires from residents for increased levels of service, such as local stores, community facilities, sealed footpaths, reserves and street furniture
- it contributes less to the wider social cohesion of communities and increases catchments that can stretch social infrastructure and services (such as schools, emergency services, network utilities and health care providers)
- it represents a form of development that invariably benefits relatively few people and often results in the loss of productive rural land that may have previously been able to sustain a large number of people
- it can contribute to a loss of rural landscape, character and amenity values through the 'domestication' of farmland, dilution of the rural context of settlements and derogates the contrast between rural and urban forms of development

Issues attributed to rural residential forms of development

- its relatively isolated geographic proximity to town centre's reduces the ability for residents in rural residential areas to utilise public transport and alternative modes of transport to access business and retail areas, social services, employment and everyday needs, which leads to an increased reliance on private motor vehicles that in turn contributes to congestion and other potentially adverse effects
- it increases the risk of urban sprawl and undermines the consolidated management of urban growth, including the failure to achieve the critical population mass needed to sustainably manage growth and reduced opportunities for the regeneration and gentrification of existing developed areas
- isolated locations are less resilient to increased fuel costs (including peak oil), changes in economic circumstances and natural disasters or events
- isolation from urban areas means that these areas are less efficient to service with reticulated water and wastewater supplies, creating 'orphan' developments that are invariably more expensive to operate, maintain and upgrade than publicly owned systems

5 RRS13 guiding principles and outcomes

5.1 This section considers the following eight guiding principles, which have influenced the preparation of the criteria in **Appendix 1** for selecting the preliminary rural residential areas in **Section 6**:

1. Rural residential development typologies
2. Landscape values
3. Rural residential character
4. Development constraints
5. Infrastructure servicing
6. Market demand assessment
7. Cultural values
8. Other considerations

Rural residential development typologies

5.2 Several theories and planning approaches for managing rural residential development are introduced and assessed in the following sub-section of this Strategy to provide a wider understanding of the options available to deliver the outcomes being sought in Chapter 6 of the CRPS and the LURP.

5.3 The overall conclusion of this sub-section is that a peri-urban form of rural residential development is the most sustainable typology within the area of the district that is subject to the LURP, when compared to alternatives.

"Peri-urban environments occur where rural and urban activities merge at the interface between Townships and the countryside"⁶⁷

⁶⁷ Adapted from the definition provided at <http://en.wiktionary.org/wiki/peri-urban>

'New Ruralism'

- 5.4 New Ruralism is a concept that is currently evolving in the United States of America. The concept embodies a planning framework that integrates sustainable agricultural practices with new urbanist theories⁶⁸:
- 5.5 New ruralism seeks to achieve better outcomes within peri-urban locations by promoting small living environments based around small to medium scale agricultural land uses that are mixed with habitat corridors and opportunities for passive recreation. New Ruralist communities are typically developed in a manner that is cognizant of urban areas and their occupants.

Figure 11: 'New ruralism' conceptual layout⁶⁹



- 5.6 A number of criticisms have been voiced against promoting New Ruralism, where the vision is seen to encompass unrealistic expectations of how the concept can deliver the outcomes being promoted⁷⁰. Critics have raised concerns that 'New Ruralism' may exacerbate urban sprawl, undermine rural productivity and amenity and create a greater dependence on private motor vehicles.

⁶⁸ S. Kraus: "A Call for New Ruralism" www.google.co.nz

⁶⁹ www.google.co.nz

⁷⁰ D. Moffat: "New Ruralism: Agriculture at the Metropolitan Edge" www.google.co.nz

Farm Park Developments

- 5.7 The farm park concept is reasonably well established in New Zealand. Farm parks generally incorporate smaller residential enclaves clustered in rural environments, where any loss of rural amenity is offset by the retention of large balance land holdings that are being utilised for productive rural uses.
- 5.8 The farm park design approach can be successful in internalising adverse effects through clustering dwellings and by ensuring that overall densities remain consistent with standard rural activities. There are sometimes significant environmental gains able to be achieved through for example, establishing riparian margins, protecting and enhancing habitats, retiring unsuitable land and forming ecological corridors.
- 5.9 Farm parks are more likely to be successful in landscapes where topography and natural features are able to screen built forms. There is a degree of uncertainty in respect to what methods could be utilised to screen and internalise effects in the Plains landscape, where openness and a low ratio of built structures is fundamental to its character.
- 5.10 Some of the benefits attributed to farm parks can be outweighed by prospective purchasers being uneasy about the ongoing maintenance costs associated with landscape mitigation, farm management, targeted rates and the upgrading and replacement of on-site independent infrastructure. The farm operations may present adverse reverse sensitivity effects to some residents during certain times of the year.
- 5.11 The relative isolation of these enclaves can create a reliance on private motor vehicles to commute to urban centres for employment, schooling, business, leisure and social activities. It can also displace the population from residential zoned land, where services and infrastructure are provided, to rural areas where the levels of service are significantly lower.
- 5.12 There remains a high degree of uncertainty as to the long term sustainability of farm park developments, particularly their viability on the Canterbury Plains.

Figure 12: Farm Park concept⁷¹



Hamlets and clusters

- 5.13 The establishment of Hamlets within rural areas is a relatively new concept in New Zealand, which is based on the traditional small British village concept. Hamlets generally comprise a cluster of small allotments that are offset by the retention of balance lands in rural production or enhanced/preserved in its natural state. It is similar to a farm park concept in that effects are internalised, with a relatively low ratio of built forms in comparison to open space.
- 5.14 Hamlets differ from farm parks in that they may contain small scale services, such as a local store or recreational facility. The European concept of hamlets traditionally had a church as a focal point.
- 5.15 Hamlets could be self sustaining if the appropriate management structure and lifestyle choices were made to reduce the everyday dependence on the services and amenities of urban areas. Hamlet nodes could promote artisan trades utilising locally sourced rural produce. These areas could also become attractive destinations for recreational activities and tourism.

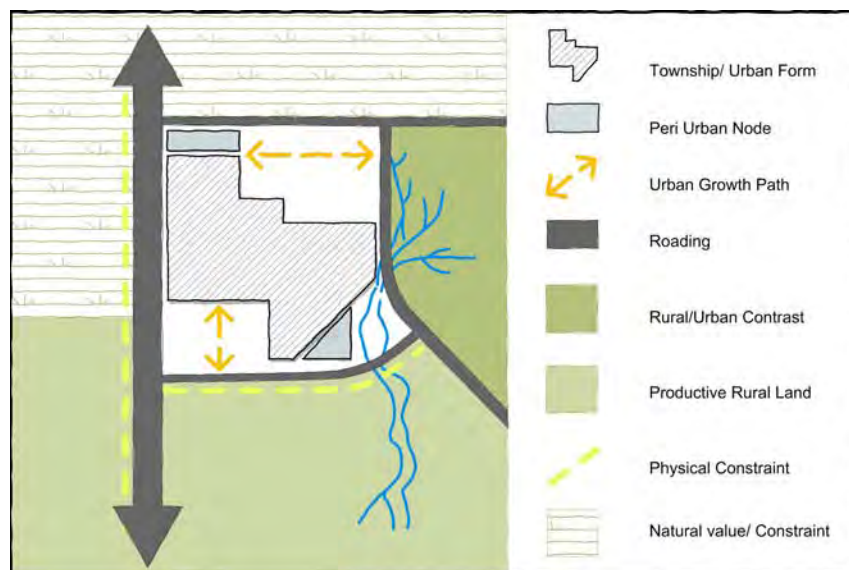
⁷¹ Mangamaunu Farm Park, Kaikoura, www.harcourts.co.nz

- 5.16 Hamlets could be successful where the context of sites have been preserved and utilised in the development concept. Examples include the protection of native vegetation, using natural features, ecological habitats and topography to screen built forms, whilst retaining landscape amenity and protecting indigenous biodiversity.
- 5.17 There are a number of disadvantages with hamlet nodes and the clustering of development, many of which relate to the isolation of these areas from urban services and amenities. The relative success of this form of development would correlate to the site context, success of any communal arrangements and the relative success of integrating smaller sections into rural and natural landscapes.

Peri-urban rural residential development

- 5.18 Peri-urban nodes are located either on the boundary with or, in close proximity to, existing settlements.

Figure 13: Factors influencing the optimal form of rural residential development



- 5.19 Figure 13 illustrates the general factors determining where rural residential activities should be located in the Plains context.
- 5.20 Rural residential development typologies that integrate with Townships within the context of the Canterbury Plains will deliver the following benefits:

Benefits of the peri-urban rural residential form

- proximity to Townships promotes social wellbeing through the ability to access open space reserves, communities facilities, employment opportunities and social networks
- peri-urban nodes are better able to provide integrated living environments that reflect the peace, quiet, 'openness', 'ruralness' and privacy that residents expect
- peri-urban nodes are better able to deliver efficiencies in the provision of infrastructure due to increased proximity to reticulated services
- sensitive gateways to Townships are able to be avoided, with there being opportunities to integrate rural residential areas into both the rural and urban environments through semi-formal links, riparian margins, ecological corridors and 'greenspace' networks
- the absence of topographical and natural features to screen intensified development results in alternative typologies that are severed from settlements having a greater risk of adversely affecting the visual distinctiveness of the open rural landscape through the 'domestication' of productive rural land holdings
- peri-urban nodes can take advantage of definitive boundaries to manage growth and reduce the risk of urban sprawl, with appropriate location selection enabling long term residential growth paths to be preserved

Benefits of the peri-urban rural residential form

- appropriate densities, layouts, development controls and mitigation measures can deliver the anticipated rural residential character, which is distinct from conventional urban environments or rural land holdings
- localised natural features, greenbelt buffers, design elements and interface treatments are able to make rural residential areas distinctly different from rural and urban areas and to reduce the blurring of the rural/urban boundary of Townships
- typologies that are consolidated and integrated with settlements are better able to avoid 'ribbon' development, adverse reverse sensitivity effects with productive rural land uses and strategic infrastructure and to assist in achieving compact urban forms for existing residential settlements

- 5.21 Peri-urban locations that integrate with self-sustaining Townships are considered to be more sustainable when compared to alternative forms of rural residential development.

Landscape values

- 5.22 Andrew Craig of Andrew Craig Landscape Architects Limited provided specialist landscape advice to inform the preparation of the RRBR11.
- 5.23 Mr Craig's assessment concluded that the Plains landscape is generally uniform in character, with no significant landform constraints other than the Port Hills and water bodies.
- 5.24 A constraints map was produced and is included in **Appendix 2** (see [Figure 14](#)). An accompanying report entitled "*Identification of Landscape Constraints for Rural Residential Development*" was also prepared.

Figure 14: Landscape constraints map



- 5.25 The primary findings of this analysis is that the following landscape values contribute to and enable good rural residential design and character:

Rural residential landscape values

- discernibly logical boundaries determined by strong natural or physical features
- discouraging sporadic development assists in avoiding fragmented land uses and the resulting visual impacts
- avoid the collective effects of large nodes, where it is more difficult for all sections to deliver the anticipated rural residential character
- support high amenity boundary treatments
- maintenance of rural views to assist in achieving the necessary degree of 'ruralness' and 'openness'

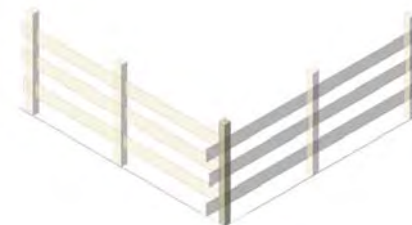
Rural residential landscape values

- avoid fragmentation – fencing is an important feature that characterises rural residential development (see [Figure 15](#) below)
- avoid ad hoc rural residential development between townships and rural outskirts that risks diluting the openness provided by the rural periphery, diminishing the sense of arrival, undermining future residential growth options and isolating urban dwellers from the rural hinterland. This is significant given the lack of natural features within the Plains landscape to limit the sprawl of intensive residential activities into rural land, which also diminishes the contrast between urban and rural environments
- support development that integrates with its surrounding natural and physical environment
- support the maintenance, enhancement and protection of significant trees, plantings and natural features
- avoid locations that may compromise historic and/or features or their settings
- promote subdivision layouts that reflect land use patterns
- avoid urban motifs in favour of retaining existing rural elements and promoting rural design vernaculars
- avoid ribbon linear development that may contribute to the coalescence of Townships

5.26 As identified above, fencing treatments within rural residential areas has been identified as an important design feature that serves a function for managing stock. Of equal importance is that fencing is able to assist in delivering the anticipated visual and amenity outcomes, including the necessary 'openness' and 'ruralness', which distinguish rural residential areas from low-density residential environments (refer to [Figure 15](#)).

Figure 15: Rural residential fencing typologies⁷²

Post and rail



Post and wire

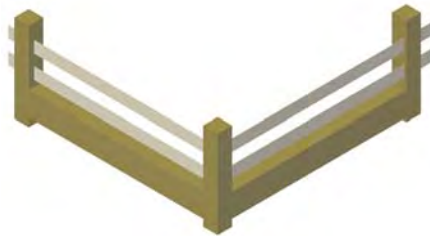


⁷² PC32: Appendix 1 Schedule of amendments, Mar2012

Traditional deer/sheep



Solid post and rail



Rural residential character

- 5.27 The character elements that define rural residential areas are important to ensure that this form of development is distinct from rural or residential character. This character results from a myriad of factors, including the bulk, location, form, locational context and appearance of developments, and lot size within any given area.
- 5.28 Landscape assessments and site visits to existing rural residential nodes within the Waimakariri and Selwyn Districts highlighted a number of attributes that assist in differentiating rural residential character from other types of development:

Rural residential character elements

- a sense that the subdivision is located in a semi-rural setting through the provision of abundant open space and frequent views into the rural hinterland beyond
- buildings that are well set back from road frontages (15m to 20m) to provide a sense of space and promote an open semi-rural street environment
- preclusion of small scale intensive developments that may fragment the rural environment, erode rural character and contribute to adverse reverse sensitivity effects with productive land uses and strategic infrastructure
- it is important to manage the number of dwellings within any single location to avoid the collective effects of intensified land uses (ideally no greater than 50hh) – large nodes are less able to provide the necessary degree of 'ruralness' that is required to meet the anticipated rural residential character and to satisfy the expectations of future land owners
- the presence of substantial areas of open space in proportion to built forms

Rural residential character elements

- relatively low site coverage in comparison to urban areas (the lesser of 10% or 500m²), with a preferred minimum site density of 1hh/ha from a visual perspective, acknowledging that the optimal density for any given site is dependent on factors such as locational context and the number, size and orientation of lots, along with the configuration and proportions of subdivision layouts
- retain an appropriate urban/rural interface on the edge of Townships
- the restriction or urban motifs, such as entrance features, solid paling fences and kerb and channel road formations – fencing is a particularly important design feature that influences the extent to which any given location achieves the desired openness necessary to the provision of rural residential character (refer to Figure 15)
- precluding intensification of the Rural Outer Plains zone (1hh/20ha) in preference for the Rural Inner Plains zone (1hh/4ha) – the further rural residential development nodes are located from settlements the more difficult it will be to integrate this form of development into Townships and the greater the risk there will be for adverse environmental effects. These issues are compounded in the Rural Outer Plains zone, which is characterised by lower densities of built form and higher levels of openness to support rural productivity
- Outline Development Plan's are an appropriate mechanism to deliver: (a) integrated development that takes account of the wider site context; (b) well connected and coordinated development that assists in achieving consolidated planning outcomes; and (c) efficiencies in the provision of infrastructure services

Anticipated outcomes

- 5.29 The following description contained within the Living 3 zone statement of proposed PC 32 assists in understanding the outcomes and characteristics anticipated within rural residential development areas located in the area of the district that is subject to the LURP, it reads as follows⁷³:

"...The retention of typically rural features are required in subdivision design, including 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, 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 ...

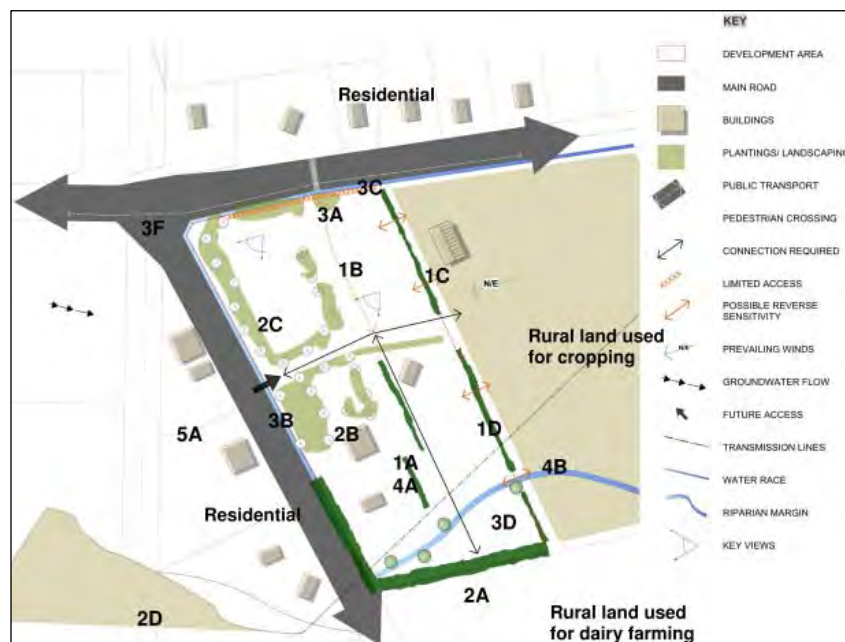
... proximity (to Townships) promotes the integration and cost effective provision of infrastructure and reduces adverse effects associated with energy consumption and transportation, while enabling residents to take advantage of nearby community facilities, employment opportunities, social interaction and public services. Strongly developed linkages are encouraged to facilitate connectivity and interaction between the Living 3 zone with adjoining Townships and the rural hinterland..."

Contextual analysis

- 5.30 Ultimately the optimal form, function and character of rural residential development nodes need to be determined using a comprehensive analysis of any given site's context within its wider surroundings.
- 5.31 **Figure 16** summarises some of the features and elements that should be considered in determining the appropriateness of any given site to sustain rural residential living and how future development will deliver the anticipated character outcomes:

⁷³ PC 32: Schedule of Amendments – Amendment 2, Mar2012 [P2]

Figure 16: Contextual analysis diagram



- | | |
|--|---|
| <p>1 LAND USE</p> <p>1A Retain existing buildings if possible</p> <p>1B Provide 100m buffer setback from SH for new buildings</p> <p>1C Provide setback and landscape treatment along boundaries with rural uses</p> <p>1D Position buildings to provide shelter from prevailing winds</p> <p>1E Setbacks from transmission lines</p> <p>2 NATURAL RESOURCES</p> <p>2A Retain shelterbelts and trees for wind shelter, shading, amenity and privacy outdoor living areas</p> <p>2B Incorporate existing green space into new subdivision layouts</p> <p>2C Retain water race and limit access points over it</p> <p>2D Retain view shafts to hills to create pedestrian route</p> | <p>3 CONNECTIONS AND MOVEMENT</p> <p>3A No access directly off State Highways</p> <p>3B Provide access well away from potentially hazardous intersection</p> <p>3C Connect with existing pedestrian crossings and utilise and enhance pedestrian and cycle networks to promote the use of alternative modes of transport and walkability</p> <p>3E Create good accessibility to existing bus stop</p> <p>4 PLACE AND CHARACTER</p> <p>4A Utilise building designs and materials that promote rural residential character by utilising a rural vernacular</p> <p>4B Use post and rail or other transparent rural style fencing</p> <p>5 VISION</p> <p>5A Envisage the long term future of the place and how it could change over time.</p> |
|--|---|

Development constraints

- 5.32 The LURP recognises the significance of having to identify and manage development constraints and natural hazards within the Greater Christchurch sub-region. There is reference made to numerous studies and investigations that have been undertaken, and will need to be initiated on an on-going basis, to identify liquefaction risk, land stability and other constraints so that appropriate areas are developed and risks are quantified and managed⁷⁴.
- 5.33 Chapter 6 of the CRPS – Policy 6.3.9 lists a number of constraints to guide the identification of rural residential areas within the Greater Christchurch sub-region⁷⁵. These are listed in **Appendix 3** of this Strategy.
- 5.34 A more comprehensive list of constraints are detailed in the rural residential location criteria contained in **Appendix 1**, which have been developed for the purposes of selecting the optimal rural residential locations.

Infrastructure servicing

- 5.35 Action 44 of the LURP directs that Chapter 6 to the CRPS require rural residential development areas to be located so that they can be economically provided with a reticulated sewer and water supply that forms part of a publicly owned network⁷⁶.
- 5.36 There is also a requirement that appropriate stormwater treatment and disposal methods are established when determining the appropriate locations for, and function of, rural residential development. Chapter 6 requires rural residential development to have direct access to a sealed road and to consider the hierarchy of roads⁷⁷.

⁷⁴ LURP: 3.2.5 How do natural hazards need to be managed?, 6Dec 2013 [P15]

⁷⁵ LURP: Appendix 1 – Amendments to the CRPS, Policy 6.3.9, 6Dec2013 [P20]

⁷⁶ LURP: Appendix 1 – Amendments to the CRPS, Policy 6.3.9 (3), 6Dec2013 [P20]

⁷⁷ LURP: Appendix 1 – Amendments to the CRPS, Policy 6.3.9 (4), 6Dec2013 [P20]

Reticulated water and wastewater

- 5.37 Council has adopted a 5Waters Activity Plan⁷⁸ (5WAP) that identifies the infrastructure needs of the community, including specifically water, wastewater and stormwater. The 5WAP identifies the general location of network extensions and connections, with any future subdivision and land use zoning proposals having to generally accord with the long term infrastructure needs identified for each Township.
- 5.38 Reticulated sewer and water is required to reduce the number of septic tanks, discharge permits, water takes and bores in preference for the integrated management of infrastructure. The uncoordinated servicing of independent nodes of rural residential development with onsite sewerage treatment plants and independent water schemes can duplicate services and contribute to disproportionately high operational and maintenance costs⁷⁹.
- 5.39 In addition, a proactive approach is essential to avoid fragmented development occurring outside identified nodes, where the rate of development can outstrip Council's ability to service and maintain connections and associated infrastructure⁸⁰.
- 5.40 The identification of rural residential areas, in relatively close proximity to self-sustaining townships, assists in ensuring reticulated services can be provided in a cost effective manner. These areas will need to be of sufficient size to achieve the critical mass necessary to make the provision of reticulated services economically viable, but small enough to allow the Council to design and install infrastructure within the timeframes and financial resources determined under the Long Term Plan process.

⁷⁸ Selwyn District Council: 5Water Activity Plan Part 3 – Eastern Selwyn, Adopted Jan2012

⁷⁹ Hearing Evidence to Variation 23: H. Blake-Manson, SDC Asset Manager Utilities, 10Nov2006

⁸⁰ Planning Quarterly: I. Thomson; "Greenfield Plans Falter at the Implementation Stage", Dec2005 [P2-5]

- 5.41 An integrated approach for servicing rural residential development areas with reticulated water and wastewater connections is supported for the following reasons⁸¹:
- stand-alone treatment systems can operate satisfactorily, but rely upon regular maintenance, which equates to costs and difficulties associated with the administration of such schemes by private arrangements (such as a Body Corporate)
 - there is a risk that there may be lapses in the regular maintenance scheduling specified by manufacturers
 - the long term failure of a site specific treatment or package plant would be significant, particularly with regard to the potential risks to groundwater quality and health
- 5.42 Further support for requiring reticulated wastewater services lies within the operative NRRP and the proposed Regional Land and Water Plan, which strongly support sewer networks being established to service residential and rural residential densities of development⁸². This is principally to avoid intensified development degrading groundwater quality or raising groundwater levels in areas affected by high water tables.
- 5.43 The NZ Fire Service has identified a preference for a reticulated water supply being provided to rural residential activities in accordance with the NZ Fire Fighting Water Supplies Code of Practice (NZS PAS 4509:2008). This is to reduce the reliance on alternative water supply methods required for fire fighting purposes, where difficulties in gaining physical access, inadequate flow rates and defective connections to fire fighting appliances may undermine the ability of the Fire Service to attend to hazards and emergencies in a timely manner.
- 5.44 Low impact design and the use of natural methods for the treatment and disposal of storm water are promoted, such as swales in preference to kerb and channels. The capturing of rainwater for irrigation and other uses not requiring a potable

⁸¹ Change 1 RPS: Commissioners' Recommendation Report (Track Change Version), 01Dec2009 [P90-337]

⁸² NRRP: Chapter 4 Water Quality, Policy WQL7 – Method WQL 7 (j), 11Jun2011 [P4 to P73]

supply are also encouraged to reduce the demand on the finite water resource.

East Selwyn Sewer Scheme (ESSS)

- 5.45 The primary method to treat and dispose of wastewater for both residential and rural residential densities of development within the area of Selwyn District that is subject to the LURP is the East Selwyn Sewer Scheme (ESSS), which is in the process of being developed.
- 5.46 The ESSS comprises an upgrade of The Pines wastewater treatment plant located to the south of Rolleston (refer to [Figure 17](#)).
- 5.47 The ESSS is not anticipated to service Tai Tapu in the immediate future, as the sewer main connects directly to Christchurch City Council's supply as opposed to following the same alignment as the Lincoln, Prebbleton and Springston main. This significantly precludes any rural residential activities from occurring in Tai Tapu and its environs.

Figure 17: East Selwyn Sewer Scheme



Utilities

- 5.48 The intensification of rural land for lifestyle living or rural residential activities increases the demand on utility services, such as power and telecommunications. The costs and practical ability for network utility providers to extend these services to rural residential nodes are a matter for prospective land owners to consider as this is not managed by Council.
- 5.49 One significant constraint to rural residential development is the location and operation of the country's electricity network,

which relies upon transmission lines, towers, poles, substations and ancillary infrastructure. Transpower owns, maintains, operates and develops New Zealand's high voltage transmission network, the national grid. A National Policy Statement on electricity transmission and development guide have been prepared by Transpower to highlight the potential conflicts associated with developing land around transmission lines and establishes guidelines to achieve suitable outcomes⁸³.

- 5.50 Chapter 6 of the CRPS also specifically requires activities to not give rise to significant adverse reverse sensitivity effects with strategic infrastructure, which includes the national grid⁸⁴. The electricity infrastructure in the area of the district that is subject to the LURP and they are referenced in the rural residential location criteria in [Section 5](#).
- 5.51 Alternative sustainable energy sources, such as the use of solar power and wind energy, should be promoted once specific development proposals are formalised. This will encourage self sufficiency and reduce the reliance upon conventional energy sources, such as wood, gas, fossil fuels and the national grid.

Flood risk and stormwater management

- 5.52 Flooding is an ever present natural hazard affecting parts of Canterbury, with large areas in the eastern part of the District being vulnerable to flood risks associated with the Halswell and Selwyn Rivers and their tributaries.
- 5.53 The extent to which any property may be susceptible to flooding during large rainfall events is a relevant constraint to consider when determining the appropriateness of any given location to accommodate rural residential living environments.
- 5.54 The District Plan prescribes several flood zones that have rules to manage the subdivision and development of flood prone areas in the eastern portion of the district. The extent of

⁸³ Transpower: "Guide for Development Near High Voltage Transmission Lines", Feb2010

⁸⁴ LURP: Appendix 1 – Chapter 6, Policy 6.3.9 (5)(g), 6Dec2013 [P21]

the flood sub-zones and information on historic flood events are referenced in **Appendix 2** and the related criteria in **Appendix 1**.

- 5.55 Methods to reduce the risk of flooding and inundation include requiring minimum freeboard heights and avoiding building infrastructure, establishing dwellings or enabling people to occupy land that is unduly susceptible to flooding.
- 5.56 In addition to flood risk, stormwater management and land drainage are an important factor to consider when determining optimal locations for rural residential activities and how this land is developed and managed on an on-going basis.
- 5.57 **Appendix 2** and related criteria in **Appendix 1** also reference the high water table, water races, flood areas, springs and water bodies. There is also a requirement under the LURP and the Land and Water Regional Plan for appropriate stormwater treatment and disposal methods to be identified when land is considered for rezoning.

Figure 18: June 2013 flood event



- 5.58 The methods for reducing any undue risk associated with stormwater inundation include integrated catchment wide schemes, on-site discharges to ground and the utilisation of overland flow paths and attenuation basins.

- 5.59 Low impact design and the use of natural methods for the treatment and disposal of stormwater are promoted, such as for example swales in preference to kerb and channels. The capturing of rainwater for irrigation and other uses not requiring a potable supply are also encouraged to reduce the demand on the finite water resource.

Integrated land use and transportation planning

- 5.60 There are also a number of additional national, sub-regional and local strategies, plans and projects that influence rural residential development and the integration of land use and transport planning, which are outlined later in this section⁸⁵.
- 5.61 The concept of integrating land use and transport planning in the context of the UDS, LURP and Chapter 6 to the CRPS and recognises that:
- land use, including residential, commercial and recreational activities, and transport are closely related
 - transport has a relationship with housing, especially in terms of density (for example, trips generated and demand for transport services close to where people live)
 - urban design and transport can positively influence one another
 - transport is essential infrastructure for shaping further land use patterns
- 5.62 The LURP and Chapter 6 seek to deliver sustainable transport outcomes, which are also specifically relevant to rural residential activities⁸⁶.

Christchurch Southern Motorway Stage 2 and Main South Road Four Laning

- 5.63 The New Zealand Transport Agency (NZTA) has lodged Notices of Requirement and resource consents with the Environmental Protection Agency to widen and upgrade Main

⁸⁵ Canterbury Regional Land Transport Strategy; Canterbury Regional Land Transport Programme; Regional Public Transport Plan; Christchurch Rolleston and Environs Transportation Study; Greater Christchurch Travel Demand Strategy; SDC Walking and Cycling Strategy

⁸⁶ LURP: 3.2.4 What are the land use issues for Transport?, 6Dec2013 [P15]

South Road to provide for a four-lane median separated expressway from Rolleston in the Selwyn District to Robinsons Road.

- 5.64 The project also includes the construction, operation and maintenance of a motorway between Robinsons Road to the end of the Christchurch Southern Motorway Stage 1 at Halswell Junction Road in Christchurch.
- 5.65 The project forms part of the Southern Corridor of the Christchurch Motorways 'Roads of National Significance', being one of three state highway corridors around Christchurch City that are identified in both the 2009 and 2012 Government Policy Statements on Land Transport Funding.
- 5.66 The project aims to provide more efficient and safer access between the Port of Lyttleton, the city centre and the south of Christchurch. The applications were publicly notified on the 16th February 2013, with hearings completed in July 2013.
- 5.67 Localised Council initiated works include future upgrades to implement the Christchurch, Rolleston and Environs Transportation Study (CRETS)⁸⁷.
- 5.68 The consideration of the proposed Southern Motorway, and the need to ensure its on-going efficiency is not undermined by rural residential development, is addressed in the rural residential location criteria contained in **Appendix 1**.

Transport, road hierarchy and the safety and efficiency of the network

- 5.69 It is recognised that rural residential activities fundamentally conflict with the overarching urban consolidation principles espoused in the LURP and Chapter 6 to the CRPS.
- 5.70 The relative isolation of rural residential nodes from urban settlements often requires a daily reliance upon private motor vehicles to make multiple trips to access schools, employment, recreation, social interaction and services. A flow on effect from the influx of lifestyle subdivisions in the

rural environment is more vehicle movements from rural areas into urban settlements and vice versa. This in turn, places greater pressure on road networks and contributes to travel delays, congestion and increased vehicle emissions. Isolated rural residential areas preclude residents from utilising public transport and there are limited alternatives to private motor vehicles.

- 5.71 The above concerns relating to the sustainability of isolated rural residential activities is supported by Chapters 5 and 6 of the CRPS, which identify that the pattern of urban development and settlement in the region has a strong influence on the demand for transport and consequently on the use of energy and emissions to the environment⁸⁸. Limiting the extent of urban areas, and encouraging self-containment, are likely to minimise transport use, promote more efficient uses of the regional transport network by reducing the dependency on private motor vehicles.
- 5.72 The need to identify rural residential areas is important from a road management and safety perspective. Disjointed and dispersed development may compromise the wider road hierarchy and undermine the efficiency of the network⁸⁹. Ad hoc provision of rural residential development may compromise the safety of the road network through increased conflict between low and high speed environments. This conflict would be exacerbated by an increase in property accesses in undesirable locations.
- 5.73 Rural residential development nodes should be restricted from accessing directly onto State Highways or arterial roads to avoid conflict between high and low speed environments, with sites also having to be serviced by sealed roads. The existing road network is likely to be able to cater for any additional vehicle movements associated with rural residential development. However, localised effects, such as the need to upgrade intersections or alter speed limits, may need to be

⁸⁷ Christchurch, Rolleston and Environs Study: Transport Strategy Report, Sep2007

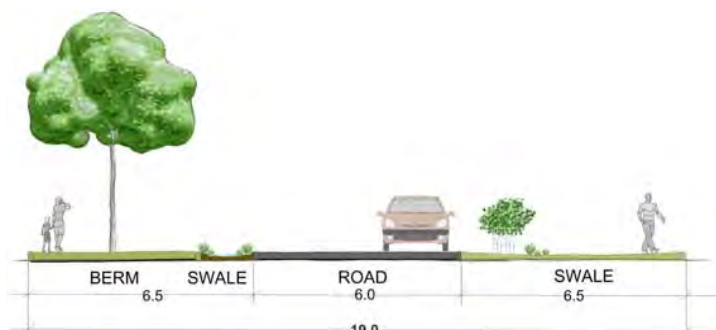
⁸⁸ CRPS: Chapter 12 – Settlement and the Built Environment, 26Jun1998 [P192]

⁸⁹ Hearing Evidence to Variation 23: A. Mazey, SDC Roadway Asset Manager, 10Nov2006

addressed once specific developments are formulated and assessed.

- 5.74 Undue pressure for expenditure on road related infrastructure could arise where the occupiers of rural residential households have expectations that roading infrastructure in nearby townships should be provided in rural areas. Examples of this include the extent of road marking, speed limits, wider carriageways, footpaths, signage, street lighting, design specifications and physical formation provided in rural areas when compared to residential environments.
- 5.75 Council has an adopted a Transportation Management Plan (TAP), which amongst other things, sets out the priorities, community outcomes, and levels of service for the District's roading and transportation networks. In addition to the TAP, Council has adopted a Walking and Cycling Strategy⁹⁰. The Strategy seeks to develop and promote walking and cycling as a means of transport and recreation. It builds on the success of the Prebbleton to Lincoln section of the Christchurch to Little River Rail Trail (CLRR).
- 5.76 The development of rural residential activities directly adjacent to settlements is encouraged to promote walking, cycling and alternative modes of transport. Rural residential activities in peri-urban areas can provide an important link between urban areas and the rural periphery.

Figure 19: Rural residential road cross section



⁹⁰ Selwyn District Council: Walking and Cycling Strategy, Jan2009

- 5.77 As illustrated in Figure 19, road layouts should compliment rural residential character through the use of appropriate road formations, low-level lighting and wide grass berms rather than sealed footpaths.

Development contributions

- 5.78 The provision of rural residential activities will place greater demand on public infrastructure, such as roads, water, wastewater and to a less extent reserves. Consideration will need to be given to how land owners in rural residential areas provide an equitable contribution to the on-going maintenance and upgrade of public infrastructure, reserves and community facilities.
- 5.79 This will require amendments to Council's Development Contributions policy contained in the 10 year Community Plan (Long Term Council Community Plan). Consideration of the necessity for targeted rates, or alternatives arrangements, will be required to ensure that new rural residential neighbourhoods are not an unreasonable burden on current and future rate payers.

Market trends and demand

Introduction

- 5.80 The following assesses the recent trends and demand factors associated with rural residential activities in the Selwyn District. A discussion is then provided on the implications of meeting this market demand and how it must be weighed up against other resource management considerations.

Who is wanting to live in rural residential areas and why?

- 5.81 A number of studies confirm that there has been an increased interest in lifestyle properties in recent years, particularly in locations that afford purchasers easy access to urban centres⁹¹. This research identifies the attractiveness of

⁹¹ Bayleys Research: Rural Lifestyle Update, First Half 2006 www.bayleys.co.nz

lifestyle blocks to the following two distinct groups that incorporate a diverse range of owners representing a full cross section of society:

1. semi-retired farmers wanting a smaller property that enables them to continue small scale production to supplement their income and to live in the rural environment in which they have lived and worked
2. people and families that want to live in a rural setting for predominantly amenity reasons, but have employment in urban areas

5.82 A MaF survey ranked the top ten factors that made lifestyle properties attractive to existing land owners. The MaF research assessed smallholdings, which encompassed properties between 0.4ha to 30ha used for any purpose in New Zealand⁹². The results of this survey are summarised in Table 3.

Table 3: Top 10 reasons for choosing a lifestyle block

Ranking	Reasons
1	Rural or country living
2	Peace and quiet, tranquility
3	Space, privacy, openness, no close neighbours
4	Clean air, no smog
5	Safe and healthier place to raise children
6	Learn about farming
7	Can have animals
8	Less pressure, relaxing
9	Wanted a larger section than you get in a city or town
10	Place to retire

⁹² MaF: R. Sanson, A. Cook & J. Fairweather; "A Study of Smallholdings and their Owners", Dec2004 [P1]

5.83 This survey illustrates that a better quality of life is the primary motivating factor for many people seeking to live on rural residential land holdings, as these properties are seen to provide the privacy, relative solitude and amenity elements that are sometimes difficult to obtain in urban areas.

5.84 Evolving trends and market demand contributed to the median price for a lifestyle block in Canterbury rising from \$209,475 in 2000 to \$495,759 by 2009. This represents a 137% increase in value over the previous decade. Lifestyle properties in this research encompassed land holdings that range from 1ha to 20ha in size⁹³.

Demographic considerations

5.85 A clearer picture of the demographic changes arising from the Canterbury Earthquakes, and the consequential population projections are outlined in the LURP.

5.86 The Greater Christchurch sub-region is anticipated to grow by approximately 36,150 households to reach 204,600 households by 2028⁹⁴. Selwyn District is projected to have 6,300 households of the overall household growth in Greater Christchurch. An assessment of Greenfield land supply indicates that some 35,000 households can be made available within Greater Christchurch by 2028, with two thirds of these households accommodated within Christchurch City and the remaining third being split between Selwyn and Waimakariri Districts⁹⁵.

5.87 It is evident that there is an abundance of 'Greenfield' land available to assist in the earthquake recovery within Greater Christchurch. This is even more pronounced in Selwyn District, where there are 10,050 sections that are zoned and have no servicing constraints in Rolleston, Lincoln and West Melton and the zoning to accommodate a further 650

⁹³ Real Estate Institute of New Zealand: REINZ Online User Guide: Sales Statistics Data Entry, Version 1.8 [P7]

⁹⁴ LURP: 3.0 Recovery needs, Table 1 Projections for gross housing demand in the metropolitan area of Greater Christchurch, 2012-2028, and other data, 6Dec2013 [P13]

⁹⁵ LURP: 3.2 Land use needs, 6Dec2013 [P13]

residential sections in Prebbleton is facilitated by Actions 17 and 18 of the LURP⁹⁶.

- 5.88 Changing demographics, population projections and changes in the makeup of residential households is also a relevant consideration. The UDS predicts that one third of residents will be living alone by 2041 in comparison to 24% of the population base within the same area that live alone now⁹⁷. It identified that the reduction in the size of households is attributed to a decline in the number of children from 40% to 28% and an aging population.
- 5.89 These factors are anticipated to increase the number of couple only and single person households. This signals a shift from the 3 to 4 bedroom homes catering for large families predominantly being provided for to smaller homes catering for the elderly and the smaller family unit. Smaller households are anticipated to be more efficient to run and maintain, while being closer to the amenity and services required by an aging population.
- 5.90 However, despite the above trends and projected changes in behaviour, the size of new homes has steadily increased over the last 20 years from 139m² in 1990 to a current average of 202m² in 2010⁹⁸. The reasons for this trend are attributed to people constructing homes investing additional capital into the new build in response to increased land values and being conscious of on-sale needs.
- 5.91 In summary, there is sufficient land zoned within the Townships that form part of the area of the district that is subject to the LURP to accommodate the demand arising from the earthquakes, without there necessarily being a need for additional rural residential sections other than to provide housing choice. There is also research that indicates an aging population, reduction in the size of the family unit and the likelihood of increased travel times and costs may curb the

current trend towards rural residential and low-density residential living environments in the medium to long term.

Observations on market demand

- 5.92 There has historically been a strong demand for rural residential sections in Selwyn District, initially through the provision of small farmlets for returned servicemen from World War II and more recently through the recognition of the former rural residential zoned land under the Transitional Schemes as Existing Development Areas in the current District Plan and the various Living 2 zone environments provided within Townships.
- 5.93 Previous research undertaken to inform the preparation of PC 17⁹⁹ and the RRBR¹⁰⁰, which included a GIS mapping comparative analysis of lot sizes between 2004 and 2009 and technical assessments from Ford Baker Valuation¹⁰¹, confirms that there remains a demand for rural residential sections in the area of the district that is subject to the LURP.
- 5.94 However, there is a strong tension between meeting the economic, cultural, environmental and social needs of rural land owners who may have a change in circumstance, may no longer want a large property or are seeking a capital gain, with the needs of those that may currently operate legitimate and highly valued rural lifestyles and businesses adjacent to prospective rural residential areas.
- 5.95 It is equally important to consider the cost implications of providing rural residential development on the wider community, including:
- increased rates to maintain, upgrade and replace infrastructure in rural residential areas, particularly if residents place pressure on the Council to increase existing levels of service

⁹⁶ LURP:4.2 Building new communities, 6Dec2013 [P27]

⁹⁷ Urban: Issue 1 Vol.4; *"It's Home Sweet Home – Alone"*, Mar2010 [P13]

⁹⁸ The Press: L McDonald; *"Bigger than we need?..."*, G2, 24Jul2010

⁹⁹ PC17: Section 4, Market trends and demand, Feb2011 [P18 & 19]

¹⁰⁰ RRBR: Section 4, Market Trends and Demand – 4.81 4.116, Feb2011 [P46 to 52]

¹⁰¹ Ford Baker Valuation: Rural Residential Demand Assessment, May2010 and Ford Baker Valuation: Rural Residential Demand Assessment – Addendum, Jul2010

- loss of amenity and outlook through the 'domestication' of the rural landscape
 - displacement of the residential population base, which may reduce the critical mass necessary to achieve efficiency gains in the provision of infrastructure servicing and other community facilities
 - increased congestion and inefficiencies in the management of traffic and transport networks
 - the derogation of the quality of the environment and potential loss of sites of cultural, ecological or historic significance
- 5.96 Rural residential development is seen as a less optimal typology when compared to urban forms of development in the LURP and Chapter 6 to the CRPS, where more sustainable outcomes can be achieved by accommodating a critical population mass within a relatively contained area. In a post-earthquake context there is also pressure on Council finances to provide infrastructure to service urban growth, with more compact forms of housing able to be more economically serviced than dispersed rural residential development.
- 5.97 The capital value of the identified rural residential areas will invariably increase through the necessity to manage the number of rural residential households that can be sustainably managed to avoid adverse effects associated with incremental and cumulative land use change.
- 5.98 However, the LURP has confirmed that there is sufficient residential land available to cater for the demand generated from the Canterbury Earthquakes and that the provision of rural residential development should be limited to satisfy a segment of household choice¹⁰². Converting significant tracts of rural land to facilitate rural residential development to address affordability, or to satisfy market demand, is therefore not considered to be as much of a priority to the rebuild of Greater Christchurch as achieving consolidated urban development that is well integrated and economically serviced.

- 5.99 The management of land supply in certain locations is not a unique situation, with elevated land on the Port Hills, higher socio-demographic areas within desirable school zones and coastal locations being traditionally more expensive within Christchurch (acknowledging that the earthquake events may affect the desirability of some of these areas in the short to medium terms).
- 5.100 Additional land in these areas has not been rezoned to make it more affordable for more people to live in these locations simply because the market identifies them as being attractive communities to reside within. A broad range of other market, economic and legislative factors determine the appropriateness of developing land, such as physical constraints, economic viability, financing, market variables, land availability, the need to retain the high character and amenity of established areas and whether any adverse environmental effects are able to be appropriately managed.
- 5.101 There is also evidence to suggest that there is sufficient zoned and undeveloped land available to respond to the housing choice and diversity outcomes set out in the LURP. For example, the Living 2 and Living 2A zone in West Melton and the Living 2A zone in Tai Tapu remain undeveloped.
- 5.102 These areas could accommodate up to 140 low-density sections ranging in size from 0.5ha to 1ha, but remain undeveloped despite an identified demand. There are also significant areas of undeveloped Living 2 zoned land within Dunsandel, Leeston and Darfield and Living 3 zoned land in Rolleston, which provide alternative locations and opportunities for semi-rural lifestyles within proximity to developed settlements.
- 5.103 The LURP, Chapter 6 and amendments proposed to the SDP have signalled a paradigm shift in the allocation and management of rural residential sections from a reactive framework that is directed by the market, to one that is more proactive in managing growth to achieve more sustainable outcomes and efficiency gains. This is illustrated by an expectation that the number of rural residential households will be kept relatively low when compared to what has historically

¹⁰² LURP – Context Paper, [Paragraph 57] Feb2013

been provided, in preference for managing growth in a consolidated manner within Townships.

- 5.104 The implications of this approach may be that the number of rural residential lots, and the proportion of the population able to afford these sections, will decrease but that longer term sustainable outcomes will be achieved.
- 5.105 This approach is likely to increase demand and the value of low density residential and rural residential sections. However, the rural land resource and land holdings within peri-urban locations are a finite resource that has been under constant development pressure over a number of years. It is considered that an alternative laissez faire approach to managing rural residential development could undermine the recovery efforts anticipated by the LURP and is unlikely to meet the purpose of the RMA.

Cultural values

Cultural values and Iwi Management Plans

- 5.106 Ngāi Tahu and the Ngāi Te Ruahikihiki hapu of Te Taumutu Rūnanga have strong cultural associations with the lands and waters of Selwyn District and in particular, the area between Halswell and Lake Ellesmere/*Te Waihora*.
- 5.107 The relevant Iwi Management Plans that apply to the rural residential study area is primarily Mahaanui: Iwi Management Plan 2013. Te Whakatau Kaupapa – Ngāi Tahu Resource Management Strategy for the Canterbury Regional and Te Taumutu Rūnanga Natural Resources Management Plan remain recognised taonga of local Iwi. These plans promote an holistic and integrated approach to managing the water and land resources.
- 5.108 In addition, Ki Uta Ki Tai (from the mountains to the sea) promotes the wider consideration of effects on ecosystems and water resources in the mountains, the Plains, Lake Ellesmere/*Te Waihora* and the sea. Ngāi Tahu's connection

to the land and related resources are outlined in Section 3.2 of the LURP¹⁰³.

- 5.109 The development of rural residential living environments is of relevance to Iwi in enacting their Kaitiakitanga, particularly in relation to acknowledging cultural values, protecting sites of significance and securing, enhancing and maintaining indigenous biodiversity and ecosystems.
- 5.110 The intensification of rural land holdings may also be perceived as being inconsistent with 'Whenua' – the relationship with land and resources and the consideration of the way in which the whole environment functions.
- 5.111 The protection of waterways, including rivers, streams, groundwater, wetlands, Lake Ellesmere/*Te Waihora* and springs, are of significance to Te Taumutu Rūnanga and Te Rūnanga o Ngāi Tahu. The intensification of rural areas may entail earthworks that could undermine the quality of the water resource. Site clearance could disturb ancestral land and sites of cultural significance.
- 5.112 Attention needs to be given to the effects of rural residential development on any Statutory Acknowledgement Sites registered in the Appendices of the District Plan and Part II matters of the RMA.
- 5.113 Additional statutory requirements include the need to take into account the principles of the Treaty of Waitangi; the ethic of stewardship (kaitiakitanga); the relationship of Maori and their cultural traditions with ancestral land, water, wāhi tapu and other Taonga; and, the protection of recognised customary activities.
- 5.114 There are a number of wāhi taonga, springs and identified archaeological features within the location criteria outlined in **Appendix 1**. There are no identified wāhi tapu or mahinga kai sites within the study area, although there are several Silent File and wāhi taonga sites.
- 5.115 The following wāhi taonga sites include:

¹⁰³ LURP: 3.2.2 Ngāi Tahu whānui settlement in Canterbury, 6 Dec2013 [P14]

- Ovens (C44 to C47) – West Melton Study Area
- Caves (C54 & C60) – Tai Tapu Study Area
- Pits (C55 & 58) – Tai Tapu Study Area
- Oven (C56) – Tai Tapu Study Area
- Pa/Pits (C57) – Tai Tapu Study Area
- Ovens/Midden (C59) – Tai Tapu Study Area
- Artifact (C61) - Tai Tapu Study Area
- Pits (C62) - Tai Tapu Study Area
- Burial sites and oven (C63) - Tai Tapu Study Area
- Midden/oven (C64) – Tai Tapu Study Area
- Oven (C65) - Prebbleton and Lincoln Study Areas

5.116 The following areas are subject to Silent Files:

- Duck Pond Road (C99) – Tai Tapu Study Area
- Ahuriri Lagoon (C100) - Tai Tapu Study Area
- Coopers Knob, Port Hills (C101) – Tai Tapu Study Area
- Cass Peak, Port Hills (C102) – Tai Tapu Study Area

5.117 There are no archaeological sites registered on the District Plan maps within the rural residential study area. The selection of the preliminary rural residential areas contained in Section 6 has been informed by the cultural values and the sites of significance identified above.

Other considerations

Climate change

- 5.118** The global impacts of climate change are already becoming evident and further change is inevitable. In New Zealand, climate change could have significant impacts on the countries economy, environment and society. Climate change is an important factor to consider when determining the long term sustainability of land use planning¹⁰⁴.
- 5.119** The Ministry for the Environment predicts that moderate climate change will occur in Canterbury and that it will manifest itself through temperature increase, sea level rise, less rainfall on the Canterbury Plains, increased westerly winds and more frequent extreme weather events¹⁰⁵.
- 5.120** Some of the implications of this climate change include:
- greater reliance on irrigation
 - increased drought
 - decreased run-off to rivers
 - less demand on heating in the summer and more in the winter
 - more demand on air conditioning in the summer and less in the winter
 - costs associated with severe weather events
- 5.121** Figure 20 summarises the effects climate change may have on the Canterbury region and Selwyn District.
- 5.122** It is important to be aware of the consequences of climate change and to ensure that future land use activities reduce the emission of greenhouse gases that are contributing to global warming.
- 5.123** One obvious response is ensuring that the locations of future rural residential nodes are not isolated from urban areas to

¹⁰⁴ Pursuant to s7 (i) of the RMA – www.legislation.govt.nz

¹⁰⁵ MfE: "How Might Climate Change Affect My Region? Climate Change In Canterbury", www.mfe.govt.nz, 20Mar2008

reduce the dependence on private motor vehicles for everyday commuting and to ensure existing urban settlements in Selwyn District become more self-sustaining.

Figure 20: Impacts of climate change¹⁰⁶



Maintaining the life supporting capacity of versatile soils

- 5.124 The Canterbury Plains are made up of some of the best soils in the country, with large areas having been classified as versatile soils. Class I and II soils in the Land Use Classification Index are identified as being 'Versatile' as they contain the necessary high soil nutrient levels, nutrient cycling

ability, organic matter, soil structure, depth and water holding capacity.

- 5.125 High quality soils are a finite natural resource that is important in producing crops for food consumption and to sustain the country's economy. Section 5 (2) (b) of The RMA91¹⁰⁷, the CRPS and the SDP all recognise the importance of maintaining the life supporting capacity of versatile soils.

Figure 21: Productive rural land uses



- 5.126 It is recognised that the subdivision of rural farmland does not immediately result in the loss of the life supporting capacity of versatile soils. In fact, the loss of productive soils in the context of rural residential development is often negligible as the amount of area lost is restricted to building platforms, hard surface areas and roads¹⁰⁸. Any soils removed to establish dwellings, ancillary structures and roads can be retained on the property, thereby preserving the life supporting capacity of the soil resource.
- 5.127 However, the overall impacts rural residential activities may have on the finite soil resource is an important consideration in:
- identifying where intensification should occur
 - what form it should take
 - how the life supporting capacity of versatile soils can be protected

¹⁰⁶ MfE: "How Might Climate Change Affect My Region? Climate Change in Canterbury", www.mfe.govt.nz

¹⁰⁷ Pursuant to s5 (2) (b) – www.legislation.govt.nz

¹⁰⁸ see Environment Court decision C9/2002: CRC v WDC & J Scott [Para68 P25 & Para72 P26]

- 5.128 Research published by Landcare Research makes the following pertinent points¹⁰⁹:

"Lifestyle blocks occupy 873,000ha...(in New Zealand), which is approximately 10% of all high class land...while 29% of new urban development since 1990 has occurred on high-class land, this represents 0.5% of all high-class land. While urbanisation more obviously reduces the potential for production from the land, and urban areas already occupied a significant proportion of high-class land before 1990, lifestyle block developments also reduce this potential and their area has been growing rapidly"

- 5.129 The Study Area Maps in **Appendix 2**, and the rural residential location criteria in **Appendix 1**, reference the Land Use Classification Index for the UDS area of the District to assist in the determining the optimal locations for this form of development.

Protecting and enhancing indigenous biodiversity and natural habits

- 5.130 Human habitation and modification of the Canterbury Plains has resulted in a considerable loss of the indigenous biodiversity in the area, and poor protection of what now remains. Natural habitats and endemic fauna on the Plains are acutely threatened, with less than 10% of the indigenous biodiversity remaining¹¹⁰.
- 5.131 An article in The Press newspaper quoted additional findings, identifying that¹¹¹:

"Analysis... confirms that agricultural intensification over the past 10 years has lead to the highest rate of native vegetation loss since European colonisation"

¹⁰⁹ J Dymond, Landcare Research: "Expansion of lifestyle blocks and urban areas onto high-class land", 2012 [P11 & 12]

¹¹⁰ Landcare Research: Annual Report 2009

¹¹¹ The Press: *New farms 'destroying native New Zealand'*, by D. Williams, 05May2010

- 5.132 The national significance attributed to protecting areas of significant indigenous vegetation and habitats of native fauna is identified in Section 6 (c) of the RMA.

- 5.133 The SDP requires investigations to be undertaken at the time of resource consents and when considering the appropriateness of rezoning proposals (among other processes) to determine whether any given site contains significant indigenous biodiversity. The SDP prescribes the process and criteria for identifying significant areas of indigenous biodiversity¹¹². Council is also a partner in the preparation and implementation of the Canterbury Biodiversity Strategy, which sets out a vision to sustain and enhance biodiversity both now and in the future¹¹³.

- 5.134 It is critical that the necessary site investigations to identify the presence of indigenous biodiversity are undertaken to:

- inform the suitability of the site for intensification; and
- determine what measures need to be undertaken to preserve significant indigenous vegetation and biodiversity

- 5.135 The necessity to investigate the presence of indigenous biodiversity and to protect any significant areas of indigenous vegetation and/or habitat is reinforced in the rural residential location criteria prescribed in **Appendix 1**.

Figure 22: Naturalised water way



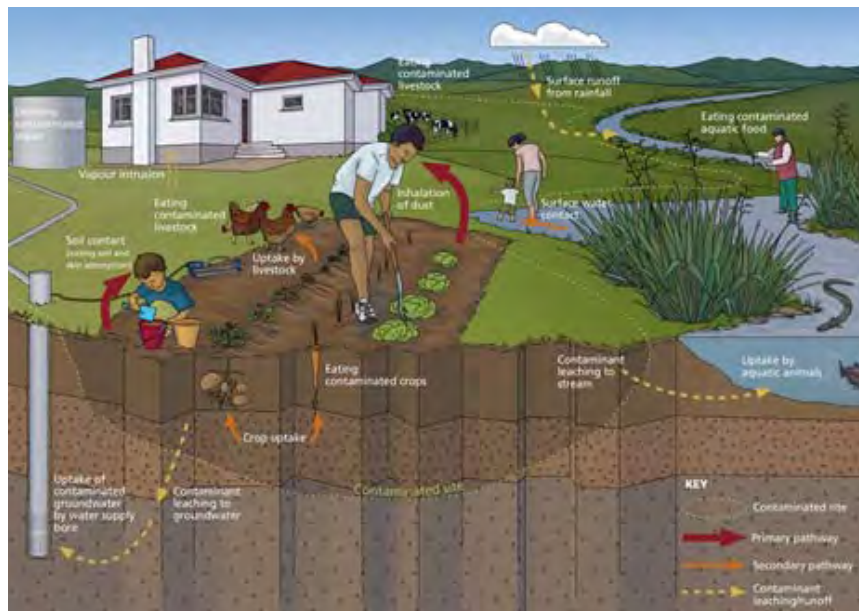
¹¹² Selwyn District Plan: Rural Volume; Appendix 12, E12-001, 10Jun2008

¹¹³ Various Partners: A Biodiversity Strategy from the Canterbury Region, Feb2008

Contaminated land

- 5.136 The conversion of rural land for rural residential activities can present risks where previous farming practices, historical management and use of hazardous substances may have contaminated the land.

Figure 23: Contaminant pathway¹¹⁴



- 5.137 Site specific analysis will be required at the zoning and subdivision phases of development to determine the presence of contaminated sites resulting from activities that may have utilised hazardous substances¹¹⁵. Examples include sheep dips, spray residue associated with orchards and chemicals utilised in tanneries, wood processing plants and other

activities that may have used potentially hazardous substances.

- 5.138 Potentially contaminated sites are not currently registered in the SDP and may not be identified on the properties Land Information Memorandum or the Council's GIS. Site specific assessments and research will be required, which may include investigating the Hazardous Activities and Industries List (HAIL) and Environment Canterbury's GIS database.
- 5.139 Figure 23 identifies a typical pathway for how contaminated soils can affect the health and wellbeing of humans and other fauna and flora.
- 5.140 As stated in Section 1 of this report, identification of land as a rural residential area in RRS13 does not confirm that the land is devoid of any contaminants that may affect human health in the future.

Fault line and liquefaction hazard

- 5.141 The earthquake hazard and the relative risks and effects to people, buildings and infrastructure from the liquefaction of soils, ground displacement and fault line rupture are recognised in the SDP¹¹⁶. The Canterbury Earthquake events have brought the risk of earthquakes and the related effects to the forefront of people's minds as the region continues the significant recovery and reconstruction process.
- 5.142 A number of responses have been implemented to respond to these risks, including amendments to the New Zealand Building Code to ensure buildings and structures are constructed on suitably stable ground that is able to sustain relatively large earthquake events. Minimum geotechnical investigation requirements and guidelines have also been prepared by the Ministry of Business Innovation and Employment.
- 5.143 The LURP and Recovery Strategy for Greater Christchurch¹¹⁷ require areas that may be potentially susceptible to

¹¹⁴ <http://www.mfe.govt.nz/issues/managing-environmental-risks/contaminated-land/about/images/>

¹¹⁵ As per the national Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

¹¹⁶ Selwyn District Plan: Township Volume, Part B People's Health, Safety and Values, B3-001, 10Jun2008

¹¹⁷ Recovery Strategy for Greater Christchurch: Section 5 Priorities, 2012 [P12]

earthquake related effects are identified, assessed and avoided where the relative risk is such that land should be precluded from accommodating rural residential densities.

Figure 24: Greendale fault surface rupture¹¹⁸



- 5.144 Investigations into the stability of land and the susceptibility of certain areas to meet the aforementioned statutory requirements will need to be established when the appropriateness of the land for rezoning is considered under the 1st Schedule of the RMA.
- 5.145 As stated in Section 1, identification of land as a rural residential area in RRS13 does not confirm that the land is not susceptible to liquefaction or lateral displacement during large earthquake events.

6 Rural residential area assessment

Introduction

- 6.1 The following rural residential areas have been identified by Council on a preliminary basis as a starting point to inform the consultation and comments phase of the Rural Residential Strategy process. Comments on this consultation draft are likely to include the nomination of additional alternative locations from land owners who have aspirations to develop their land to a Living 3 zone.
- 6.2 The preliminary locations satisfy the following pre-requisites:
- can be economically serviced with reticulated water and wastewater services
 - is able to be integrated with established Townships
 - does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, SDP or RRS13
 - is not affected by any significant constraints
 - is owned by parties who have aspirations to rezone the land
- 6.3 The identification of rural residential areas is not only a statutory requirement under the LURP, but is also important because it provides direction to the community, development sector, service providers and land owners in respect to where rural residential development is anticipated within the UDS area of the District for the next 10 to 15 years (or sooner depending on housing uptake and monitoring reviews).
- 6.4 It also establishes the geographic location and spatial extent of rural residential areas to ensure some housing choice is provided, and to avoid ad hoc development that may:
- (a) give rise to adverse environmental effects
 - (b) result in the unreasonable loss of rural productive land

¹¹⁸ www.lincoln.ac.nz/conversation/maori-resilience/files/2012/01/aerial-surface-rupture.jpg

- (c) contribute to the undermining of the urban consolidation and intensification principles managing residential growth within Greater Christchurch

- 6.5 A number of the sites were identified as preferred locations under the PC 17 process and have been included in RRS13 as rural residential areas on a preliminary basis (Areas 1 and 2).
- 6.6 The PC 17 process involved a number of internal workshops to consider the locations identified by the interested parties provided during the initial consultation held on the RRBR11 in December 2009 to February 2010. The workshops considered the ongoing feedback received from a myriad of stakeholders throughout 2010¹¹⁹. The workshops were attended by Council policy and consents planning staff and strategic asset managers, elected representatives and consultant landscape architect and planner.
- 6.7 In addition to the preferred locations selected as part of the PC 17 process, three additional sites have been added in response to advice from parties who are either preparing or have lodged rezoning applications with Council (Areas 3, 4 and 5). This is to enable these sites to be considered on a general basis within the context of this Strategy.
- 6.8 Alternative locations have not been assessed in this consultation draft as it is unclear at this stage where they may be due to the relatively large geographic area being considered and the uncertainty in respect to which land owners are interested in rezoning their land. The information contained within the comments on this consultation draft will assist Council in making a more informed decision on the location and extent of the rural residential areas.
- 6.9 The RRS13 identifies the rural residential priority areas from the perspective of Council as the planning authority and service/infrastructure provider. Once the rural residential areas have been identified following the consultation and hearing processes, the RRS13 will reflect the community's

expectations of how rural residential development is to be managed that will have been informed by advice and feedback received from interested parties and stake holders.

- 6.10 The identification of the rural residential areas within RRS13 does not pre-empt the statutory requirements under the RMA, where the substantive merits of rezoning land are still required to be considered under a private plan change process that will need to be initiated by land owners, if and when they may choose to develop the land.

Rural residential location criteria

- 6.11 The rural residential location criteria have been developed and included as **Appendix 1** as a basis for:
 - Firstly, informing the selection of the rural residential areas; and
 - Secondly, assisting prospective applicants considering or preparing private plan change requests to rezone land within the identified rural residential areas once RRS13 is adopted
- 6.12 The criteria are not set out in a hierarchy and are not anticipated to be applied in this way. All the criteria will need to be weighed up in an overall consideration of the relative merits of any given location, with any constraints or failure to align with the criteria having to be addressed in turn.
- 6.13 A number of the outcomes being sought in the criteria will be fundamental in achieving the desired outcomes, whereas others may be site specific or all potentially adverse effects can be avoided, remedied or mitigated.
- 6.14 The criteria are categorised into the following three groups:
 - ★ The critical outcomes required to achieve the goals of the LURP, Chapter 6 of the CRPS and RRS13
 - ▲ 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

¹¹⁹ This information was referenced in Appendix 13 to the RRBR11

- 6.15 Initial more generic criteria for the UDS area are outlined in **Appendix 1**, which specify elements that universally apply to all possible rural residential locations.
- 6.16 These criteria have been informed by:
- the LURP, Chapter 6 of the CRPS and the objectives and policies of the SDP
 - other relevant strategic planning instruments, such as Township Structure Plans and RRS13
- 6.17 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.
- 6.18 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
- 6.19 A series of maps are also provided in **Appendix 2** that have influenced the criteria – these maps reference the following information for each Township and environs study area:
- | | |
|----------------|--|
| Map 1: | LURP priority areas |
| Map 2: | Landscape constraints |
| Maps 3 to 5: | District Plan zoning layer |
| Maps 6 to 12: | Land use layers for each sub-area |
| Maps 13 to 19: | Blue network layers for each sub-area |
| Map 20: | Geotechnical layer |
| Map 21: | Land use capability and versatile soil layer |
| Map 22 to 28: | Peri-urban context maps |
| Map 29: | Christchurch City Groundwater Recharge Zone |

Preliminary rural residential areas

- 6.20 Figure 28 identifies the preliminary rural residential areas and Table 4 summarises the approximate household yields that these areas are likely to be able to sustain.
- 6.21 The preliminary areas identified support approximately 355 rural residential sections, with the rezoning process to formalise the Living 3 zone and enable subdivision to proceed having to be initiated by the land owners through a private plan change process under the 1st Schedule of the RMA.

Figure 25: Preliminary rural residential areas

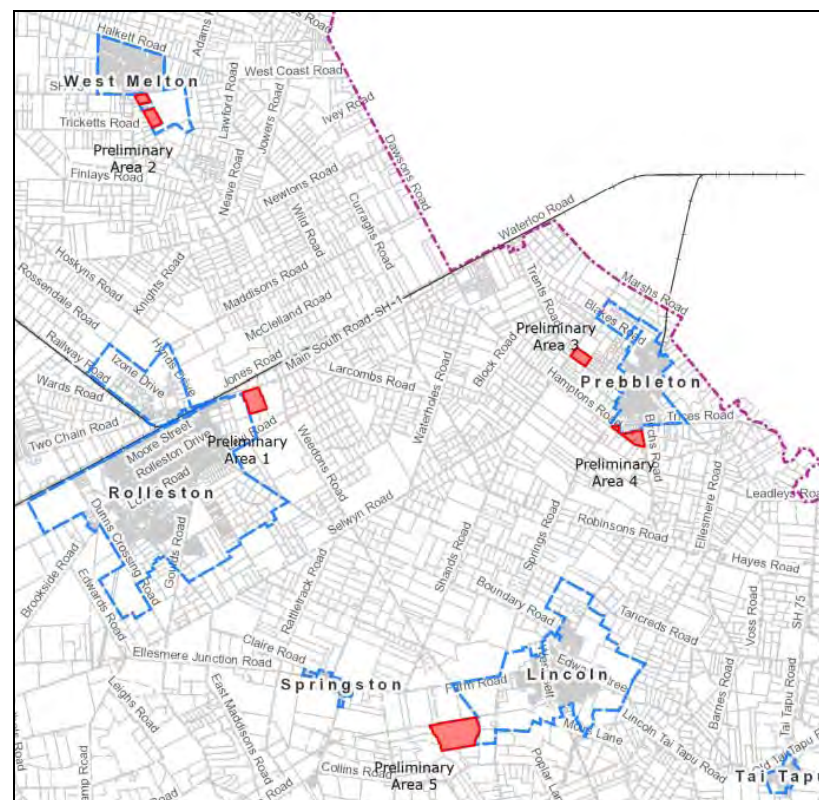


Table 4: Summary of the preliminary rural residential areas

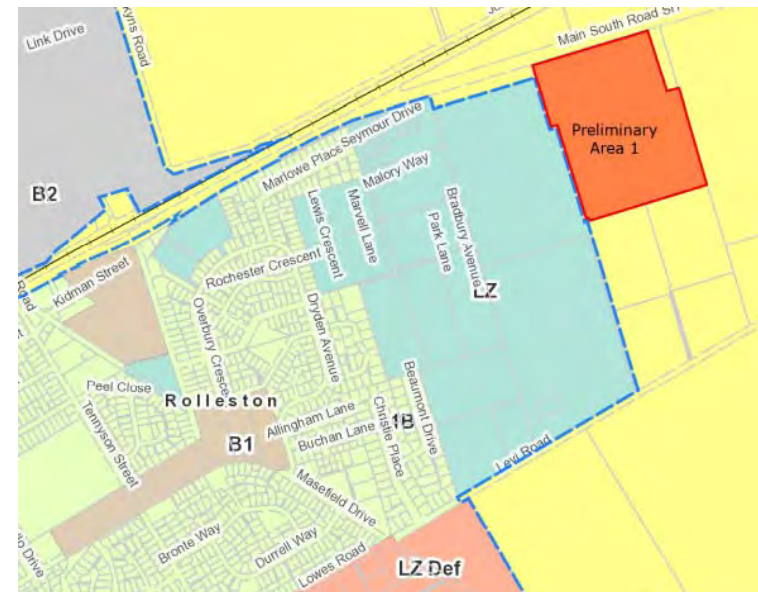
Priority area	Description	Possible yield
Living 3 zone Rolleston	Existing undeveloped rural land on the south-western boundary of Rolleston	148
Area 1 Rolleston	Rural block adjoining the Park Lane and Levi Park subdivisions on the north-western boundary of Rolleston	36
Area 2 West Melton	Semi-rural land holdings surround by the Living 2 and 2A zones on the southern boundary of West Melton	24
Area 3 Prebbleton	Semi-rural land holding between Shands Road and the lifestyle properties within the Kingcraft Drive EDA on the western outskirts of Prebbleton	14
Area 4 Prebbleton	Semi-rural land holding contained by Hamptons, Trices and Birchs Roads on the southern boundary of Prebbleton	18
Area 5 Lincoln	Rural land holding that forms the balance of the Business 2 and Living Z zones on the southern boundary of Lincoln University and west of the Te Whariki subdivision	115
Total		355

ROLLESTON PRELIMINARY RURAL RESIDENTIAL AREA

Background

- 6.22 Rolleston is now the largest settlement in Selwyn District. The significant residential and business expansion that has taken place in recent years has occurred in response to the availability of relatively large residential sections, at affordable prices, in relatively close proximity to Christchurch City.
- 6.23 The Rolleston Structure Plan and recent amendments to the SDP set out the strategic planning direction for the town. Rolleston is identified as a Key Activity Centre under the LURP and Chapter 6 of the CRPS. It is the primary growth area within the District, with capacity to support a significant population in the coming years.

Figure 26: Rolleston preliminary rural residential area



- 6.24 There are currently two existing rural residential nodes on the south-western outskirts of Rolleston that have an operative Living 3 zoning and related ODP's. The two sites support the development of 148 rural residential sections ranging in size from 0.4ha to 4ha. This development block has yet to be subdivided, with the current land owner choosing to utilise the area for farming operations.
- 6.25 Figure 26 identifies the geographic location of preliminary Area 1 and its spatial context with Rolleston and its environs.

Site description

- 6.26 Area 1 encompasses a single parcel of land that has a physical address of 1535 Main South Road. The property is legally described as Lot 4 DP 74253 Block III Leeston Survey District.

Figure 27: Preliminary Area 1 aerial¹²⁰



- 6.27 The 20.59ha land holding is currently utilised for agricultural purposes, which includes a rural contracting business. Site 1 is zoned Rural (Inner Plains) and is bordered by SH1 to the north, rural activities to the east across Weedons Road, established lifestyle blocks to the south and the Levi Park and Park Lane residential subdivisions to the south-west and west respectively.
- 6.28 The property accommodates a single dwelling and a large yard containing implement sheds and associated ancillary structures. The four laning of SH1, being proposed as part of the New Zealand Transport Agency's Roads of Significance project, forms the northern boundary to the property. These works entail widening the State Highway and constructing a major intersection at Weedons Road.
- 6.29 The noise contour for the Christchurch International Airport avoids the property, but applies to land directly to the east and south. Site 1 forms part of a wider block that accommodates Rolleston, the LURP residential priority areas and long term growth boundaries identified in the Rolleston Structure Plan. This block is bounded by SH1 and Weedons, Selwyn Road and Dunns Crossing Roads.

Potential yield

- 6.30 Preliminary analysis undertaken as part of the PC 17 process, and further investigations undertaken by the land owner, demonstrate that the land holding could sustain approximately 36 rural residential sections. However, the substantive merits of any rezoning proposal and the optimal yield will not be able to be established until a private plan change is lodged with Council and considered under the RMA.

Discussion

- 6.31 The following efficiencies and benefits are considered relevant to the identified preliminary rural residential area:

Sub-regional guidance – LURP/Chapter 6 to the CRPS

- The land holding is outside the Township boundary, but adjoins the Living Z zone and residential priority areas that ensure the rural

¹²⁰ <http://koordinates.com/#/layer/3185-christchurch-post-earthquake-aerial-photos-24-feb-2011/>

residential node is consolidated with the existing Township. This spatial proximity also assists in preserving the open space character between Rolleston and Christchurch City.

- Avoids the majority of the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of CRPS.
- The proximity of SH1 and the South Island Main Trunk Line to the property will necessitate the inclusion of appropriate setbacks and/or mitigation methods (e.g. bunding, fencing, landscaping, building design standards) to avoid any potentially adverse reverse sensitivity effects and to mitigate any nuisance effects on future residents. The setbacks and treatments at the interface between this rural residential enclave and the nationally important transportation corridor presents an opportunity to deliver the walking and cycling network and greenbelt buffer around the periphery of the Township and avenue planting along the SH1 interface promoted in the Rolleston Structure Plan.
- Adjoins the Park Lane and Levi Park residential subdivisions that ensure the site can be economically provided with reticulated water and wastewater

Rural residential form, function and character

- The site enables rural residential development to be consolidated with the urban form of Rolleston
- Ribbon development along SH1 is avoided by the proposed four-laning and associated upgrades to Levi Road, which will present a strong limit to growth to the north-east of Rolleston.
- Peri-urban sprawl is contained by the proposed SH1 upgrades to the north and east, the Airport Noise Contour to the south and east and residential development to the west.
- The location is not an obvious future residential growth path, which have been identified in the Rolleston Structure Plan and extend in the south-eastern direction as far as Selwyn Road.
- There is likely to be sufficient capacity within the Council's roading and community water and sewerage network to service the area.

Landscape values

- SH1 to the north, and Weedons Ross Road and the Christchurch International Airport noise contour to the east and south, present

strong limits to growth. The containment of rural residential activities within this area provides the opportunity to secure a demarcation between rural and urban forms of development. This will assist in preserving the rural character amenity contrast between the rural zone, and the urban forms of Rolleston and Christchurch City.

- The size of the development block supports a small rural residential node, which will enable each parcel to achieve the necessary degree of 'ruralness' and avoid adverse visual effects associated with larger rural residential nodes where the number of smaller sections collectively represent more 'urban' characteristics.
- The location also enables site specific layouts, design controls and interface treatments to achieve the necessary degree of 'ruralness' and 'rural residential character'.

Rolleston environs study area guidance

- The site's location adjoining the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern.
- Rolleston has capacity to support an increased population base as it is an identified Key Activity Centre that has the community infrastructure, services and business areas to support a large self-sustaining community.
- There is an opportunity to secure safe and efficient vehicle, pedestrian and cycle access to the Town centre via the road network, green space corridors and reserves are available as the site adjoins Living zoned land that is currently being subdivided. Connections to the block have already been secured within the subdivision scheme for the Levi Park subdivision. The town centre is approximately 1.5km to the south-west.
- This proximity presents an opportunity to achieve strong connections between the rural residential node and Rolleston, including the necessary access to education facilities, shopping centres, employment opportunities, community facilities, public transport connections and other services.
- The site is not subject to any identified high groundwater, natural hazards, potentially contaminated sites, Protected Trees, cultural

sites, heritage sites or sites of ecological value and there are no significant servicing constraints.

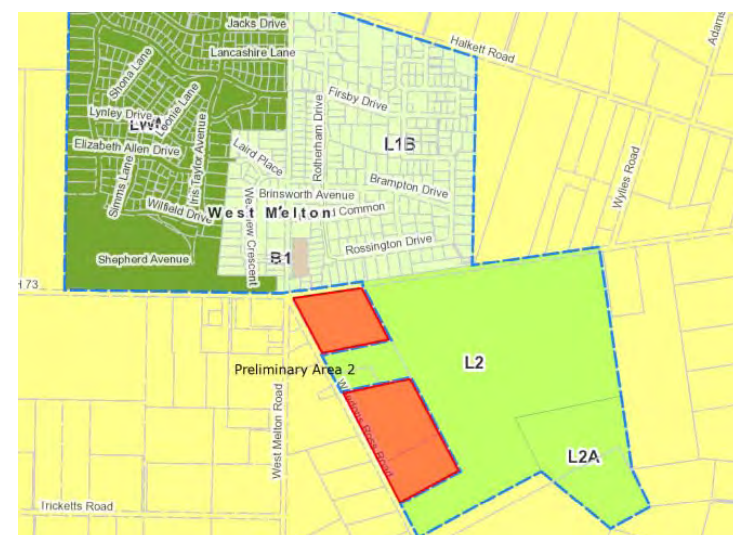
- Avoids any identified Significant Natural Areas, Intensive Farming Activities, strategic infrastructure and designated sites (with the exception of sharing a northern boundary with SH1/SIMTL).
- Additional site specific assessments will be required to confirm the presence of any potentially contaminated soils associated with the historic farm use and current contractor's yard. In addition, geotechnical investigations will also be required to establish the lands susceptibility to liquefaction and lateral spread during large earthquake events, although given existing geotechnical information on Rolleston the likelihood of susceptibility is expected to be low.
- The site is comprised of Class II versatile soils, with any private plan change proposal lodged to formalise the Living 3 zoning having to assess the impacts of any loss of these soils on the productive capacity of the Canterbury Plains.

WEST MELTON PRELIMINARY RURAL RESIDENTIAL AREA

Background

- 6.32 West Melton is a small rural service town located on SH 73, 10km west of Christchurch City. The Township has traditionally provided low-density residential sections, which have been sought after in part due to the settlement's close proximity to Christchurch City.
- 6.33 More recent residential development within the West Melton Township is now well underway in the Gainsborough and Preston Downs residential subdivisions. West Melton is not an identified Key Activity Centre and no additional residential priority areas have been added to the Township under the LURP and Chapter 6 of the CRPS. West Melton has a primary school, early childhood centre, community hall and local shops and services and a petrol station.

Figure 28: West Melton preliminary rural residential area



- 6.34 Figure 28 identifies the geographic location of preliminary Area 2 and its spatial context with West Melton and its environs.

Site description

- 6.35 Area 2 encompasses three parcels, separated over two locations, which are held by two land owners.

Figure 29: Preliminary Area 2 aerial¹²¹



The northern parcel is 5.57ha in size, has a physical address of 708 Weedons Ross Road and is legally described as Lot 1 DP 50712. The southern area has a physical address of 664

Weedons Ross Road, is 10.73ha in size and is legally described as Lot 1 DP 26732 and Lot 2 DP 26732.

- 6.36 The three land holdings are 16.3ha in size collectively and are currently utilised for grazing purposes. The northern area accommodates a cluster of buildings and what appears to be a collection of motor vehicles.
- 6.37 The properties are zoned Rural (Inner Plains), with the northern property sharing a northern boundary with SH73, an eastern and southern boundary with the Living 2 zone and a western boundary with the Rural (Inner Plains) zone. The southern site shares a northern, eastern and southern boundary with the Living 2 and Living 2A zones and a western boundary with the Rural (Inner Plains) zone.
- 6.38 A Transpower high voltage power line, and associated towers, dissects the southern site in a west to east alignment. Access from both sites onto Weedons Ross Road has been established. An ODP is contained within the SDP to manage the future development of the Living 2 and Living 2A zones, which could also incorporate any access or infrastructure servicing arrangements required for the development of this preliminary rural residential area.

Potential yield

- 6.39 Preliminary analysis undertaken as part of the PC 17 process demonstrated that the land holdings could sustain approximately 24 rural residential sections over the two development blocks. However, the substantive merits of the rezoning proposal and the optimal yield are yet to be determined.

Discussion

- 6.40 The following efficiencies and benefits are considered relevant to the identified preliminary rural residential area:

Sub-regional guidance – LURP/Chapter 6 to the CRPS

- The land holding is outside the Township boundary, but adjoins the Living 2 and Living 2A zones, which ensures the rural residential

¹²¹ <http://koordinates.com/#/layer/3185-christchurch-post-earthquake-aerial-photos-24-feb-2011/>

node is consolidated with the existing Township. This spatial proximity assists in preserving the open space character between West Melton and Rolleston to the south-west and Christchurch City to the east.

- Avoids the majority of the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of CRPS, including specifically the groundwater recharge zone for Christchurch City's drinking water and the West Melton Military Training Area.
- Integrates into the existing urban environment, ensuring the site can be economically provided with reticulated water and wastewater. Water upgrades, including an additional well within the Living 2 or 2A zones, are required to facilitate the development of preliminary Area 2.
- There are no springs, waterways or significant natural features within preliminary Area 2.
- The appropriateness of rezoning land that currently accommodates high voltage transmission lines will need to be determined through the plan change process, including the need to secure appropriate building setbacks in accordance with the NPS on electricity transmission. Any interface treatments with SH73 will also need to be considered.
- Preliminary Area 2 avoids all other identified Significant Natural Areas, designated sites or any other strategic infrastructure.

Rural residential form, function and character

- The site's location effectively integrates the properties into the township boundary, including specifically the Living 2 zone to the east and Living 2A zone to the east and south. This reduces the potential for adverse reverse sensitivity effects, unconsolidated peri-urban sprawl and the urban form of West Melton coalescing with Rolleston or Christchurch City.
- The risk of ribbon development occurring east along SH73 or south along Weedons Ross Road is reduced as the preliminary Area 2 is contained by the Living 2 zone to the east and Living 2A zone to the zone.
- The location is not an obvious future residential growth path, with the SDP anticipating any additional residential growth to occur north of SH73 and south of Halkett Road.

- The ability for both sites to integrate with the existing settlement pattern will assist in achieving a concentric urban form that enables ready access to the town centre. The site is less than 100m from the town centre, with the domain and town hall being located to the west of the site on the southern side of SH73.
- There is likely to be sufficient capacity within the Council's roading and sewerage network to service the area, although upgrades to the existing water infrastructure are required as part of the development of the Living 2 and 2A zones south of SH73.

Landscape values

- Proposals for preliminary Areas 3 and 4 will need to include layouts, interface treatments and development controls to avoid any potentially adverse visual and amenity effects and achieve the necessary degree of 'ruralness' and 'rural residential character'. These environmental effects will need to be considered under the plan change process.
- The sites are contained by discernible boundaries formed by existing roads and land use characteristics, which includes strategic roads and established low-density living environments.
- The size of the development block supports a small rural residential node, which will enable each parcel to achieve the necessary degree of 'ruralness' and avoid adverse visual effects associated with larger rural residential nodes where the number of smaller sections collectively represent more 'urban' characteristics.
- The loss of any rural character and amenity attributed to the sites have been reduced as preliminary Area 2 can be consolidated with the urban form of West Melton. The surrounding zoning pattern also reduces the potential for adverse reverse sensitivity effects with strategic infrastructure and productive rural land uses.

West Melton environs study area guidance

- The sites location adjacent to the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern.
- West Melton has a reduced capacity to support an increased population base as it is not an identified Key Activity Centre, with significant growth placing pressure of community infrastructure, services and business areas. Significant growth may also

undermine the discrete township amenity that characterises West Melon.

- There is an opportunity to secure safe pedestrian and cycle access to the Town centre via the underground connection required to be formed when the adjacent Living 2 zone is developed.
- The site is not subject to any identified natural hazards, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints. The exception is an upgrade that is to be undertaken to the reticulated water supply.
- Avoids any identified Significant Natural Areas, Intensive Farming Activities, designated sites or any other strategic infrastructure. The exception is Transpowers national grid that runs in a west to east direction through preliminary Area 2. The potential adverse reverse sensitivity effects of any rezoning of the land will be considered as part of the plan change process.
- Additional site specific assessments will be required to confirm the presence of any potentially contaminated soils associated with the historic farm use and land used for car storage. In addition, geotechnical investigations will also be required to establish the lands susceptibility to liquefaction and lateral spread during large earthquake events.
- Preliminary Area 2 is devoid of any Class I or II versatile soils.

PREBBLETON PRELIMINARY RURAL RESIDENTIAL AREAS

Background

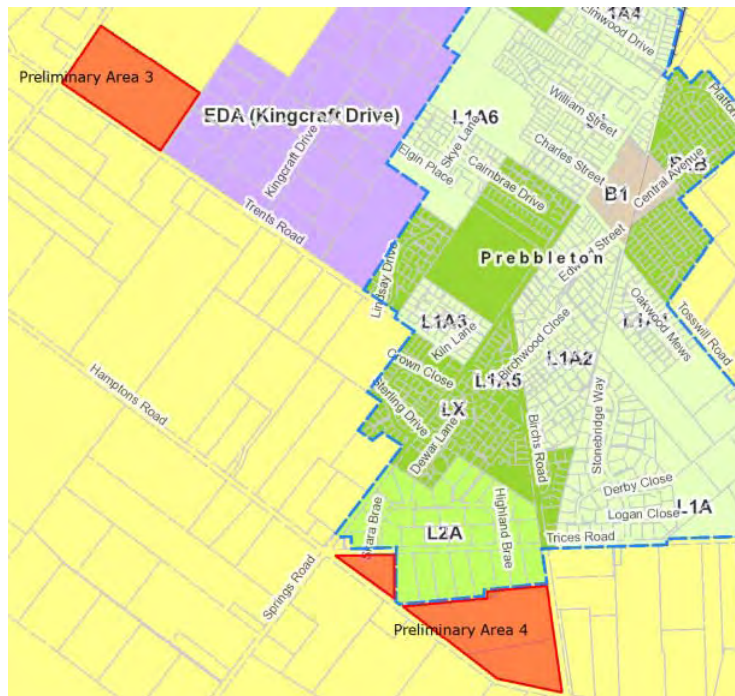
- 6.41 Prebbleton is one of the oldest settlements on the Canterbury Plains, having been established in 1862. The Township is well placed on the strategic road network between Christchurch and Lincoln, being relatively close to the City Centre via the southern motorway. The Prebbleton Structure Plan, and recent amendments to the SDP, set out the strategic planning direction for the town.
- 6.42 Prebbleton is not an identified Key Activity Centre, although additional residential priority areas have been added to the Township under the LURP and Chapter 6 of the CRPS to facilitate the development of additional sections.
- 6.43 Figure 30 identifies the geographic location of preliminary Areas 3 and 4, and their spatial context with Prebbleton and its environs.

Site description

- 6.44 Preliminary Area 3 is located to the west of Prebbleton. The Kingcraft EDA, which accommodates lifestyle properties, is established on the sites eastern boundary. Shands Road forms the western boundary of the site. The property has frontage and formed access onto Trents Road. The site is zoned Rural (Inner Plains), which also applies to the land to the north, south and west.
- 6.45 Preliminary Area 3 has a physical location of 311 Trents Road, is 9.2ha in size and is legally described as Lot 2 DP 51743. The property accommodates a single dwelling, with the balance of the land accommodating a horse training track and ancillary facilities.
- 6.46 Shands Road, and to a lesser extent Trents Road, are also identified for upgrades as part of the works to integrate the local transport network into the proposed Stage 2 of the southern motorway (CSM2). The CSM2 alignment is further to

the north, passing through a large interchange proposed at the junction of Shands and Marshs Roads.

Figure 30: Prebbleton preliminary rural residential areas



- 6.47 Shands Road, and to a lesser extent Trents Road, are also identified for upgrades as part of the works to integrate the local transport network into the proposed Stage 2 of the southern motorway (CSM2). The CSM2 alignment is further to the north, passing through a large interchange proposed at the junction of Shands and Marshs Roads.
- 6.48 A Council water race runs along the Trents Road reserve in front of preliminary Area 3. There are extensive trees and vegetation on the property boundaries. Transpower's national grid follows a south-west to north-east alignment through land

holdings further to the west, on the opposite side of Shands Road.

Figure 31: Preliminary Area 3 aerial



Figure 32: Preliminary Area 4 aerial



- 6.49 A private plan change request has been lodged with the Council to rezone the land from its current Rural Inner Plains zoning to a Living 3 Zone that facilitates the development of

approximately 14 rural residential households (PC 41) for preliminary Area 3. This request was being vetted at the time this Strategy was drafted, with Council not having reached a decision on how to process the request under the RMA.

- 6.50 Preliminary Area 4 is located on the southern boundary of Prebbleton, forming the balance of a triangular area of land that has a split zoning of Living 2A and Rural (Inner Plains). The area is contained by Trices Road to the north, Birchs Road to the east and Hamptons Road to the south and south-west.
- 6.51 Preliminary Area 4 is comprised of four individual land holdings, being: 100 Birchs Road, Lot 9 DP 301739, being 7.4ha in size; 132 Hamptons Road, Part RS 3967, being 1.5ha in size; 132 Birchs Road, Lot 1 DP 22302, being 3.3ha in size, and 399 Trices Road, Lot 8 DP 301739, being 1.1ha in size. The collective size of preliminary Area 4 is 12.3ha.
- 6.52 There are three dwellings established within the development block, with the balance being utilised for grazing purposes. Seven lifestyle properties have been established on the northern boundary between the development block and Trices road. An Orion electricity substation is operating from a designated site on the south-eastern corner of Area 4.
- 6.53 A Council water race runs along Hamptons Road in front of Area 4. The Christchurch to Little River Rail Trail is located on Birchs Road, which includes a formed off-road connection from the intersection of Birchs and Trices Roads to Lincoln.
- 6.54 A private plan change request has been lodged with the Council to rezone the land from its current Rural Inner Plains zoning to a Living 3 Zone that facilitates the development of approximately 18 rural residential households (PC 36) for preliminary Area 4. This request was being vetted at the time this Strategy was drafted, with Council not having reached a decision on how to process the request under the RMA.

Potential yield

- 6.55 The plan change (PC 41) request demonstrates that preliminary Area 3 could sustain approximately 14 rural

residential sections. Once again, the substantive merits of the rezoning proposal and the optimal yield are yet to be determined.

- 6.56 The draft private plan change prepared for preliminary Area 4 (PC36) and pre-application discussions indicate that this property could accommodate approximately 18 rural residential households. However, the substantive merits of the rezoning proposal and the optimal yield are yet to be determined.
- 6.57 The plan change (PC 36) request demonstrates that preliminary Area 4 could sustain approximately 18 rural residential sections. Once again, the substantive merits of the rezoning proposal and the optimal yield are yet to be determined.

Discussion

- 6.58 The following efficiencies and benefits are considered relevant to the identified rural residential areas:

Sub-regional guidance – LURP/Chapter 6 to the CRPS

- The land holdings are both outside the Township boundary and adjoin existing rural residential or Living zone environments. This zoning pattern assists in ensuring any future development is consolidated with the existing Township. It also assists in preserving the open space character between Prebbleton, other large townships in the eastern area of the District and Christchurch City.
- The locations avoid the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of CRPS.
- Preliminary Areas 3 and 4 adjoin the Kingcraft Drive EDA and the Living 2A zones respectively, ensuring the sites can be economically provided with reticulated water and wastewater.
- Preliminary Area 4 is located in proximity to land where liquefaction occurred during the Canterbury Earthquakes. Detailed geotechnical investigations will be required as part of the plan change process to determine the appropriateness of any proposed rezoning. There are no other natural constraints associated with either of the identified locations.

Rural residential form, function and character

- The site enables rural residential development to be consolidated with the settlement pattern of Prebbleton.
- The risk of ribbon development occurring along Trents Road is reduced as preliminary Area 3 represents the full extent of residential or rural residential growth west of Prebbleton based on Shands Road being a definitive boundary.
- The risk of ribbon development occurring south along Birchs Road is reduced as preliminary Area 4 reflects the full extent of residential or rural residential growth south of Hamptons Road.
- The development blocks are small contained nodes that enable appropriate boundary treatments to be established to integrate the sites into both the urban and rural environments. There are definitive road boundaries and established land uses that reduce the potential of on-going urban sprawl, adverse reverse sensitivity effects and the urban form of Prebbleton coalescing with Lincoln to the south and Christchurch City to the north.
- The ability for both sites to integrate with the existing settlement pattern will assist in achieving a concentric urban form that enables ready access to the town centre. Preliminary Areas 3 and 4 are 1.8km and 1.3km from the town centre respectively.
- There is likely to be sufficient capacity within the Council's roading and community water and sewerage network to service both areas.
- The locations avoid the majority of strategic infrastructure established on the periphery of preliminary Prebbleton, with the exception of the Orion substation on preliminary Area 4 and the proximity of Shands Road to preliminary Area 3. The effects of any rezoning of these land holdings on these strategic assets will need to be determined through the plan change process.

Landscape values

- Proposals for preliminary Areas 3 and 4 will need to include layouts, interface treatments and development controls to avoid any potentially adverse visual and amenity effects and achieve the necessary degree of 'ruralness' and 'rural residential character',

These environmental effects will need to be considered under the plan change process.

- The size of the development blocks support a small rural residential node, which will enable each parcel to achieve the necessary degree of 'ruralness' and avoid adverse visual effects associated with larger rural residential nodes where the number of smaller sections collectively represent more 'urban' characteristics.
- The sites are contained by discernible boundaries formed by existing roads and land use characteristics, which includes strategic roads and established low-density living environments.

District Plan guidance

- The loss of rural character and amenity has been reduced as preliminary Areas 3 and 4 can be consolidated with the urban form of Prebbleton, which also reduces the potential for adverse reverse sensitivity effects with strategic infrastructure and productive rural land uses.

Prebbleton environs study area guidance

- The location of both areas adjoining the Township boundary, and established rural residential environment, supports a rural residential node that is able to integrate with the existing settlement pattern.
- Neither of the land holdings are recognised as long term residential growth paths in the SDP or Prebbleton Structure Plan.
- Both locations avoid the sensitive rural interface between Prebbleton and Christchurch City to the north and the obvious future residential growth path west of Springs Road between Trents and Hamptons Roads.
- Prebbleton has a reduced capacity to support an increased population base as it is not an identified Key Activity Centre, with significant growth placing pressure of community infrastructure, services and business areas. Significant growth may also undermine the discrete township amenity that characterises Prebbleton.
- Consideration of the appropriateness of establishing rural residential densities adjacent to Shands Road will need to be considered as part of any rezoning proposal for preliminary Area 4.

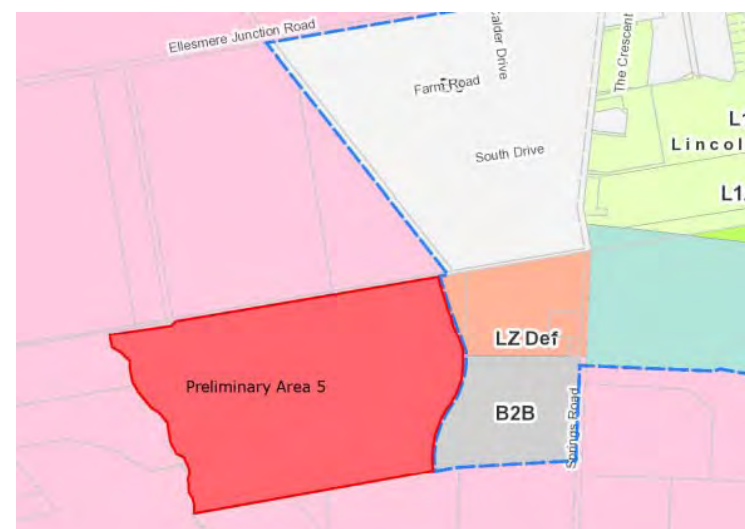
- The sites are not subject to any identified natural hazards, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints.
- Preliminary Area 3 assists in achieving the long term compact concentric urban form of the Township by supporting growth west of Springs Road.
- Avoid any identified Significant Natural Areas, intensive farming activities, designated sites or any other strategic infrastructure.
- Additional site specific assessments will be required to confirm the presence of any potentially contaminated soils associated with the historic farm use. In addition, geotechnical investigations will also be required to establish the lands susceptibility to liquefaction and lateral spread during large earthquake events.
- A portion of both sites contain Class II versatile soils, with the private plan change requests having to assess the impacts of any loss of these high quality soils on the productive capacity of the Canterbury Plains.
- The appropriateness of zoning preliminary Areas 3 and 4 to facilitate rural residential will need to be determined as part of the plan change process, including specifically the consideration of Plan Changes 41 and 36 respectively.

LINCOLN PRELIMINARY RURAL RESIDENTIAL AREA

Background

- 6.59 Lincoln is one of the district's primary residential growth areas, with the town being based primarily around the farming sector, the University and Crown Research Institutes (CRI's). The character, semi-rural outlook and proximity to nationally important research and education institutions have increased the demand and uptake of residential sections in recent times. The Lincoln Structure Plan and recent amendments to the SDP set out the strategic planning direction for the town.
- 6.60 The Township is an identified Key Activity Centre, making it one of the primary growth areas within the District, with capacity to support a significant population in the coming years. Figure 33 identifies the geographic location of preliminary Area 5 and its spatial context with Lincoln and its environs.

Figure 33: Lincoln preliminary rural residential area



Site description

- 6.61 Preliminary Area 5 is located to the south-west of Lincoln. The site is 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.

Figure 34: Preliminary Area 5 aerial¹²²



- 6.62 Preliminary Area 5 forms the balance of an existing farm that includes the Living Z and Business 2B zones to the east, which currently forms part of the western town boundary. Lincoln University is located on the northern boundary of the site and the Te Whariki subdivision is further to the east on the opposite side of Springs Road.
- 6.63 Preliminary Area 5 is 57.7ha in size and is comprised of several separate land holdings (Part Lot 1 & 4 DP 12928, Lot 2 DP 54824 and RS 39065), which are held under several certificates of title. The site is currently zoned Rural Outer Plains.

- 6.64 The property accommodates a single dwelling and a yard containing several implement and storage sheds. A drain extends along the western rear boundary of the site.
- 6.65 A private plan change request has been lodged with the Council to rezone the land from its current Rural Outer Plains zoning to a Living 3 Zone that facilitates the development of 115 rural residential households (PC 28). This request has been publicly notified, submissions and further submissions closed and a hearing was pending at the time RRS13 was drafted.

Potential yield

- 6.66 PC 28 demonstrates that the land holding could sustain approximately 115 rural residential sections. However, the substantive merits of the rezoning proposal and the optimal yield are yet to be determined through the private plan change process.

Discussion

- 6.67 The following efficiencies and benefits are considered relevant to the identified rural residential area:

Sub-regional guidance – LURP/Chapter 6 to the CRPS

- The land holding is outside the Township boundary, but adjoins the Living Z and Business 2B zones that ensure the rural residential node is consolidated with the existing Township. This spatial proximity also assists in preserving the open space character between Lincoln and Christchurch City.
- Avoids the majority of the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of CRPS.
- Adjoins the Living Z and Business 2B zones, ensuring the site can be economically provided with reticulated water and wastewater.
- Stormwater management will be an important aspect of any redevelopment of the land holding given the high groundwater table, with specific treatment and disposal methods having been proposed through PC 28. There are no springs or natural waterways within

¹²² <http://koordinates.com/#/layer/3185-christchurch-post-earthquake-aerial-photos-24-feb-2011/>

the site, but there are several drains servicing the property and wider area.

- A submission lodged by Lincoln University in support of PC 28 resolves any potentially adverse effects the development of the site to rural residential densities may present this nationally important facility. The consideration of PC 28 will also need to determine the appropriateness of rezoning land within the Rural Outer Plains zone, which is valued for its rural productive capacity and the potential loss of Class II versatile soils.
- Avoids any identified Significant Natural Areas, designated sites or any other strategic infrastructure.

Rural residential form, function and character

- The sites location adjacent to the Township boundary, including Lincoln University to the north and the Te Whariki subdivision to the east, reduces the potential for adverse reverse sensitivity effects, unconsolidated peri-urban sprawl and the urban form of Lincoln coalescing with Tai Tapu, Rolleston or Prebbleton. However, strong definitive boundaries to preclude additional peri-urban development to the west and south will need to be established through the PC 28 process.
- The risk of ribbon development occurring along Springs Road is reduced as the existing Living Z and Business 2B zones front this road.
- The location is not an obvious future residential growth path identified in the Lincoln Structure Plan, which is constrained by the Crown Research Institutes and Lincoln University to the west and north and natural constraints to the east and south.

Landscape values

- The development block represents a large development node, where significant numbers of households may collectively undermine the ability of the resulting development to meet land owner expectations or a rural residential lifestyle.
- PC 28 includes layouts, interface treatments and development controls to avoid any potentially adverse visual and amenity effects and achieve the necessary degree of 'ruralness' and 'rural residential character'.

- The substantive merits of the rezoning and any related effects, will need to be considered under the plan change process.

Lincoln environs study area guidance

- The sites location adjacent to the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern.
- There is an opportunity to secure safe and efficient vehicle, pedestrian and cycle access to the Town centre via the road network, green space corridors and reserves are available as the site adjoins Lincoln University and the Te Whariki subdivision.
- Preliminary Area 5 is approximately 2.5km to the Town centre via Springs Road and Edwards Street, which will be reduced further once connections within the Te Whariki subdivision are completed.
- This proximity presents an opportunity to achieve strong connections between the proposed rural residential node and Lincoln, including the necessary access to education facilities, shopping centre's, employment opportunities, community facilities, public transport connections and other services.
- The site is not subject to any identified natural hazards, Significant Natural Areas, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints.
- A number of constraints potentially impact on the viability of the site to accommodate rural residential densities, including the high groundwater table, drainage issues and the presence of springs. These constraints have been identified in PC 28 and will be assessed through the private plan change process.
- Additional site specific assessments will be required to confirm the presence of any potentially contaminated soils associated with the historic farm use. In addition, geotechnical investigations will also be required to establish the lands susceptibility to liquefaction and lateral spread during large earthquake events.

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 assist to 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, 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 Land Use Recovery Plan 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							
Not significantly adversely affect ancestral land, water, sites, wāhi tapu and wāhi taonga to Ngāi Tahu							
Avoid adverse effects on existing surface water quality							
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							
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							
Support locations that can sustain a mixture of housing densities 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							
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							

Rural residential form, function and character							
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							
Landscape values							
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 of 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 Appendix 1 RRS13)							
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 APPENDIX 2 – Map 28)		▲
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 APPENDIX 2 – Map 28)		▲
Avoid locations that may contribute to the long term coalescence of Rolleston with the Townships of Lincoln, West Melton and Springston (refer to APPENDIX 2 – Map 28)		★
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Rolleston (see APPENDIX 2 – Map 4)		▲
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 APPENDIX 2 – Map 28)		★
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 APPENDIX 2 – Map 28)		▲
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)		★

Strategic infrastructure	
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 APPENDIX 2 – Map 4): 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), 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	
Natural hazards	
Avoid land that is subject to the high groundwater table to the south of Rolleston (see APPENDIX 2 – Map 19)	
Environmental, cultural and heritage values	
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 APPENDIX 2 – Map 12)	
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 APPENDIX 2 – Map 21)	
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 APPENDIX 2 – Map 12)	








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 APPENDIX 2 – Map 26)		▲
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 APPENDIX 2 – Map 26)		▲
Avoid locations that may contribute to the long term coalescence of Lincoln with the Townships of Rolleston, West Melton, Templeton and Springston (refer to APPENDIX 2 – Map 26)		★
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Lincoln (see APPENDIX 2 – Map 5)		▲
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 APPENDIX 2 – Map 26)		▲
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)		★




Strategic infrastructure	
<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 APPENDIX 2 – Map 5:</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) 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 APPENDIX 2 – Map 17)	
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 APPENDIX 2 – Map 20)	
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 APPENDIX 2 – Map 5)	
Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site to the north-east of Lincoln (Oven C65) (see APPENDIX 2 – Map 5)	
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 APPENDIX 2 – Map 5)	
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 APPENDIX 2 – Map 21)	
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 APPENDIX 2 – Map 5)	









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 APPENDIX 2 – Map 24)		★
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 APPENDIX 2 – Map 24)		▲
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 APPENDIX 2 – Map 24)		▲
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 APPENDIX 2 – Map 24)		★
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Prebbleton (see APPENDIX 2 – Map 5)		▲
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 APPENDIX 2 – Map 24)		★
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)		★









Strategic infrastructure	
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 APPENDIX 2 – Map 8 : 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) and Broadfield Primary School (ME17)	
Natural hazards	
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 APPENDIX 2 – Map 15)	
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 APPENDIX 2 – Map 20)	
Environmental, cultural and heritage values	
Avoid land that may compromise the health, longevity or setting of the registered Protected Tree located on Ladbrooks School grounds (T104) (see APPENDIX 2 – Map 8)	
Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site to the south-east of Prebbleton (Oven C65) (see APPENDIX 2 – Map 8)	
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Prebbleton, including specifically: Wheatsheaf House (H302) and Trents Chicory Kiln (H208) (see APPENDIX 2 – Map 8)	
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 APPENDIX 2 – Map 21)	
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 APPENDIX 2 – Map 8)	



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		★

Strategic infrastructure	
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 APPENDIX 2 – Map 6 :	
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) and Weedons Domain on Maddisons Road (D125)	
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)	
Natural hazards	
Avoid locations that are constrained by the Waimakariri River flood plain to the north of West Melton (refer to APPENDIX 2 – Map 13)	
Environmental, cultural and heritage values	
Avoid land that may compromise the health, longevity or setting of the registered Protected Tree located on Newtons Road (T90 & T91) to the south-west of West Melton (refer to APPENDIX 2 – Map 6)	
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 APPENDIX 2 – Map 6)	
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 APPENDIX 2 – Map 6)	
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 APPENDIX 2 – Map 6)	









Environmental, cultural and heritage values	
Avoid the Christchurch Groundwater Protection Zone to the north of West Melton (see APPENDIX 2 – Map 29)	
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 APPENDIX 2 – Map 21)	
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 APPENDIX 2 – Map 5)	
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 APPENDIX 2 – Map 9)	
Avoid locations that may contribute to the long term coalescence of the Tai Tapu urban form with the Township of Lincoln (refer to APPENDIX 2 – Map 25)	
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 APPENDIX 2 – Map 9)	
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 APPENDIX 2 – Map 5)	
Maintain the visual distinction and amenity contrast between the rural periphery of Tai Tapu and the larger urban forms of Lincoln and Christchurch (APPENDIX 2 – Map 25)	





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	
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 APPENDIX 2 – Map 9 : Regional Council works yard on Lincoln Tai Tau Road (CR9), Council water wells on Holmeswood Rise (D407), Lincoln Tai Tapu Road (D103) and Tai Tapu Domain (D198)	
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 APPENDIX 2 – Map 16)	
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 APPENDIX 2 – Map 20)	
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 Ladbroke School (T103 & T104) and on Lincoln Tai Tapu Road (T80) (see APPENDIX 2 – Map 9)	
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 APPENDIX 2 – Map 9)	
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 APPENDIX 2 – Map 9)	

Environmental, cultural and heritage values	
Avoid locations that may reduce the visual amenity attributed to areas within the Outstanding Landscape and Visual Amenity Landscape zone (see APPENDIX 2 – Map 5)	
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 APPENDIX 2 – Map 21)	

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 APPENDIX 2 – Map 27)		▲
Avoid locations that may contribute to the long term coalescence of the Springston urban form with the Townships of Lincoln and Rolleston (refer to APPENDIX 2 – Map 27)		★
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Springston (APPENDIX 2 – Map 11)		▲
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 APPENDIX 2 – Map 4)		▲
Maintain the visual distinction and amenity contrast between the rural periphery of Springston and the larger urban forms of Lincoln and Rolleston (refer to APPENDIX 2 – Map 27)		★
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)		★

Strategic infrastructure	
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 APPENDIX 2 – Map 11 :	
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), Springston cemetery (D171), Council landfill on Weedons Road (D358) and Council water well on Raven Drive (D98)	
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	
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 APPENDIX 2 – Map 18)	
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 APPENDIX 2 – Map 18)	
Environmental, cultural and heritage values	
Avoid land that may compromise the health, longevity or setting of the registered Protected Trees located on Shands Road (T81) (see APPENDIX 2 – Map 11)	
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 APPENDIX 2 – Map 11)	
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 APPENDIX 2 – Map 21)	
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 APPENDIX 2 – Map 11)	

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 APPENDIX 2 – Map 23)		★
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Templeton (refer to APPENDIX 2 – Map 7)		▲
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 APPENDIX 2 – Map 23)		▲
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 APPENDIX 2 – Map 23)		★
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		★
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 APPENDIX 2 – Map 7 : 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)		★

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 APPENDIX 2 – Map 7)	
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 APPENDIX 2 – Map 7)	
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 APPENDIX 2 – Map 21)	
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 APPENDIX 2 – Map 7)	

APPENDIX 2

RURAL RESIDENTIAL STUDY AREA MAPS

The following maps accompany the Study Area assessment contained within Section 6 of the RRS13 and the accompanying criteria in Appendix 1. The maps contain the base information for identifying the opportunities and constraints to assist in determining optimal locations for rural residential development within the area of Selwyn District that is subject to the Land Use Recovery Plan.

Importantly, the maps capture the information contained on the GIS at the date they were produced so clarification should be sought from Council staff to confirm that all constraints and opportunities associated with any given site have been identified. The GIS layers used to generate these maps are referenced in the following document - [G:\Policy & Strategy\P&S-26 Council Plan Changes\27 Plan Change 32 Rural Residential\7 Reports\RRDP\20130416 Generic GIS base layers.docx](#) to enable them to be updated on a regular basis.

Reference should also be made to the District Planning Maps and the associated appendices of the District Plan for more detailed information on the constraints identified on the maps.

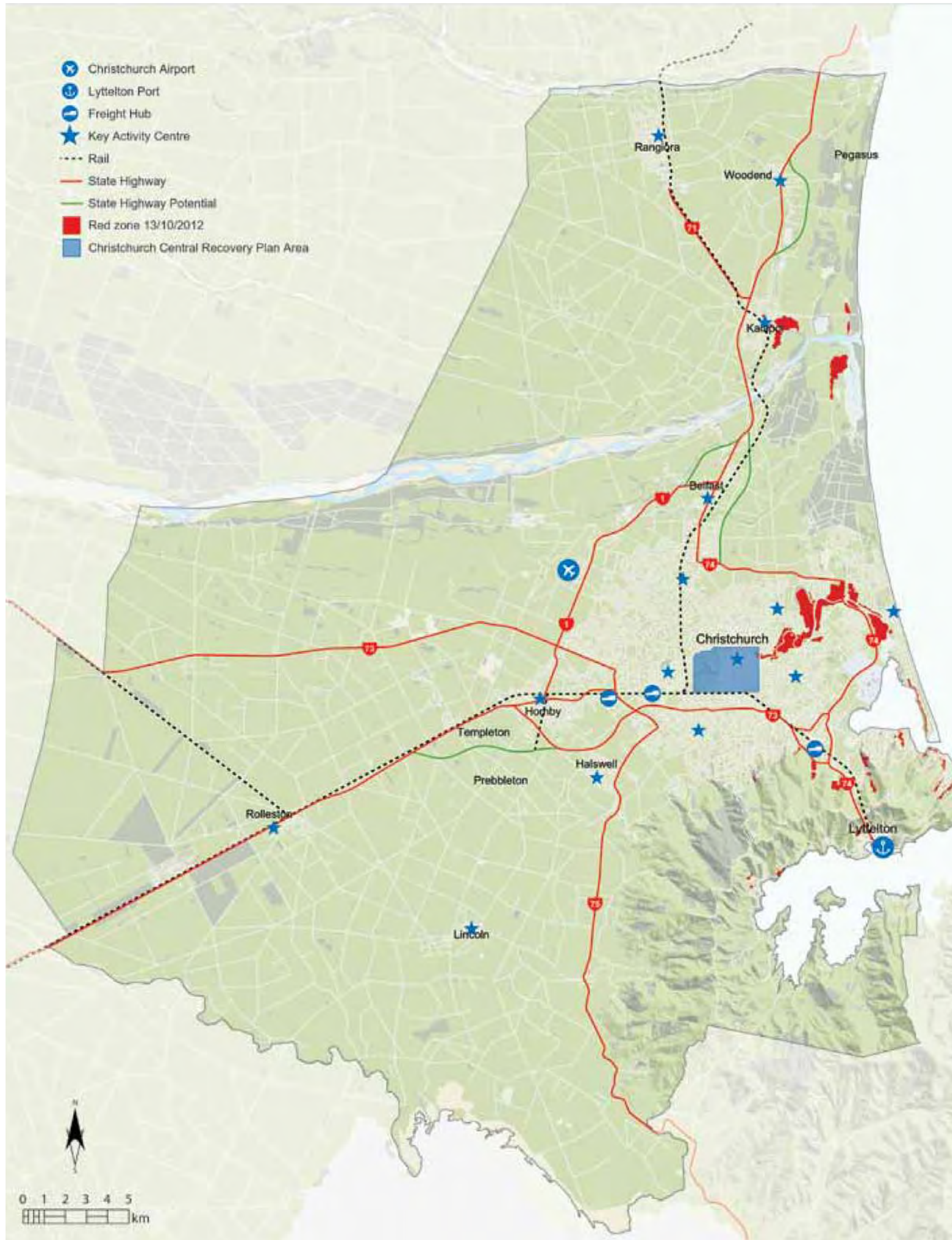
This appendix contains a series of maps for each Township and their environs within the geographic area that is subject to the Land Use Recovery Plan and its related amendments.

The following maps are provided:

MAP 1:	Geographic extent of the Land Use Recovery Plan
MAP 2:	Landscape Constraints Map – Andrew Craig Landscape Architects Ltd
MAPS 3 to 5:	District Plan zoning and LURP residential priority area layers
MAPS 6 to 12:	Land use layers
MAPS 13 to 19:	Blue network layers
MAP 20:	Geotechnical layer
MAP 21:	Versatile soils layer
MAP 22 to 28:	Peri-urban context maps
MAP 29:	Christchurch City groundwater recharge zone

MAP 1

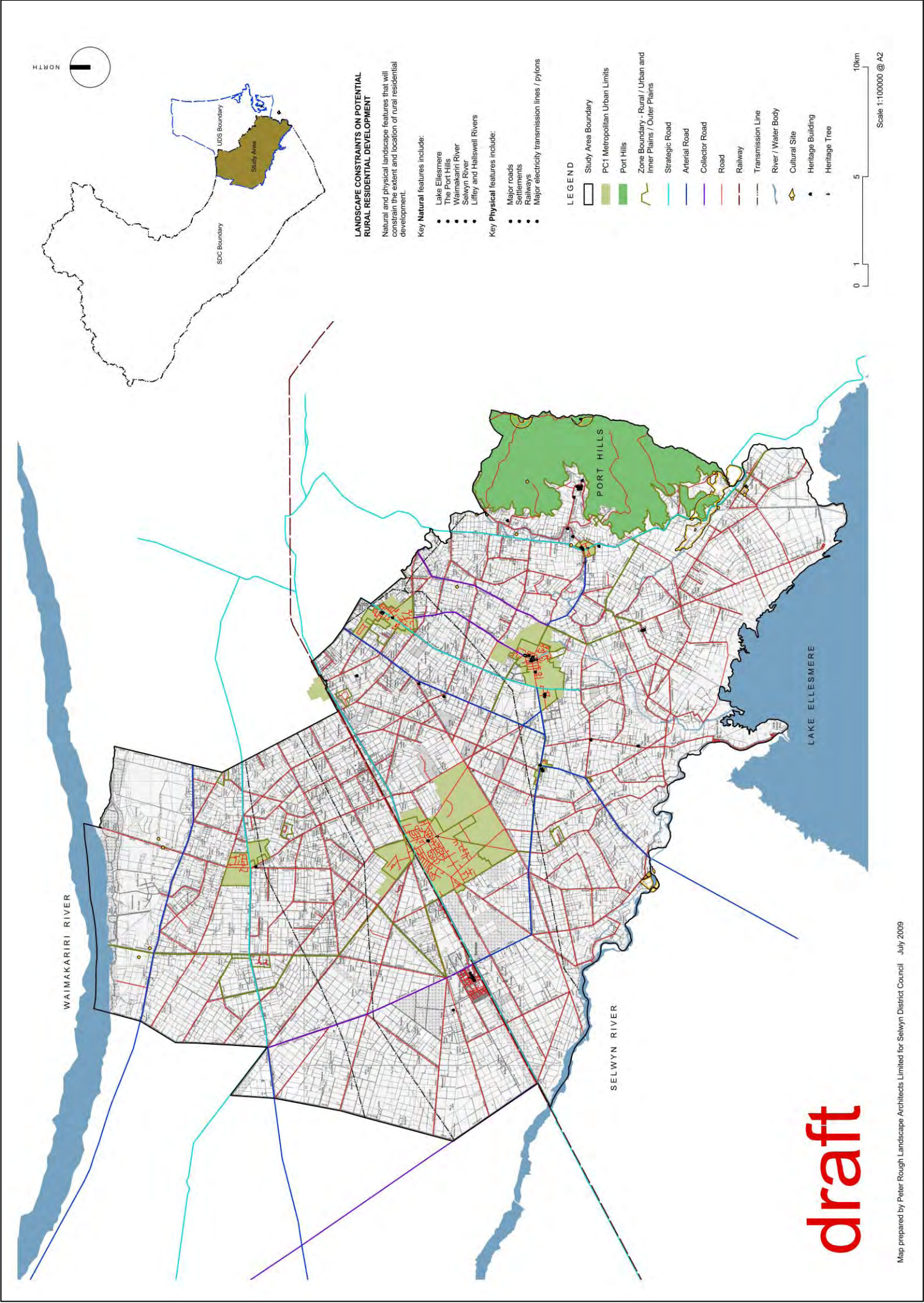
Geographic extent of the Land Use Recovery Plan



SOURCE: LURP 1.0 Introduction, Figure 2: Geographic extent of the Draft LURP [P12], Mar2013

MAP 2

Landscape constraints map

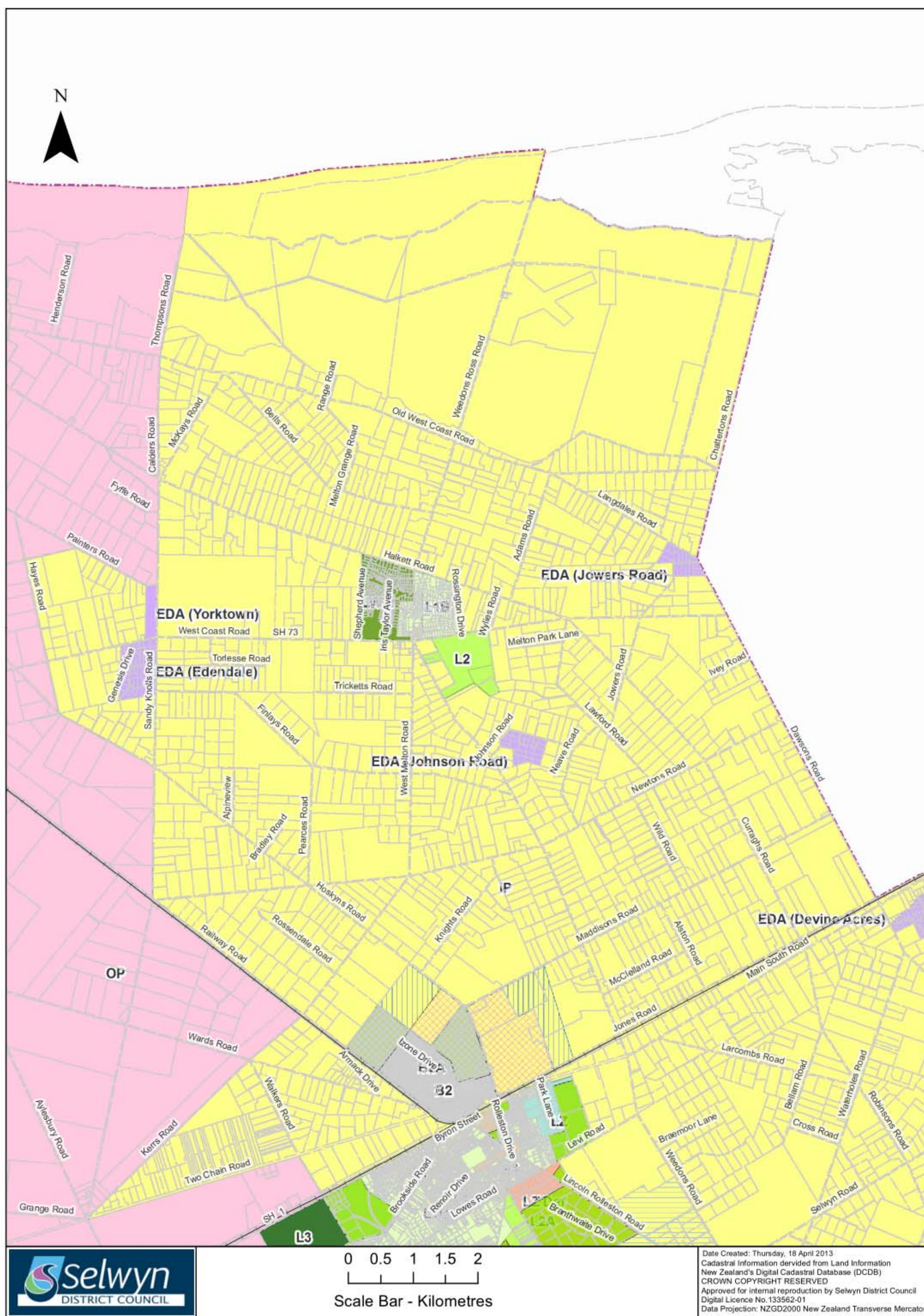


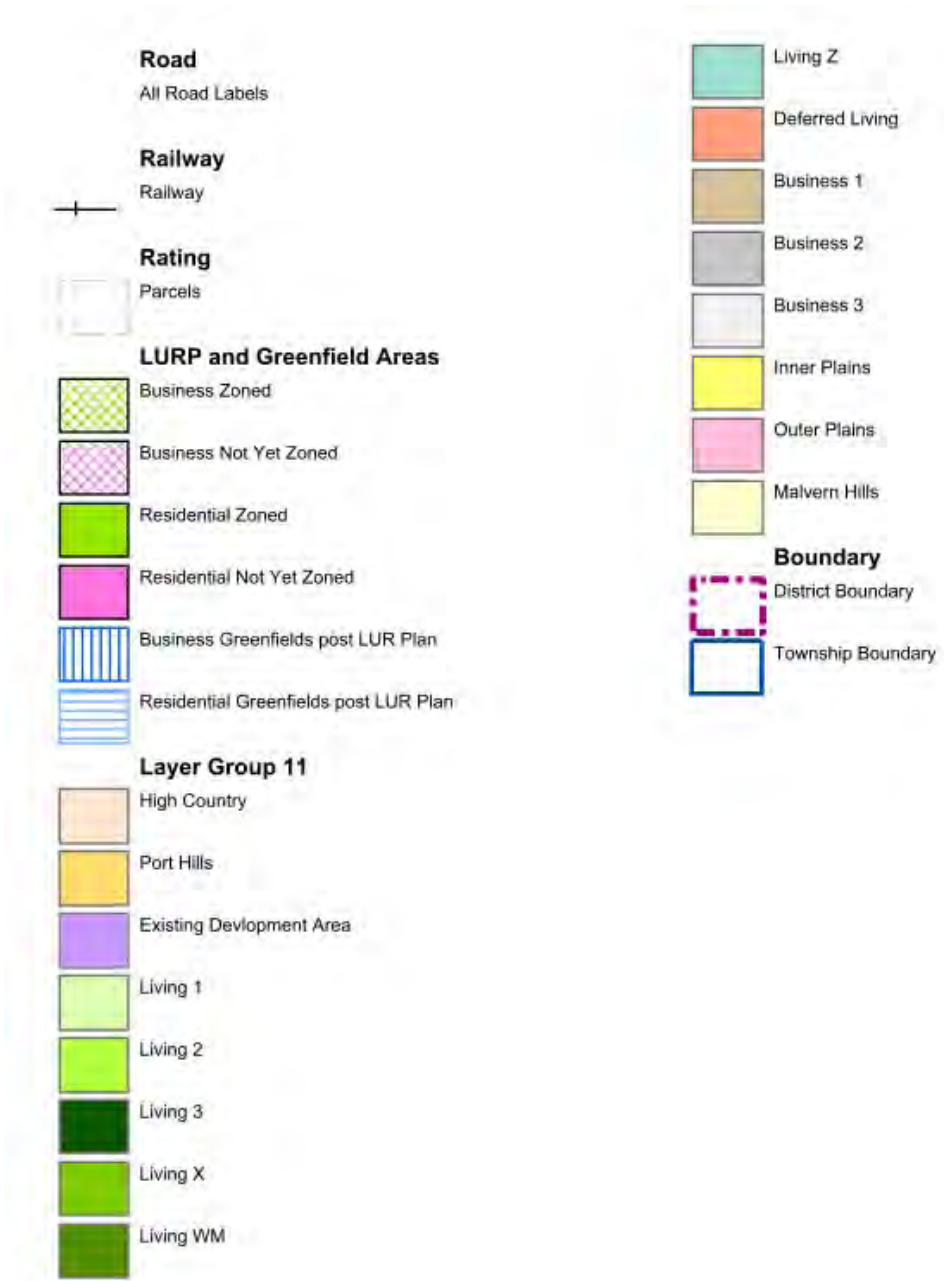
SOURCE: Andrew Craig Landscape Architects Limited, July 2011

MAP 3

District Plan zoning and LURP priority area layer

West Melton environs

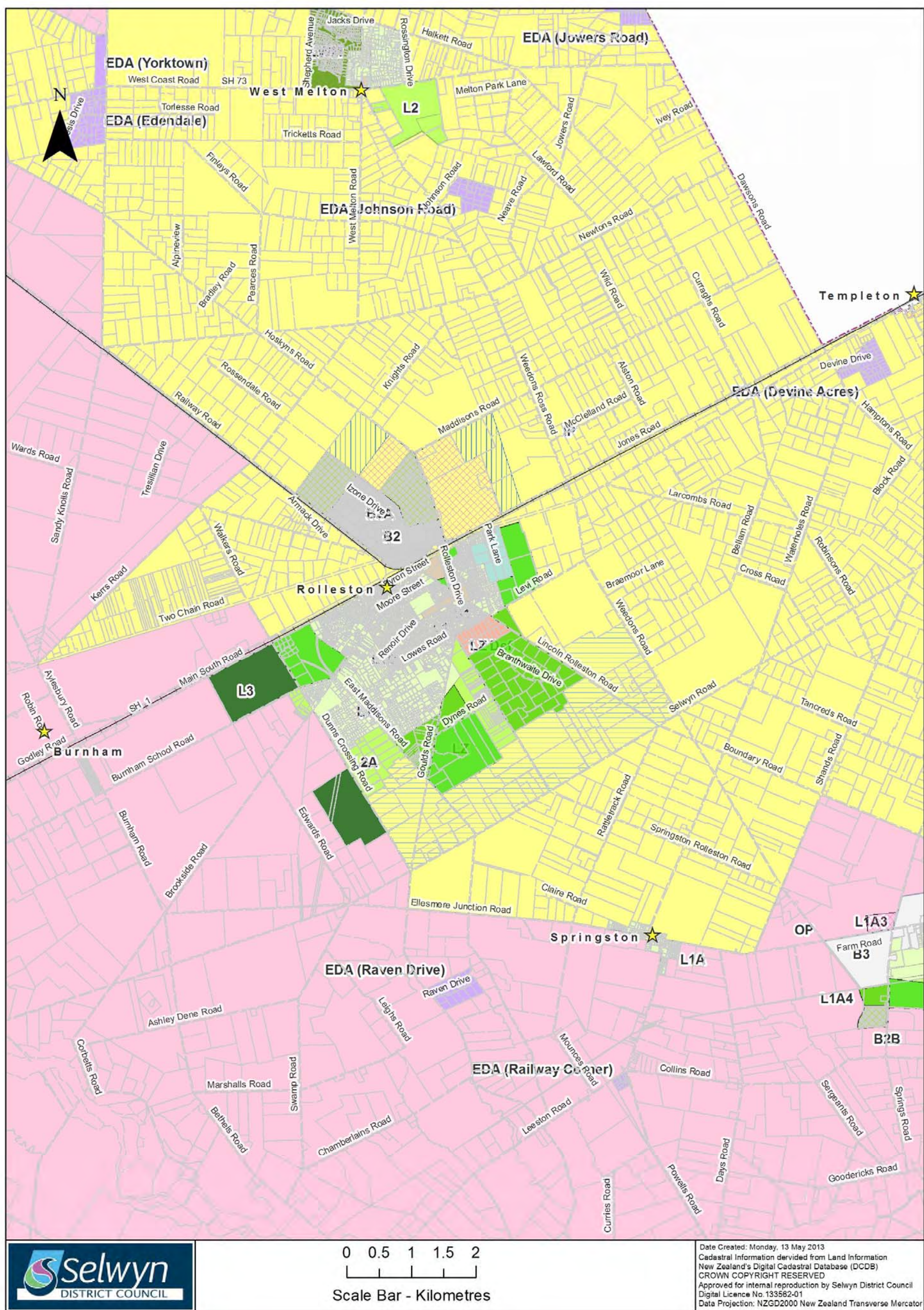


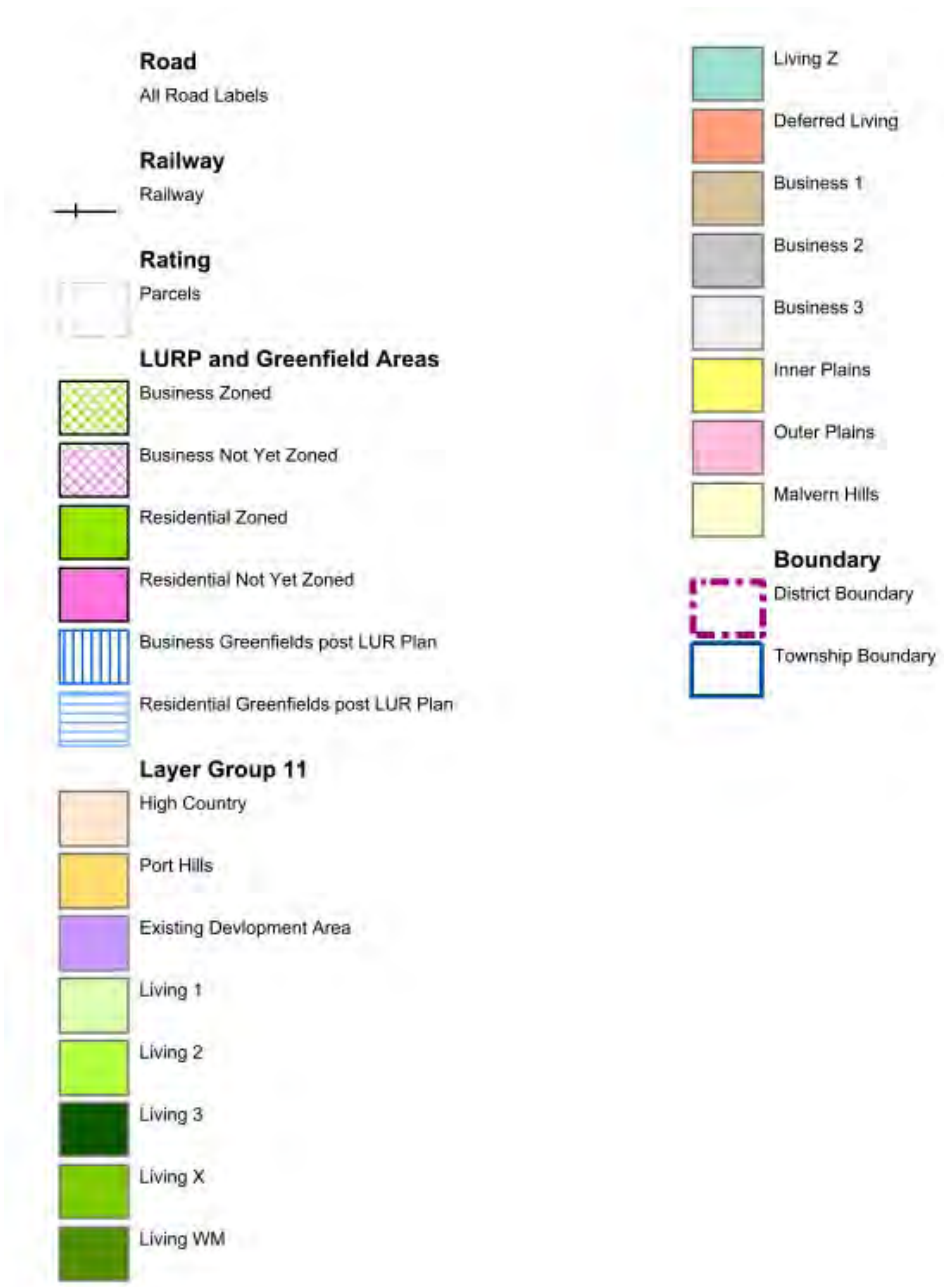


MAP 4

District Plan zoning and LURP priority area layer

Rolleston environs

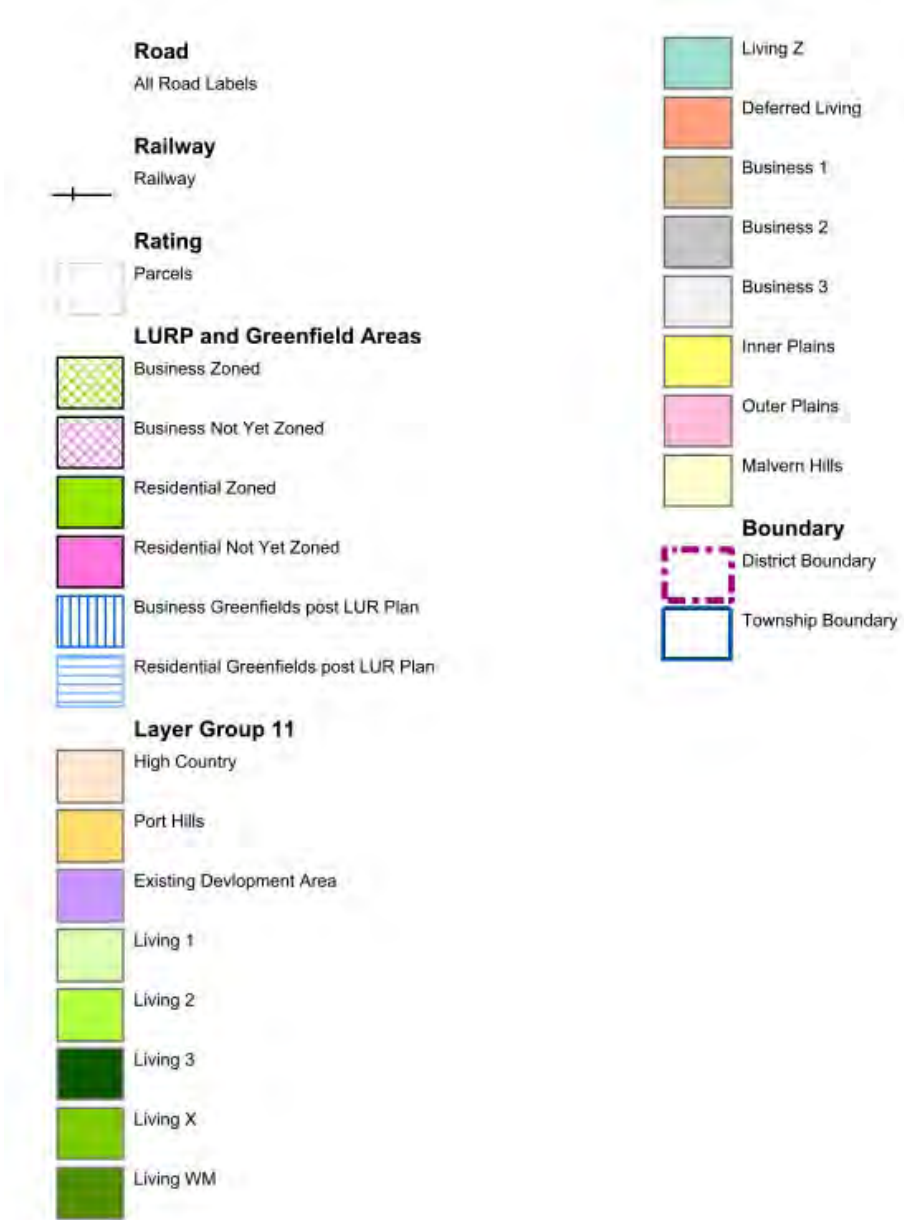




MAP 5

District Plan zoning and LURP priority area layer

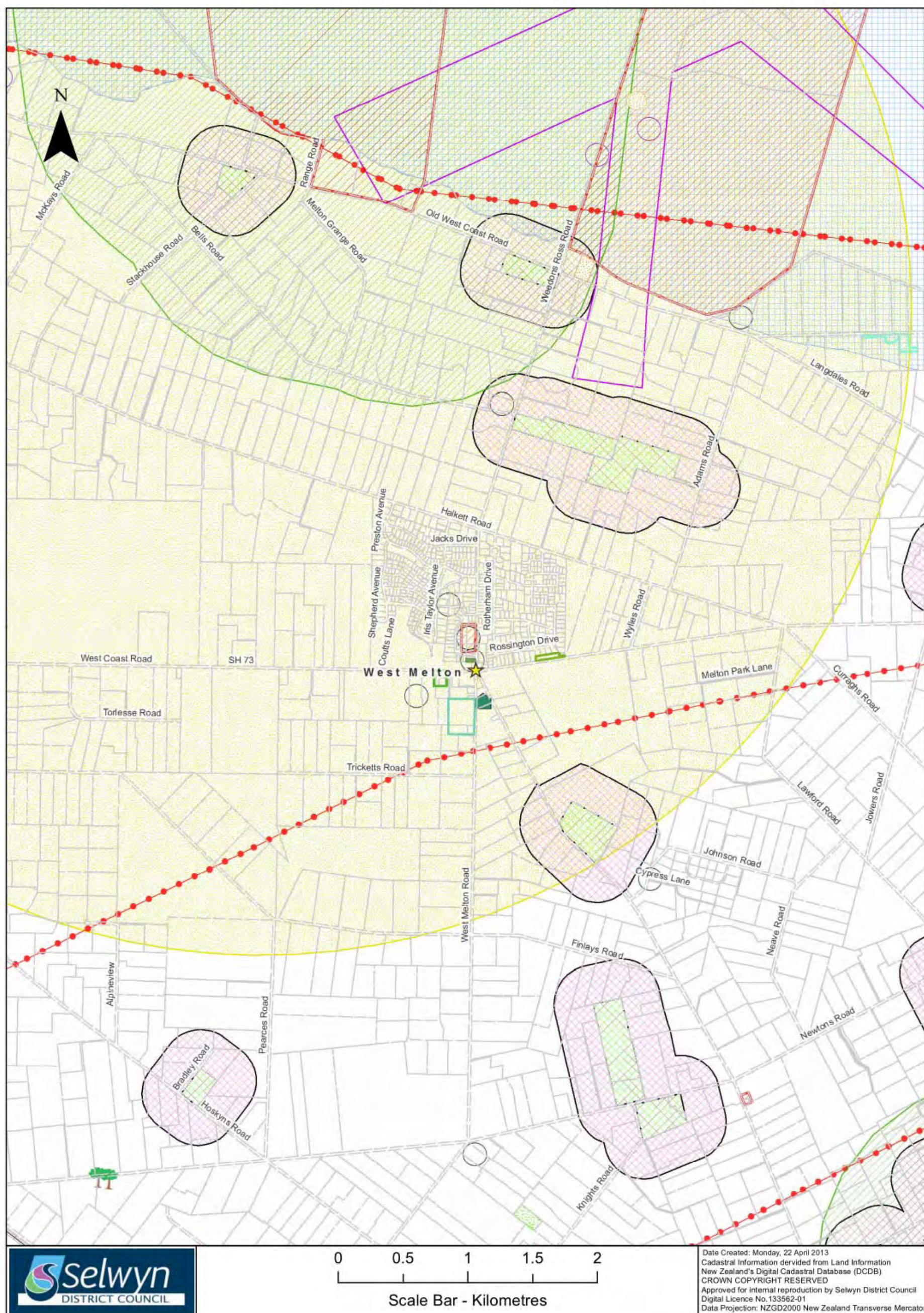
Lincoln environs

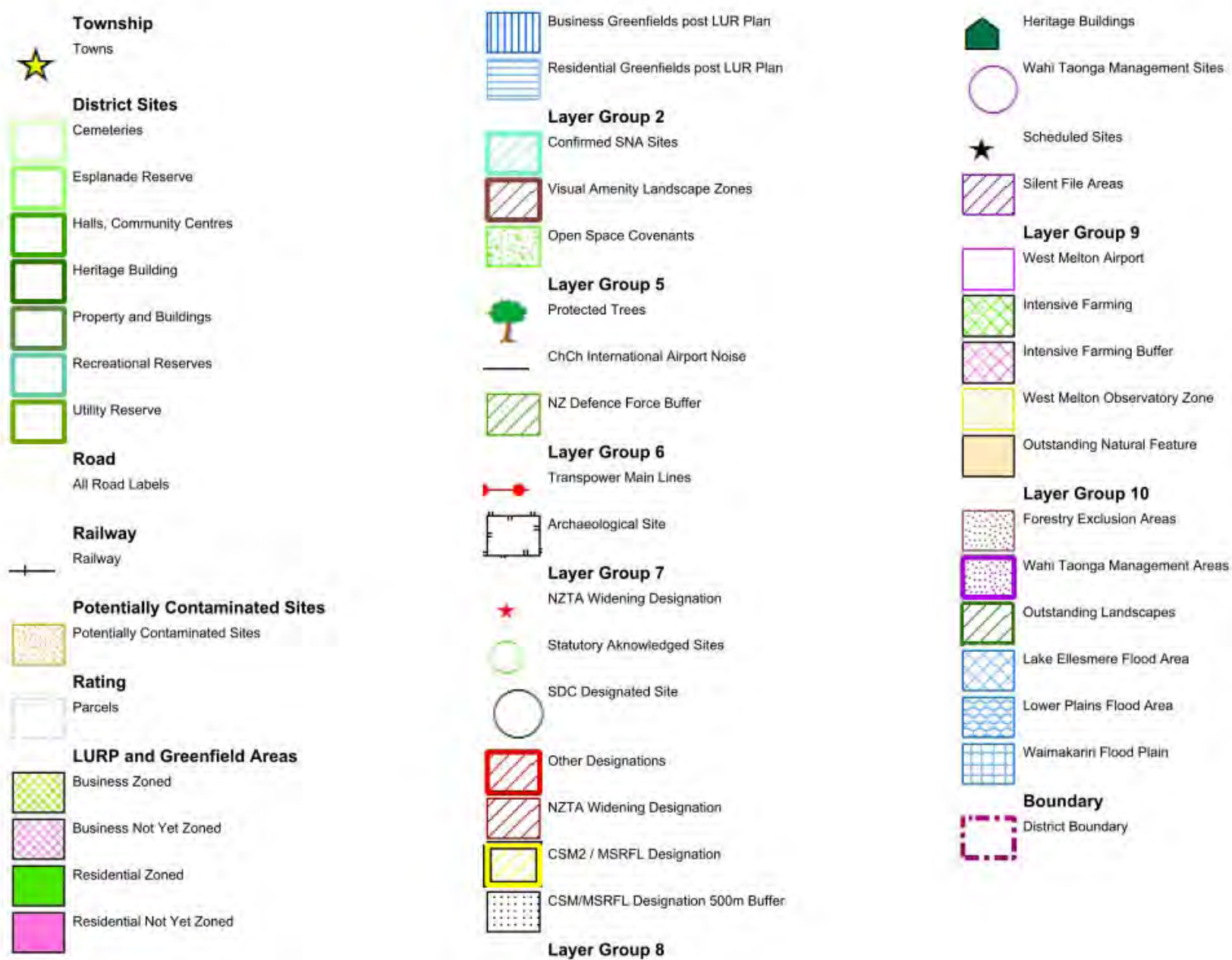


MAP 6

Land use layer

West Melton environs

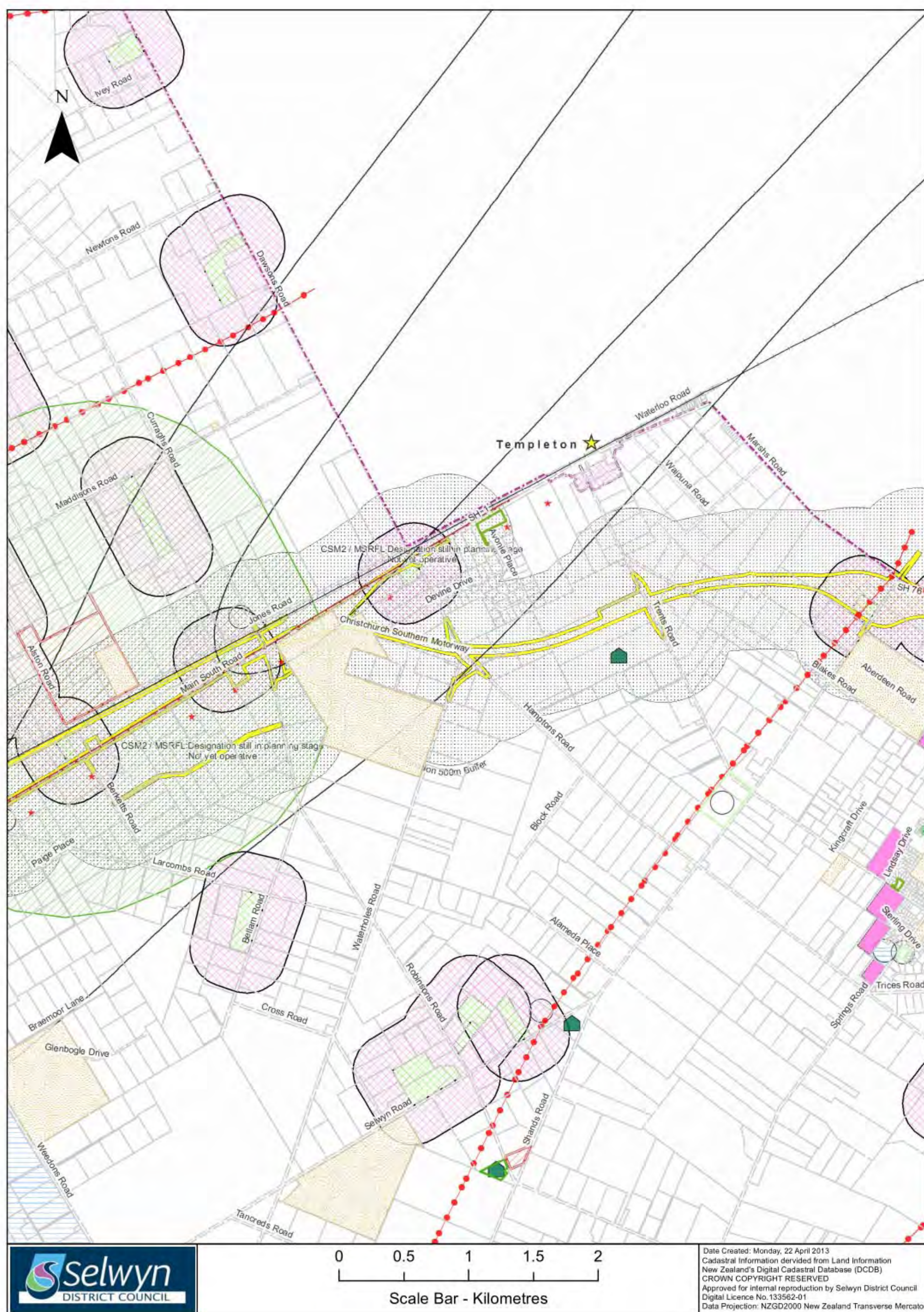




MAP 7

Land use layer

Templeton environs

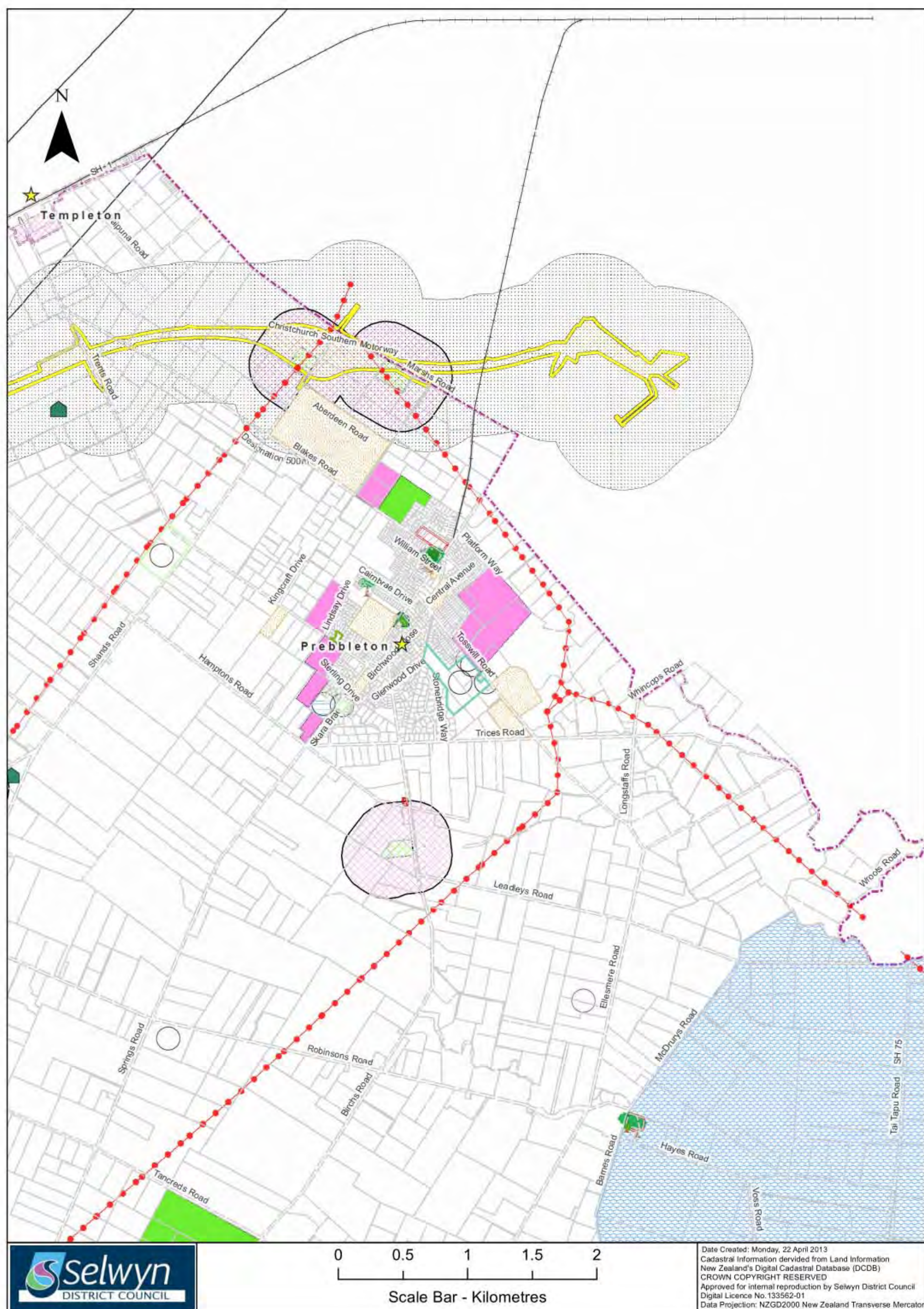


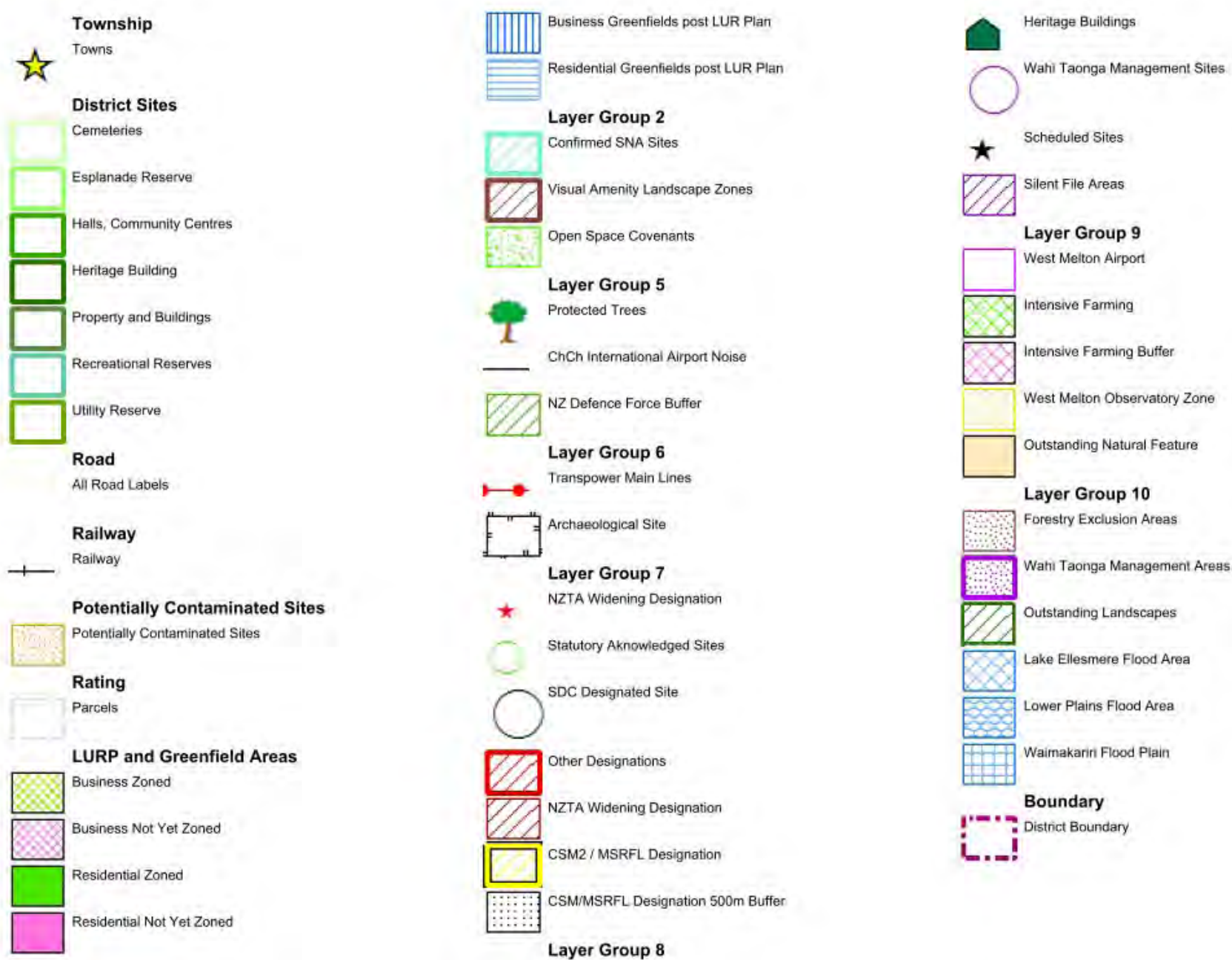


MAP 8

Land use layer

Prebbleton environs

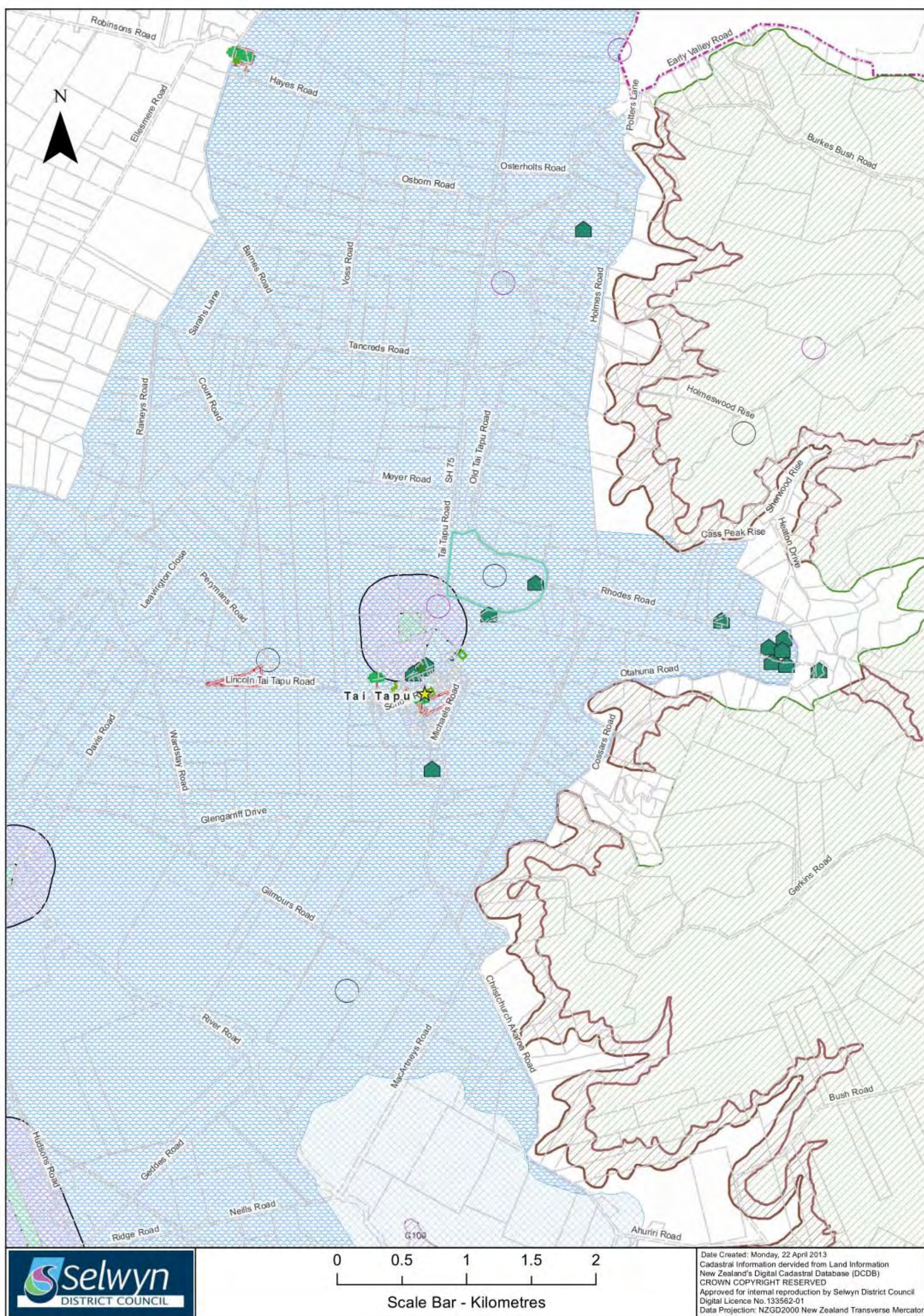


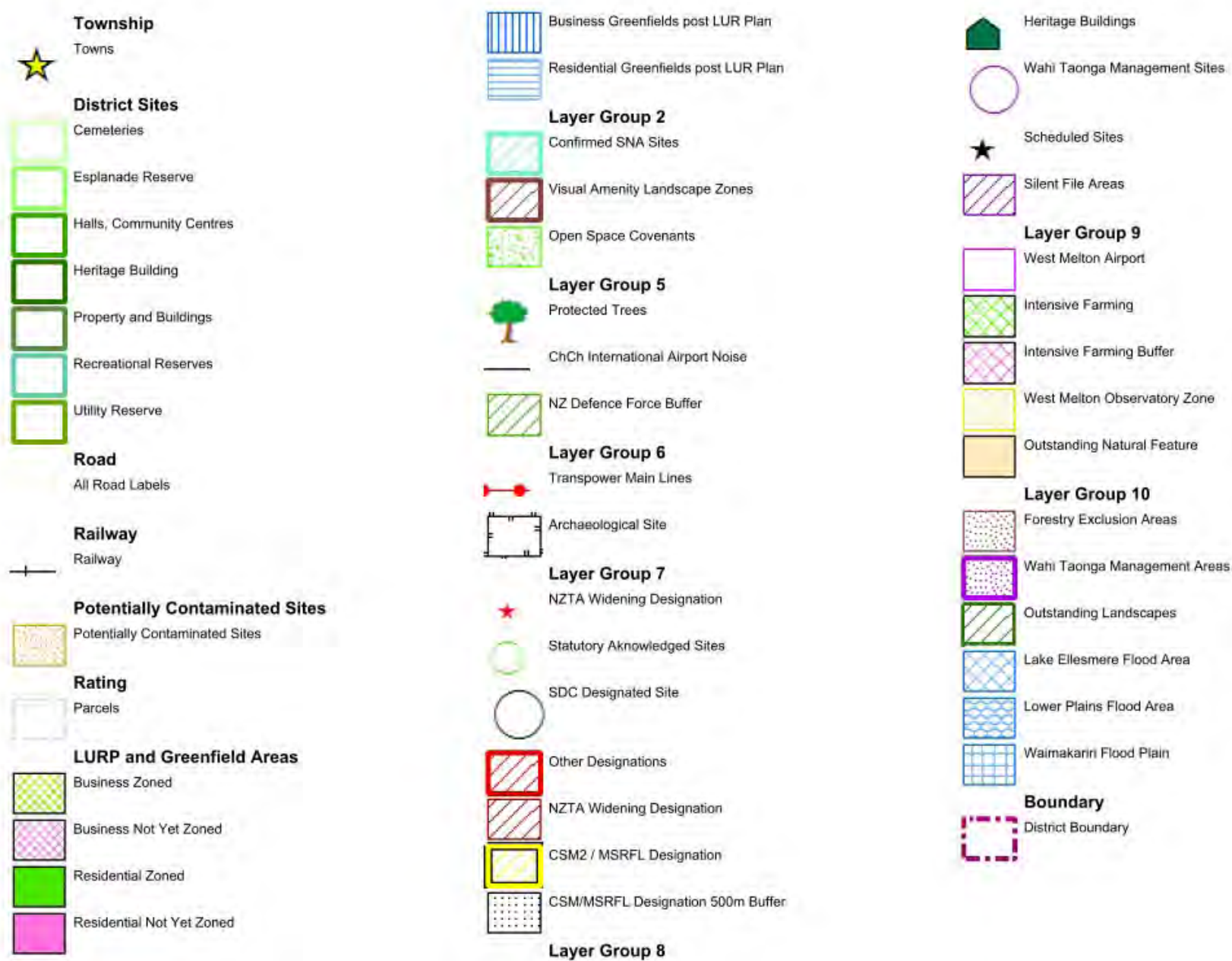


MAP 9

Land use layer

Tai Tapu environs

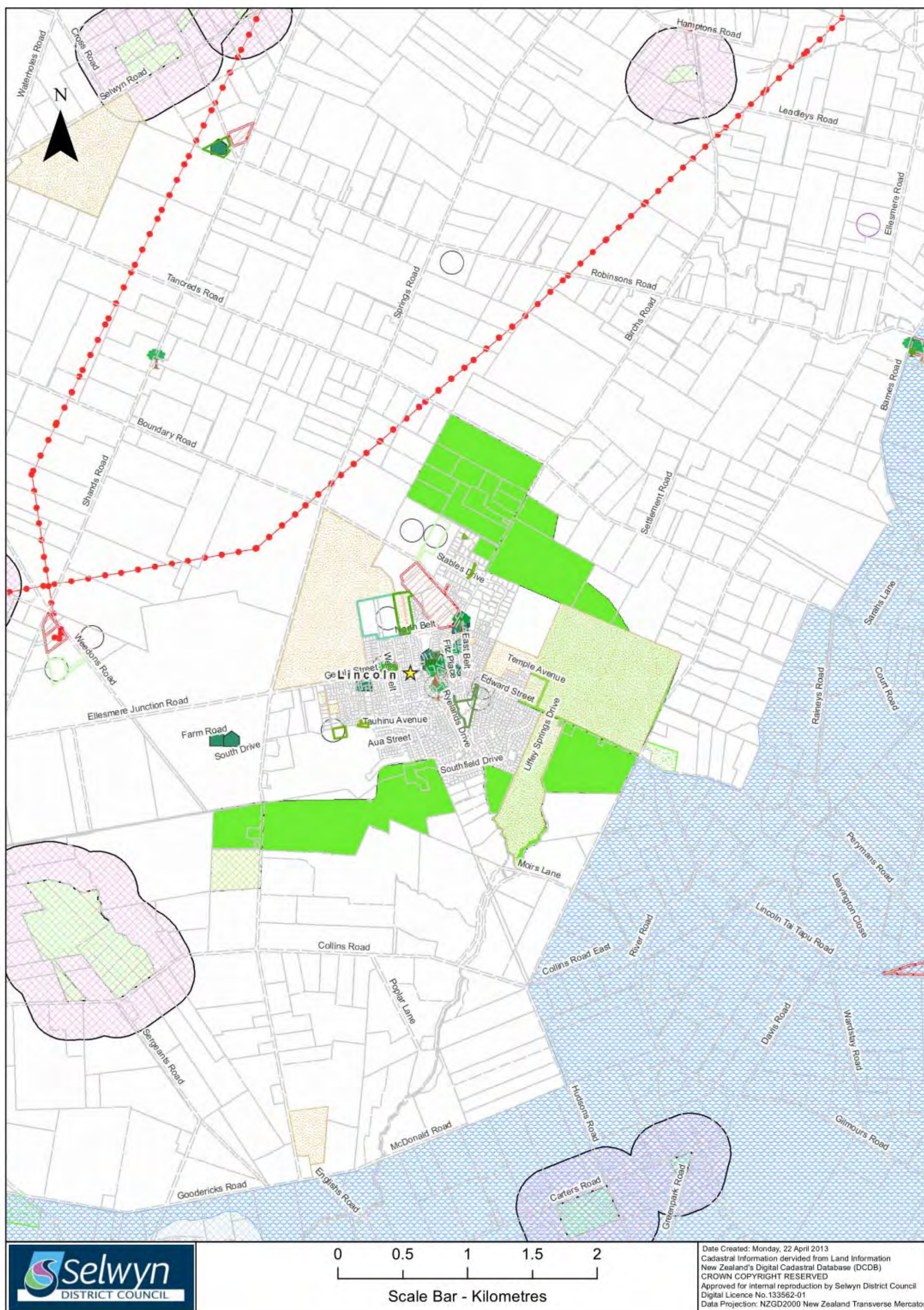


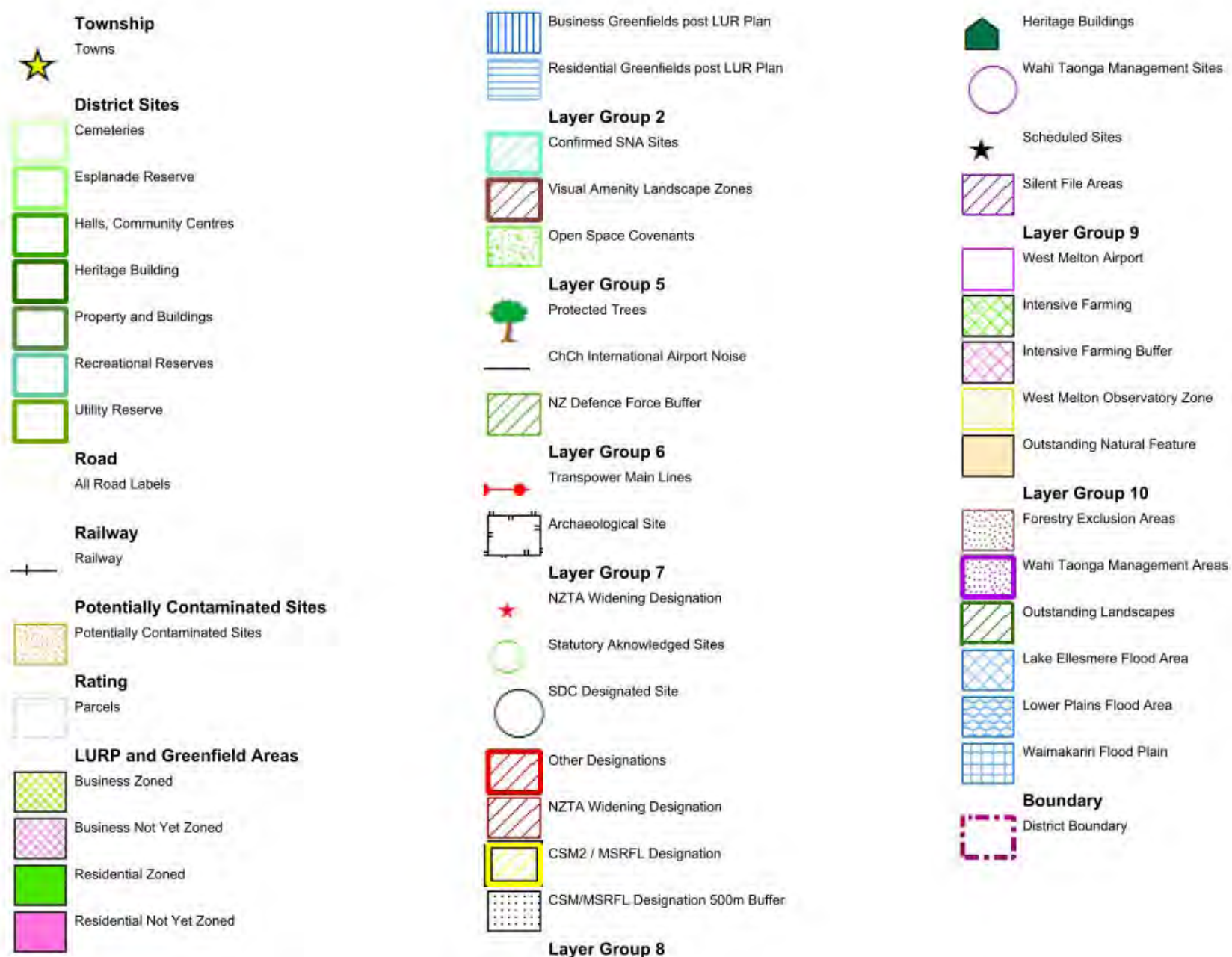


MAP 10

Land use layer

Lincoln environs

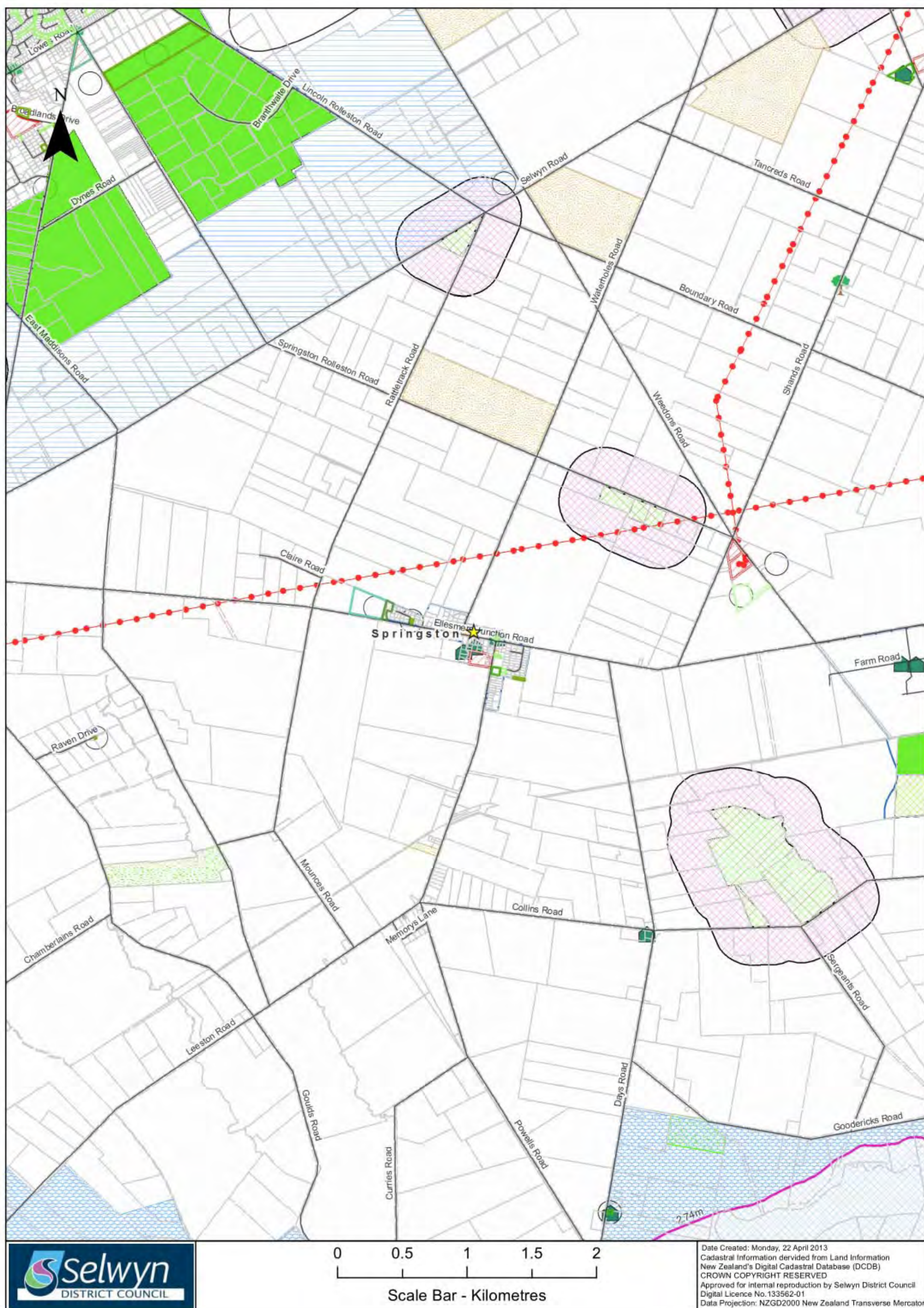




MAP 11

Land use layer

Springston environs





MAP 12

Land use layer

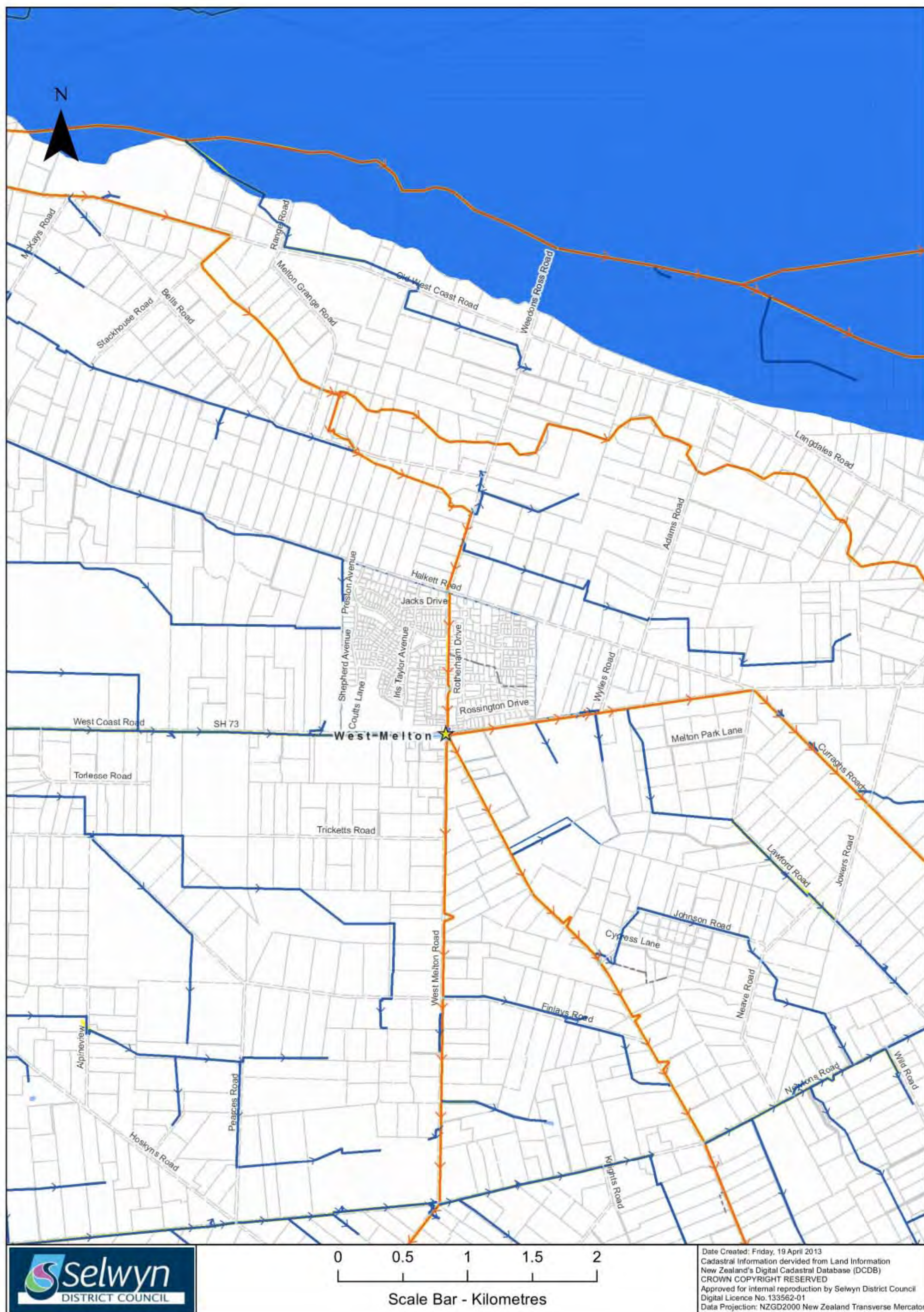
Rolleston environs



MAP 13

Blue network layer

West Melton environs

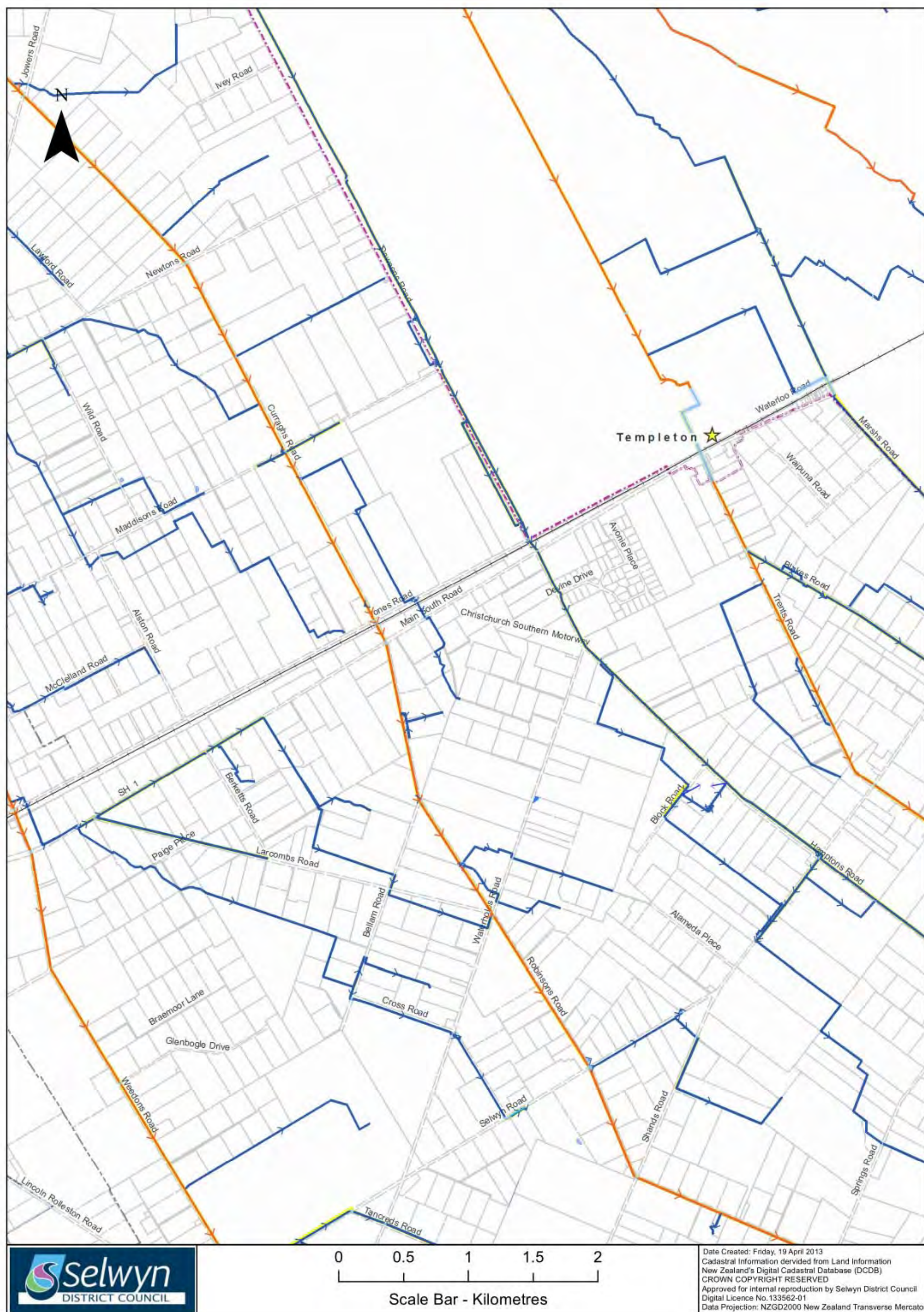


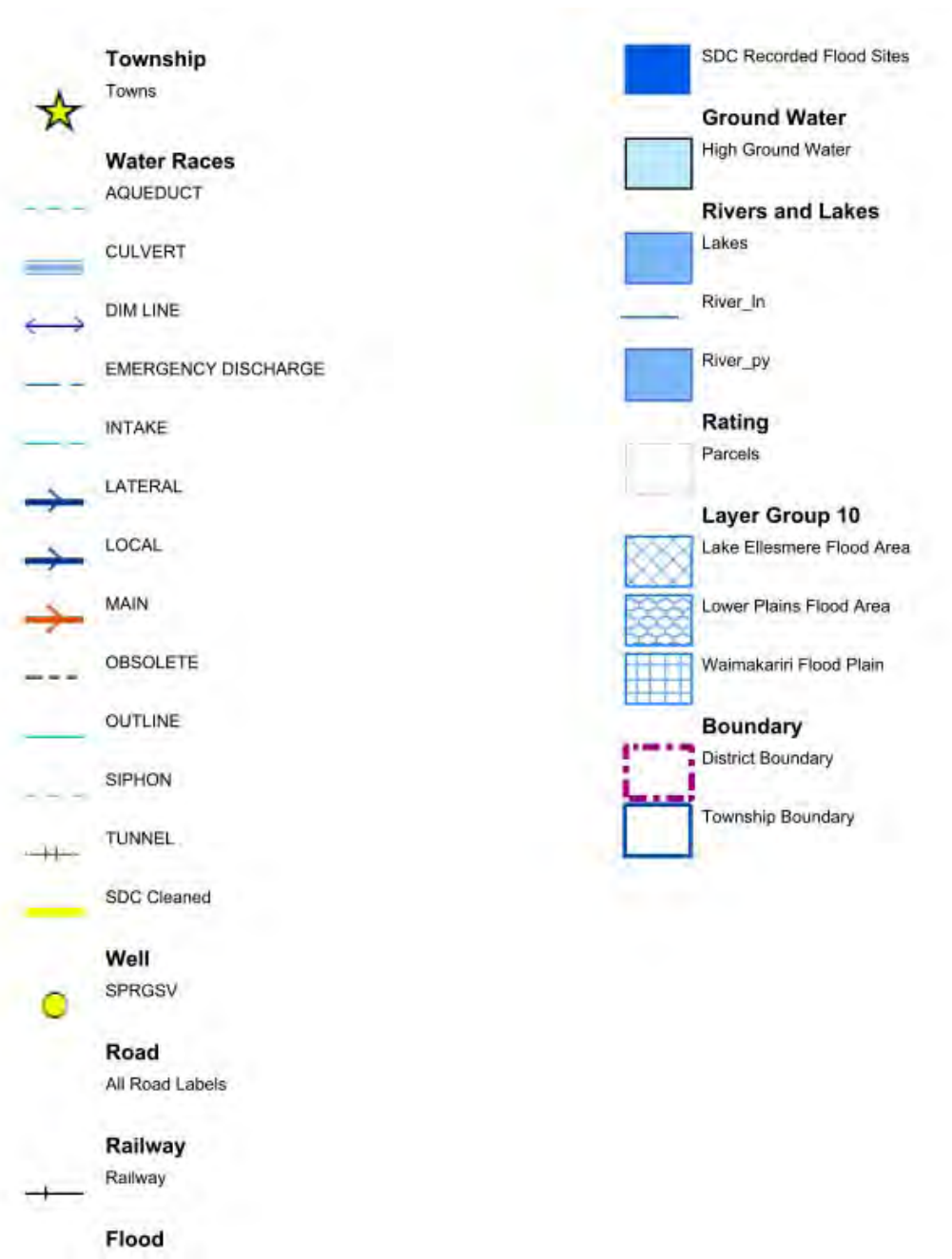


MAP 14

Blue network layer

Templeton environs

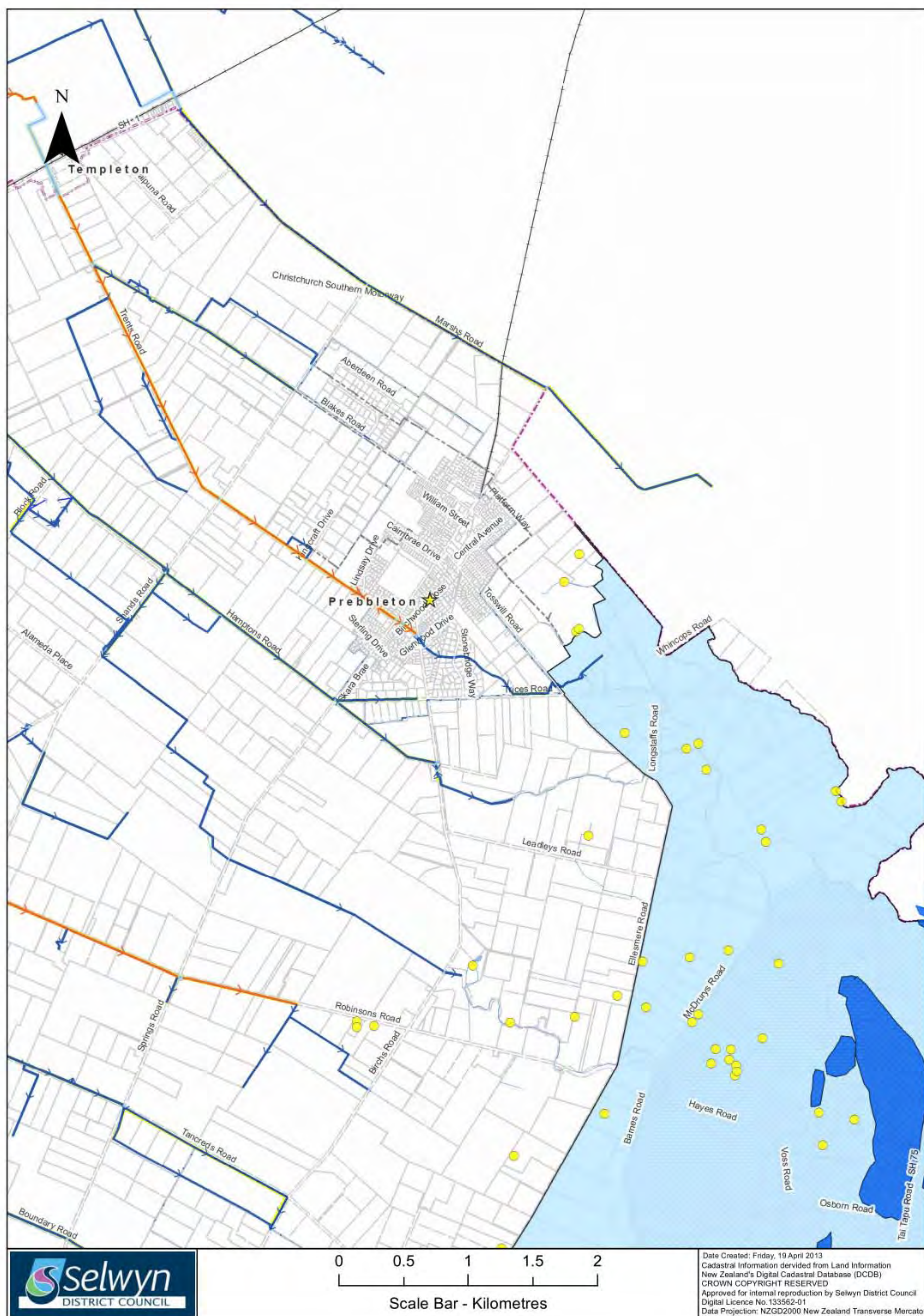


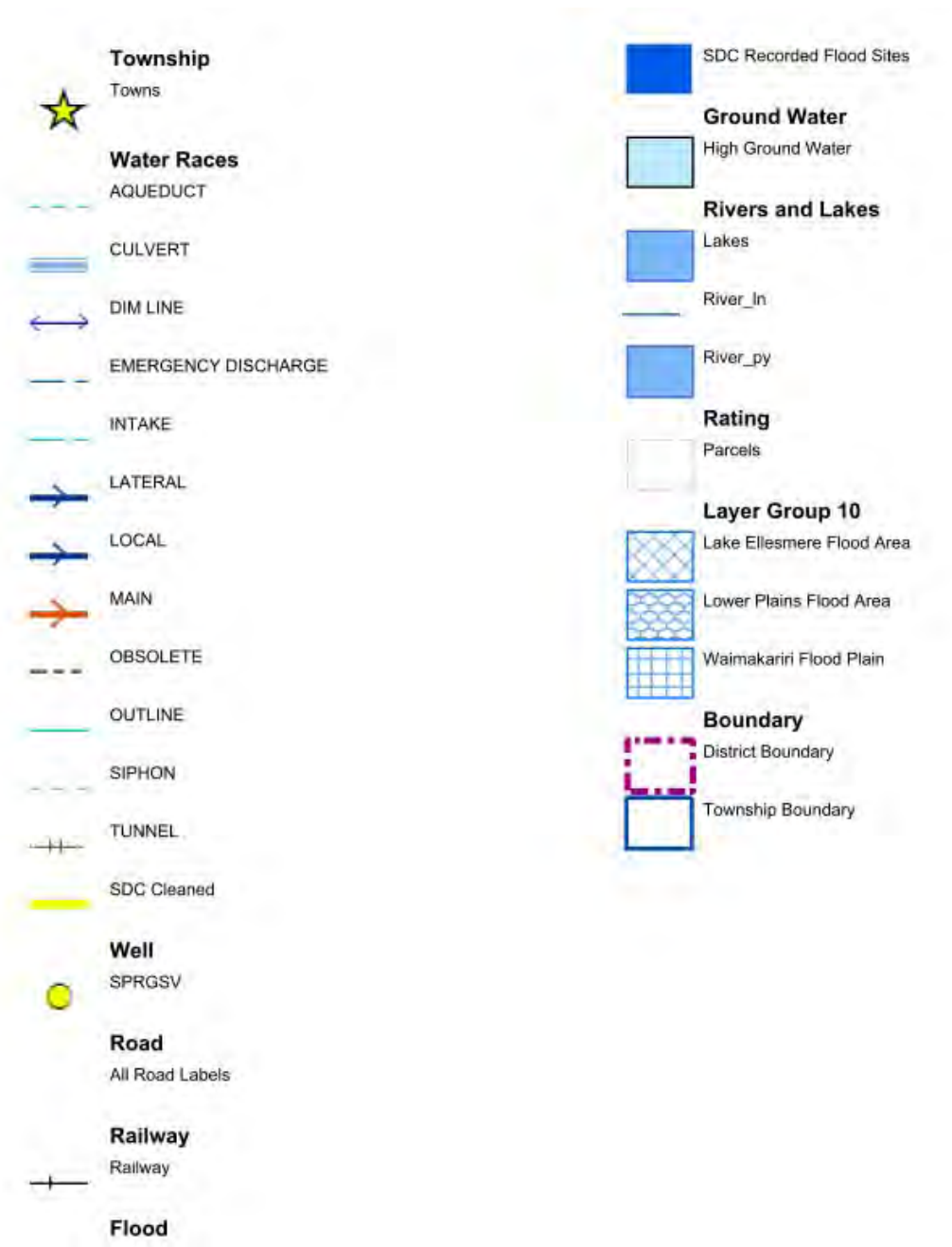


MAP 15

Blue network layer

Prebbleton environs

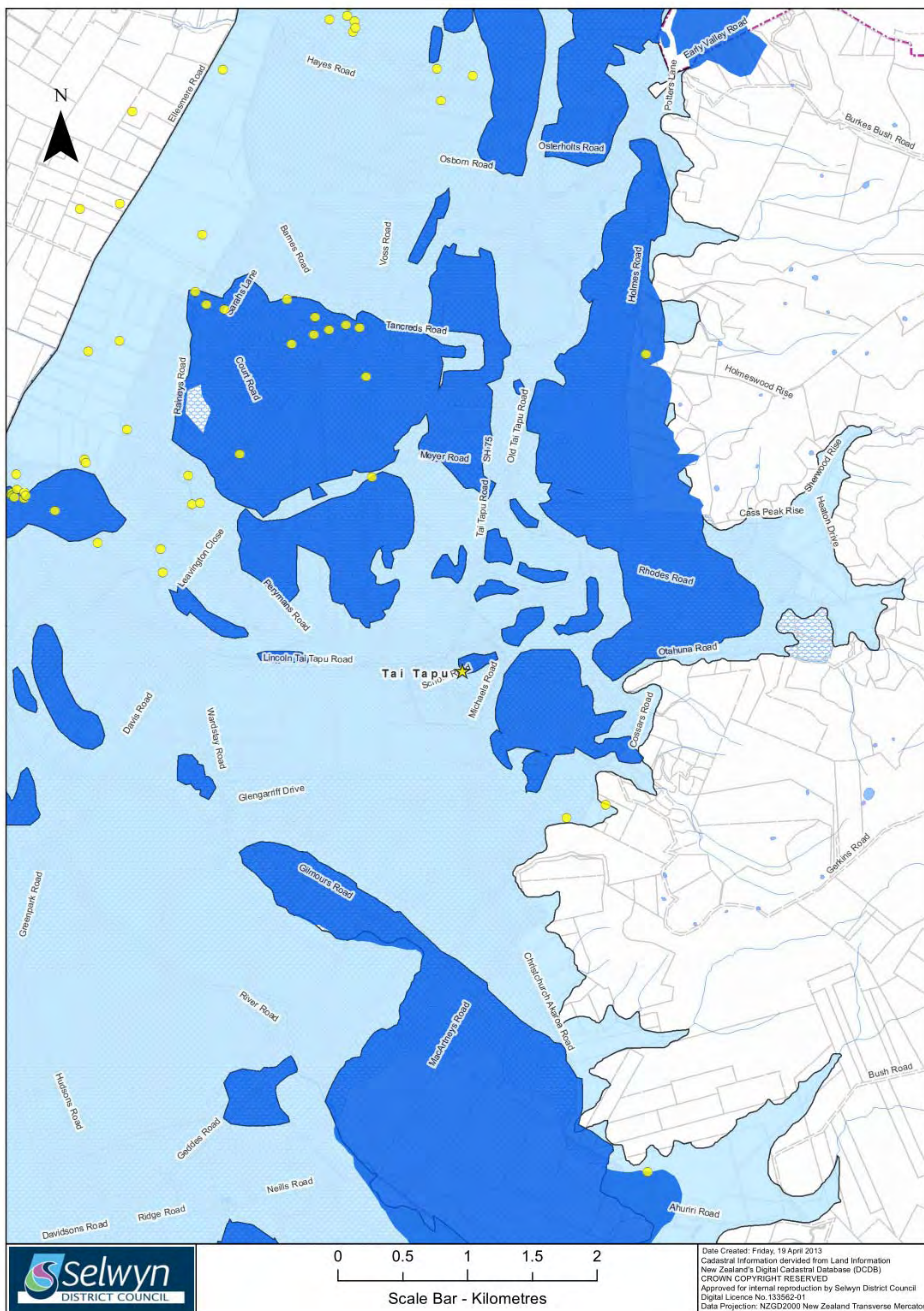




MAP 16

Blue network layer

Tai Tapu environs

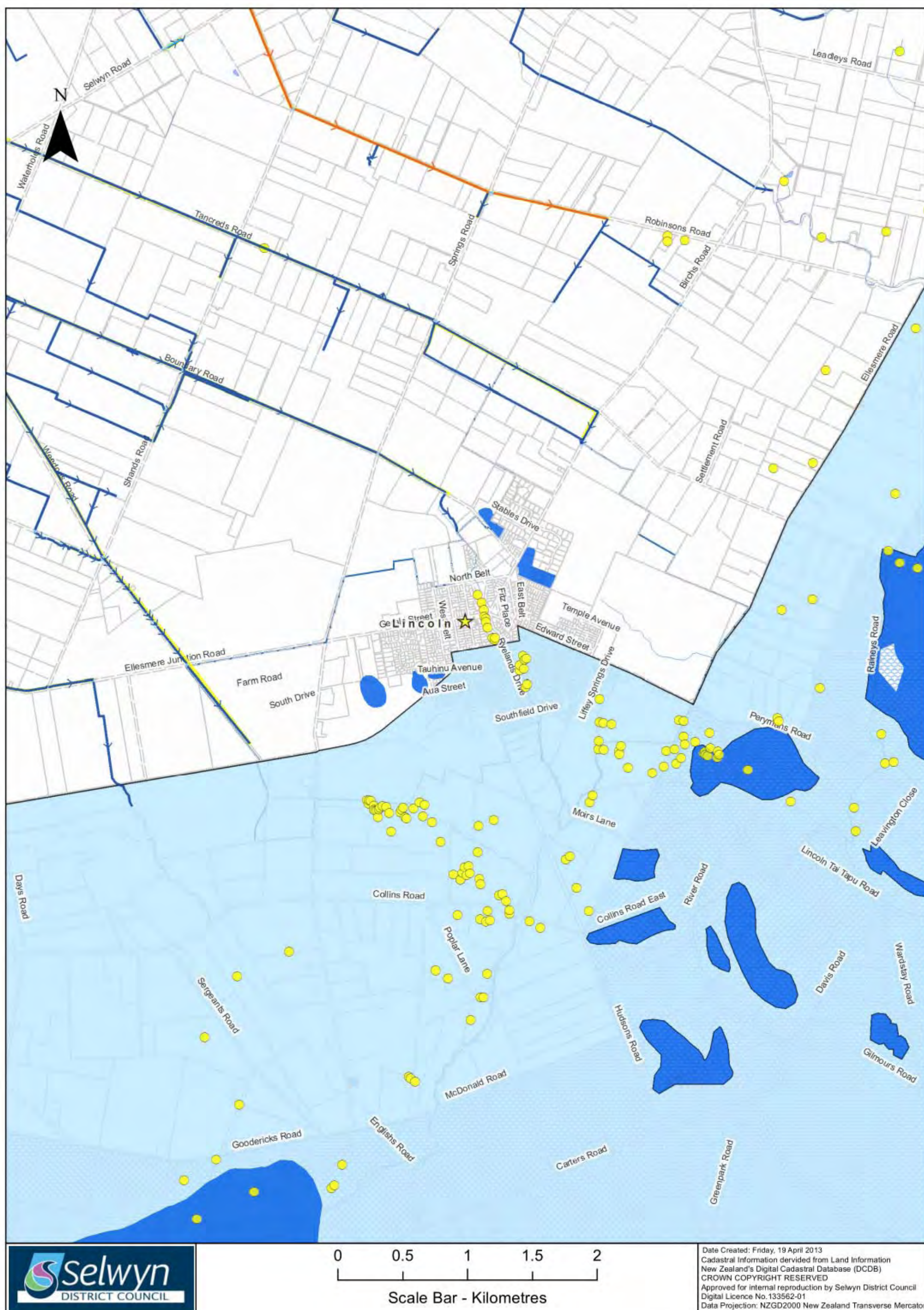


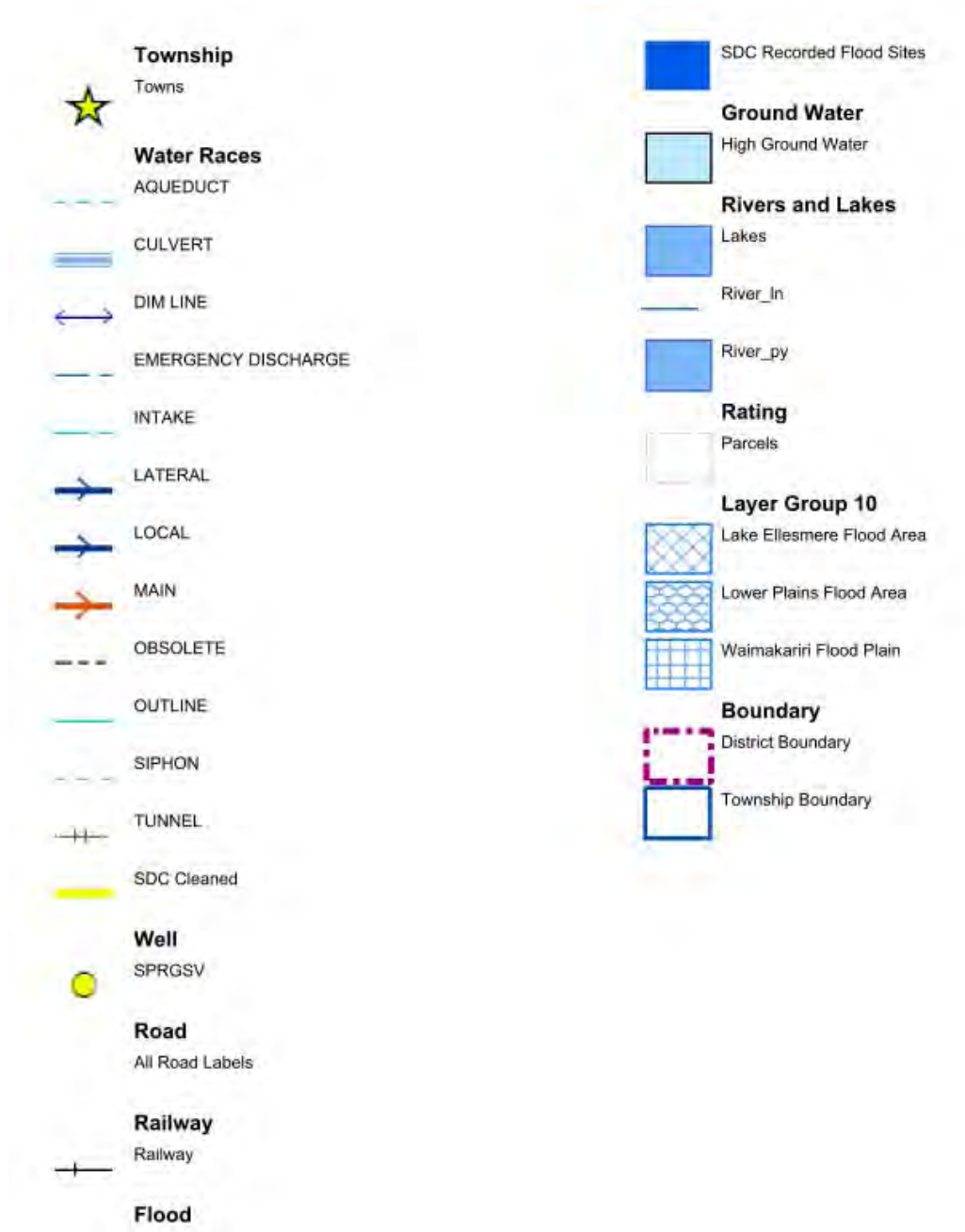


MAP 17

Blue network layer

Lincoln environs

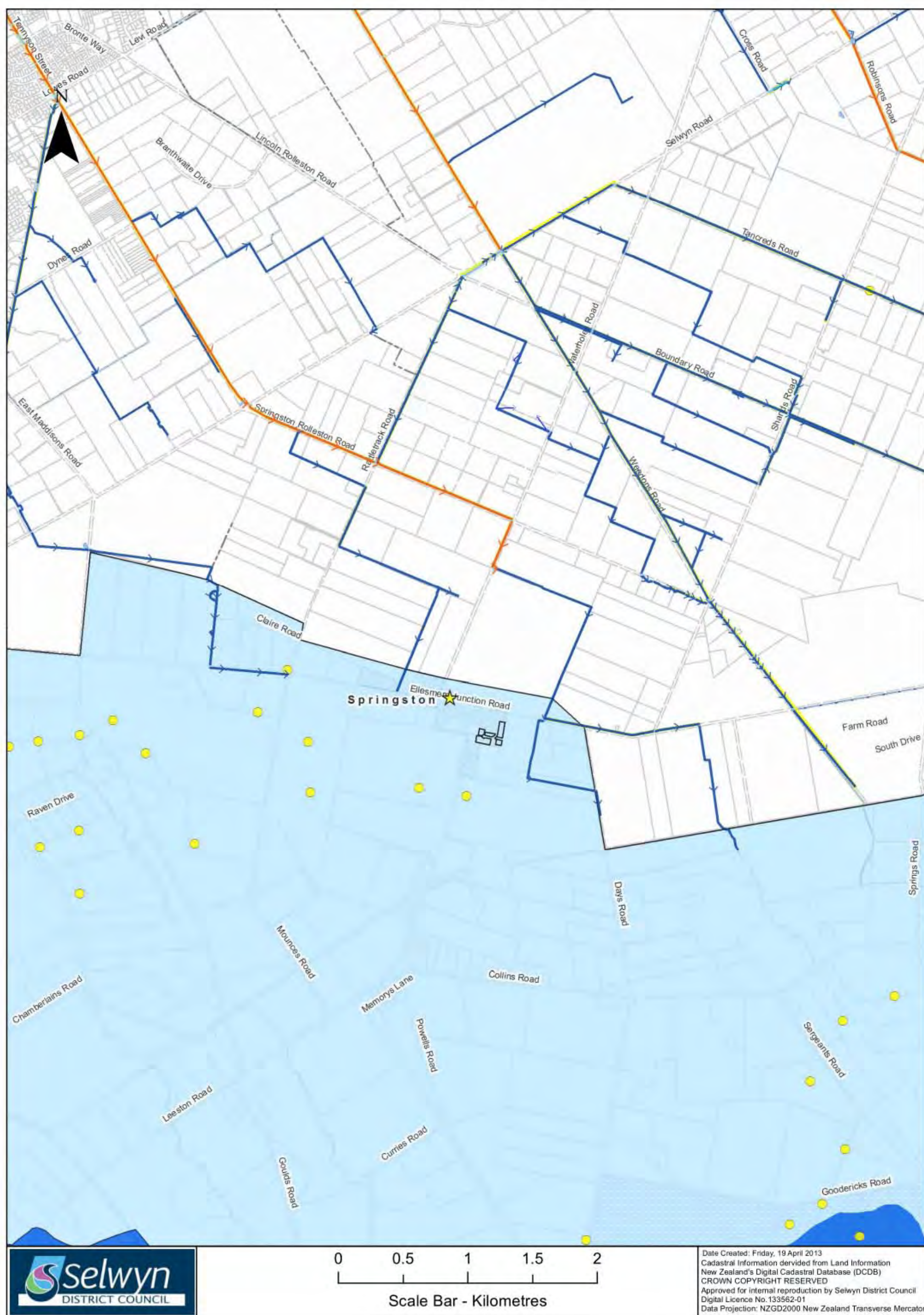


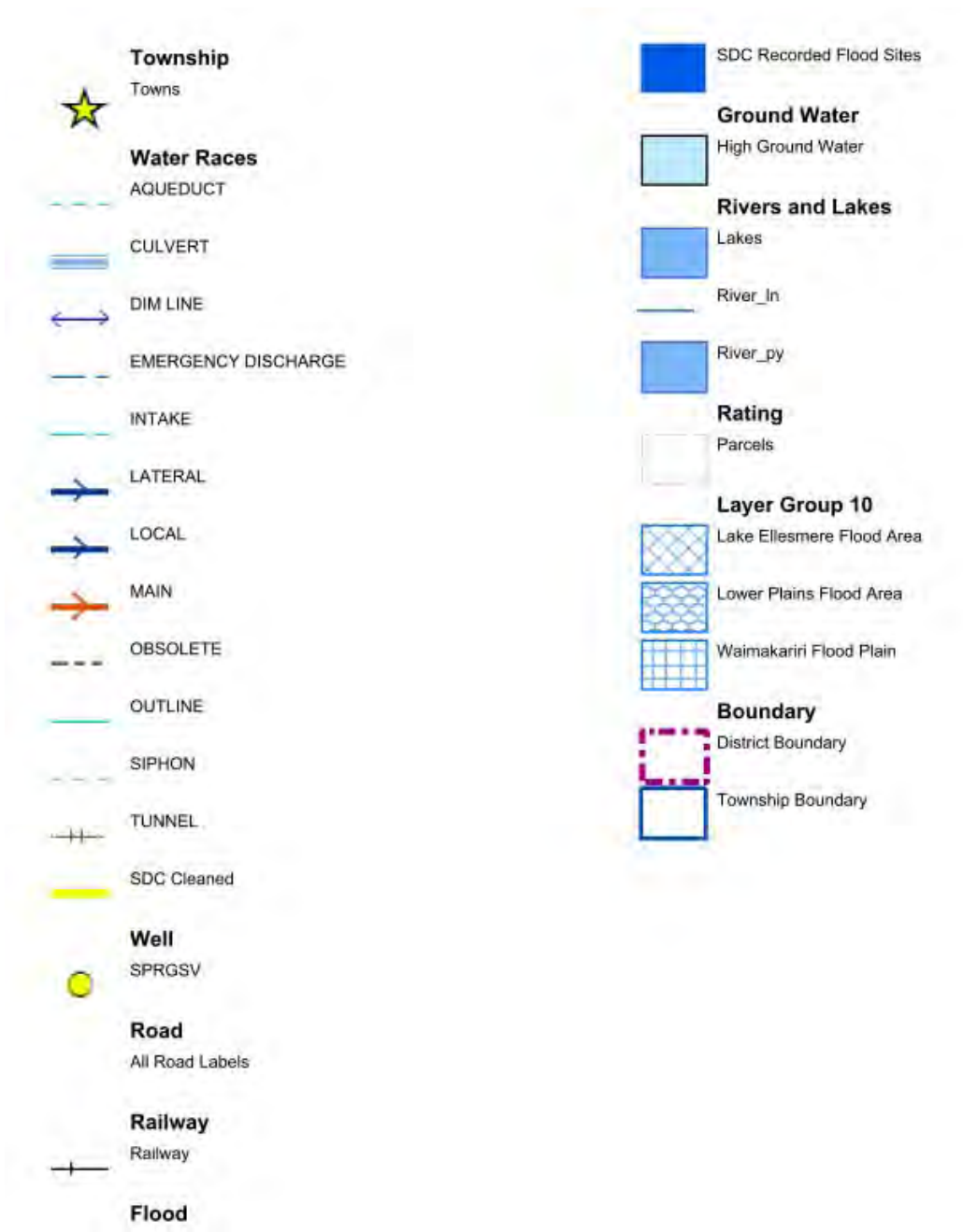


MAP 18

Blue network layer

Springston environs

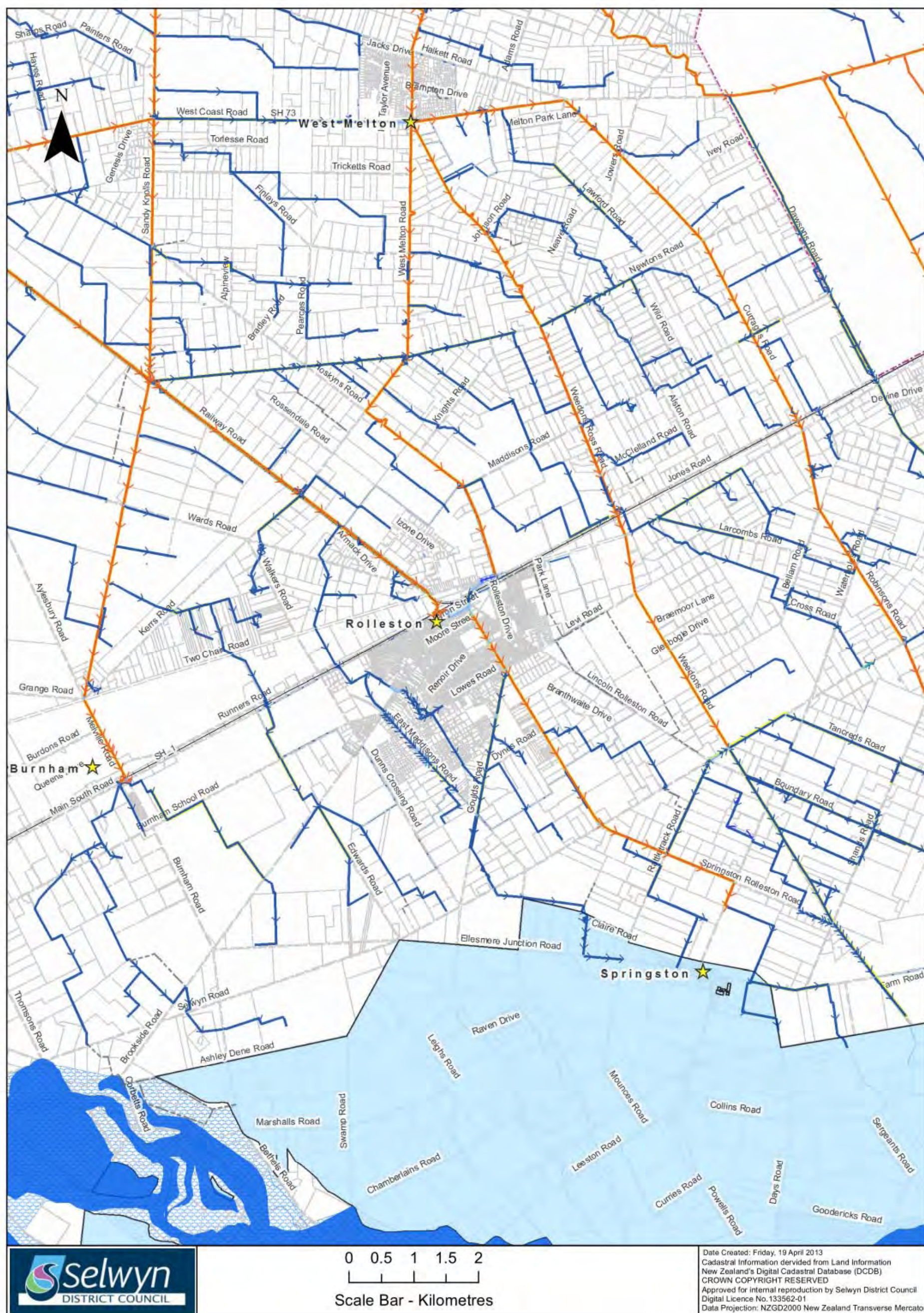


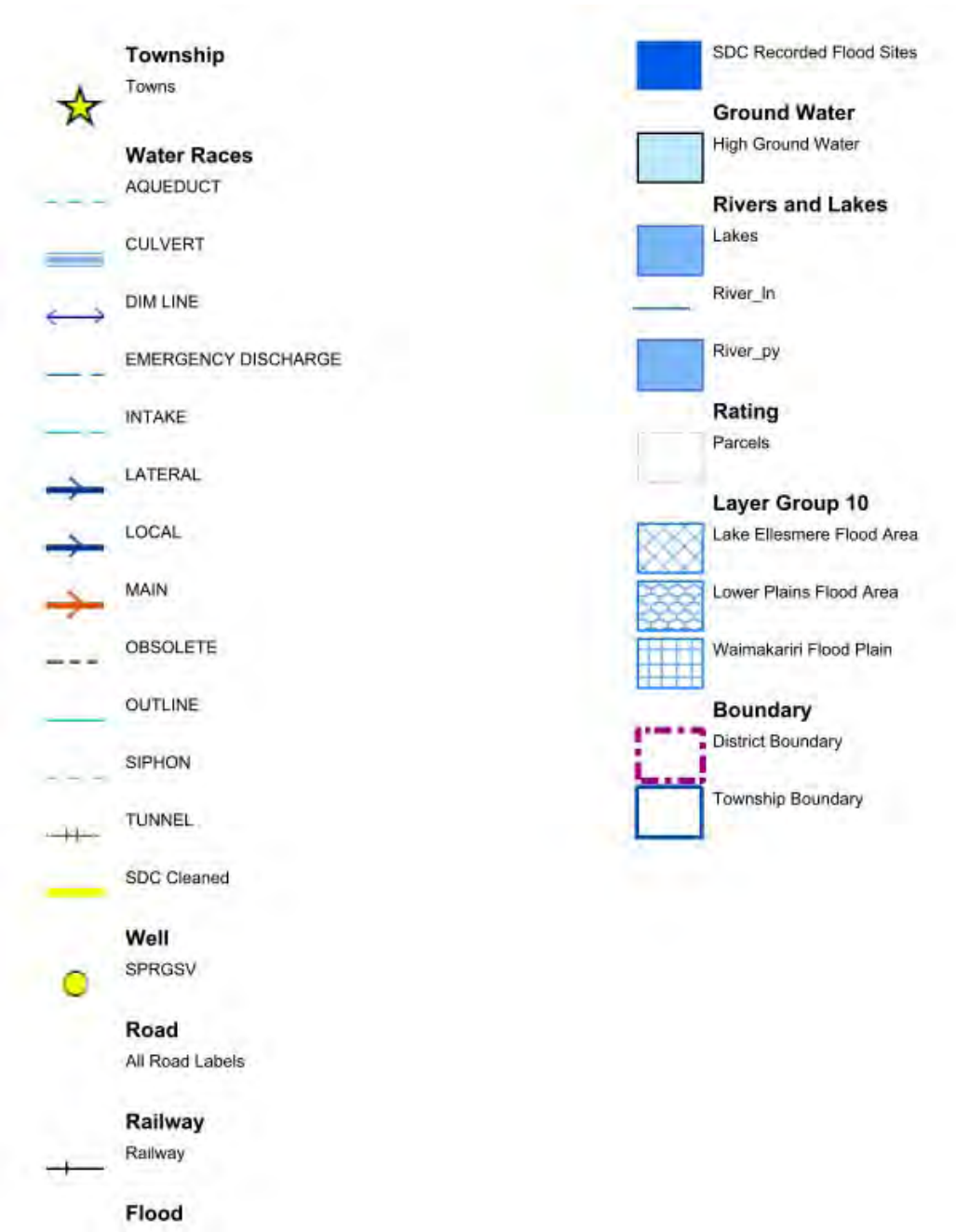


MAP 19

Blue network layer

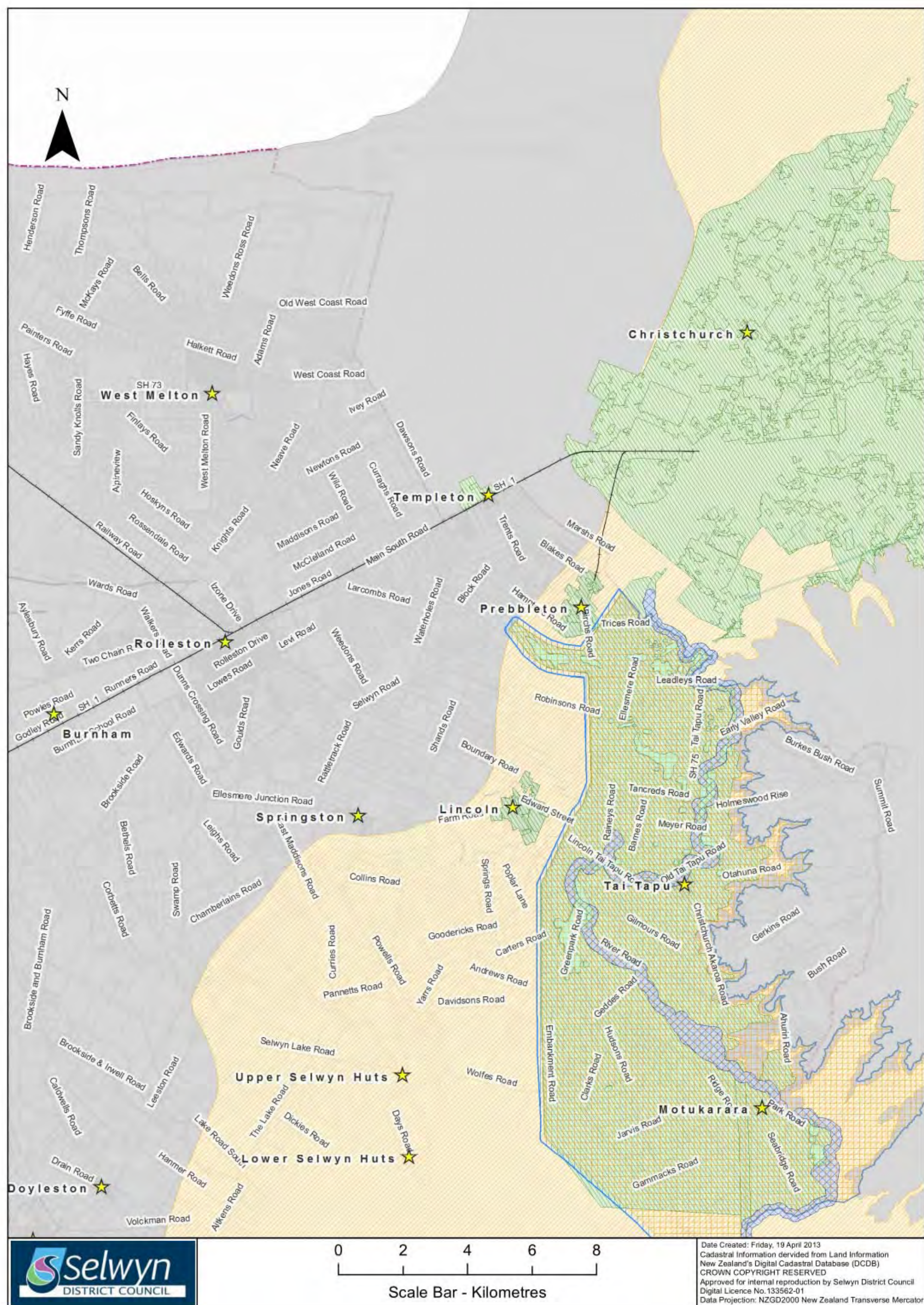
Rolleston environs





MAP 20

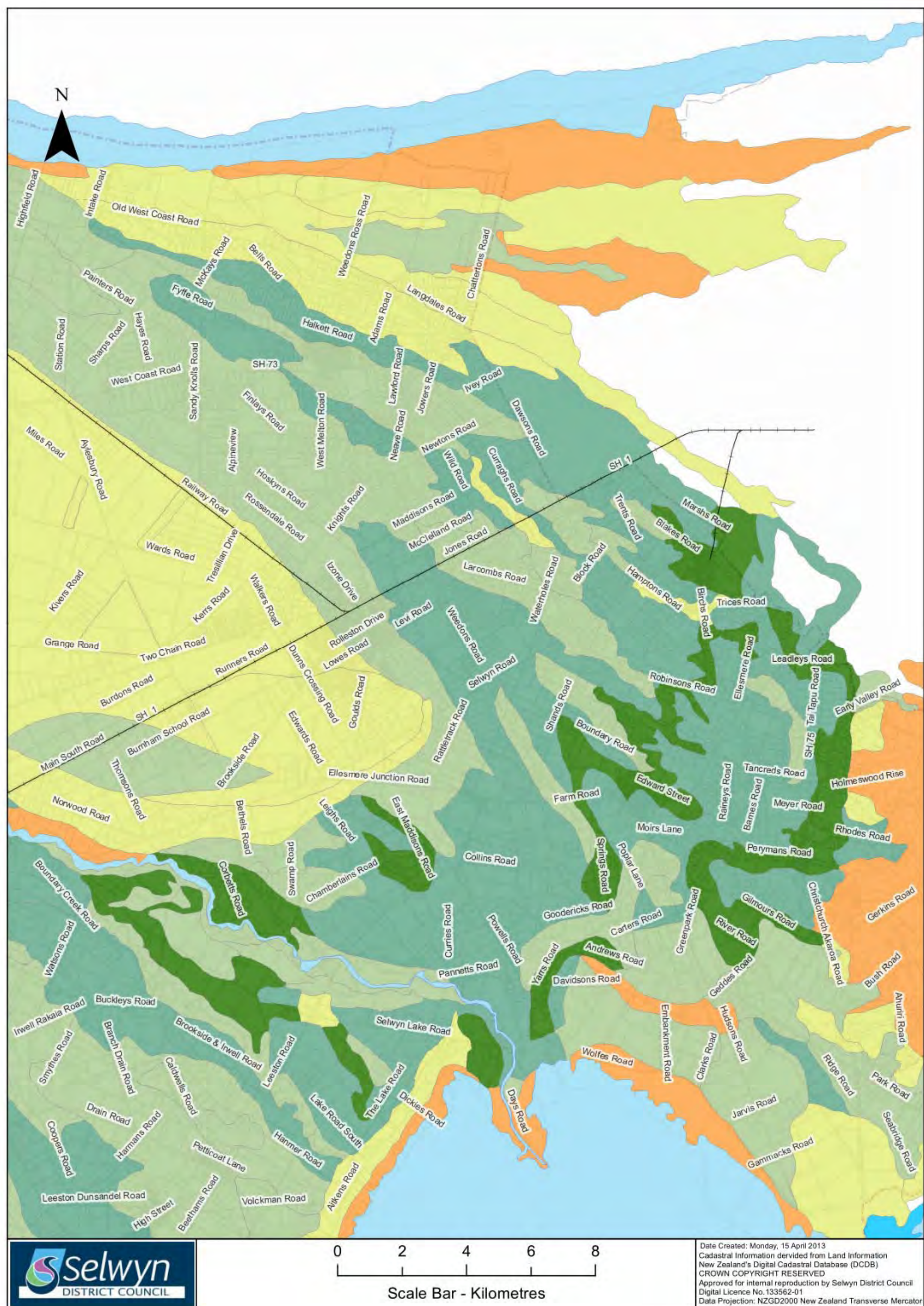
Geotechnical layer

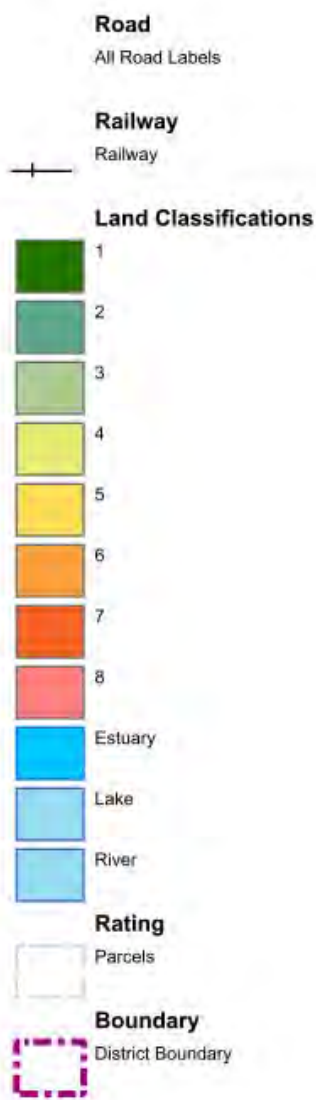




MAP 21

Versatile soil layer

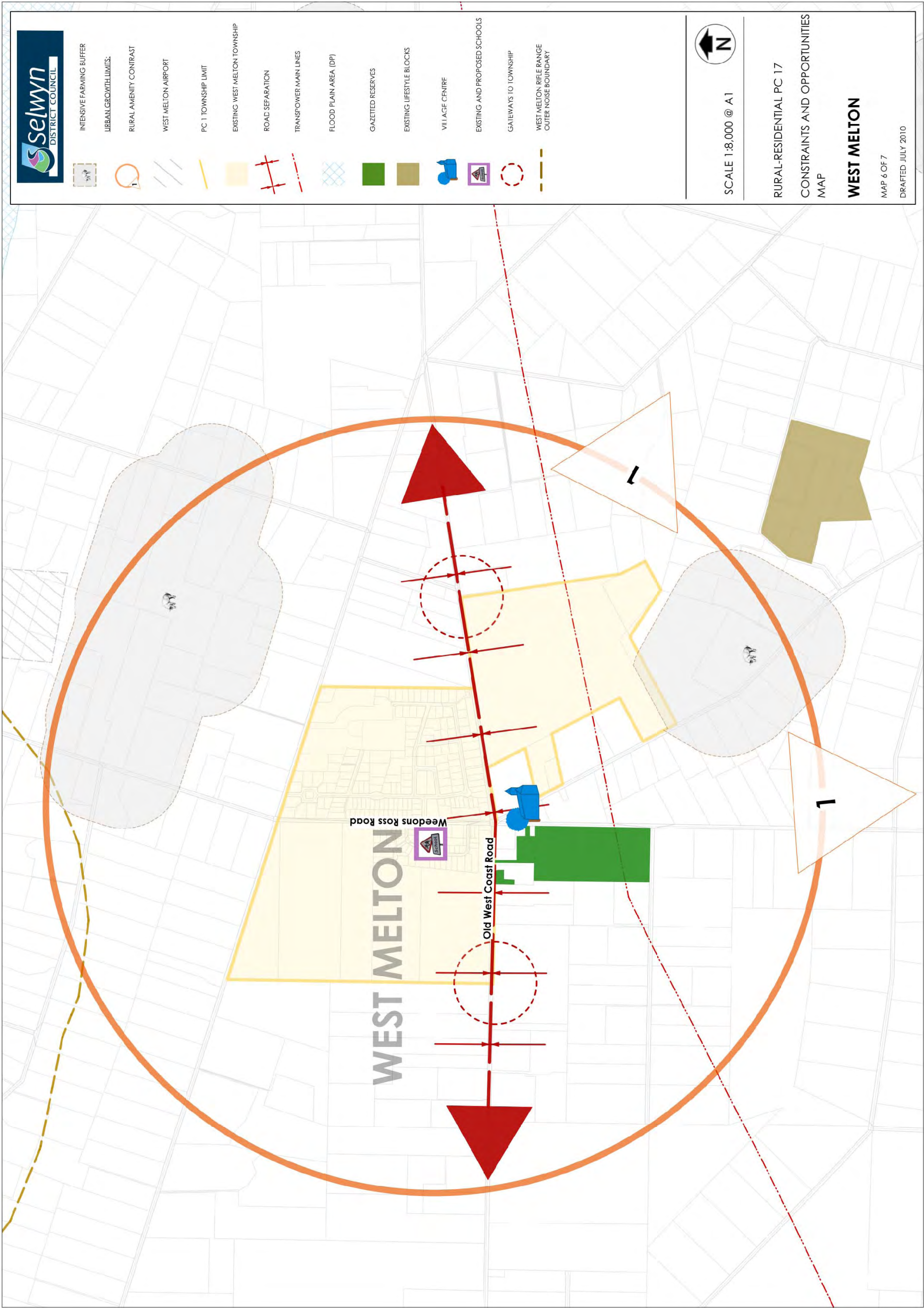




MAP 22

Peri-urban context maps

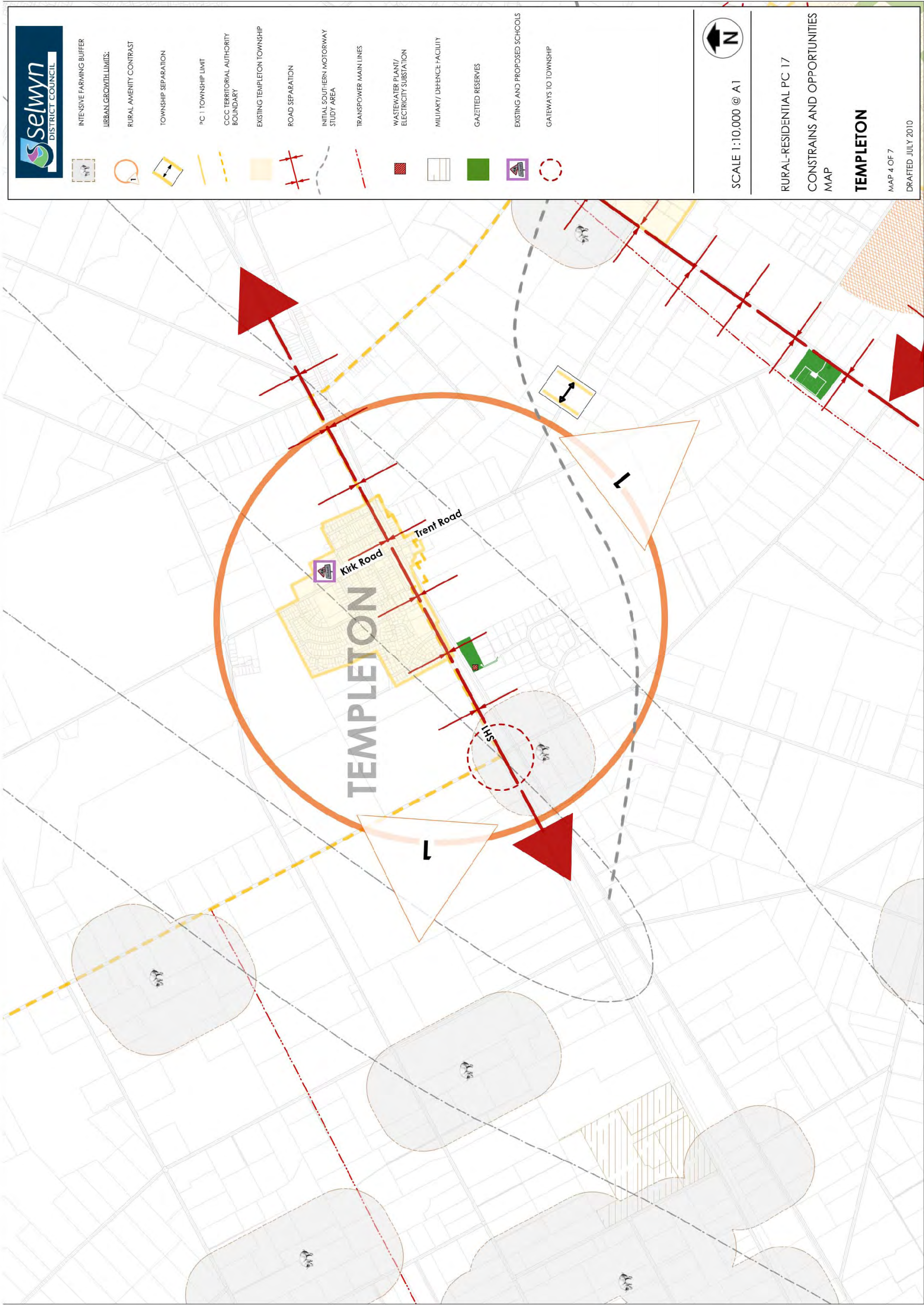
West Melton environs



MAP 23

Peri-urban context maps

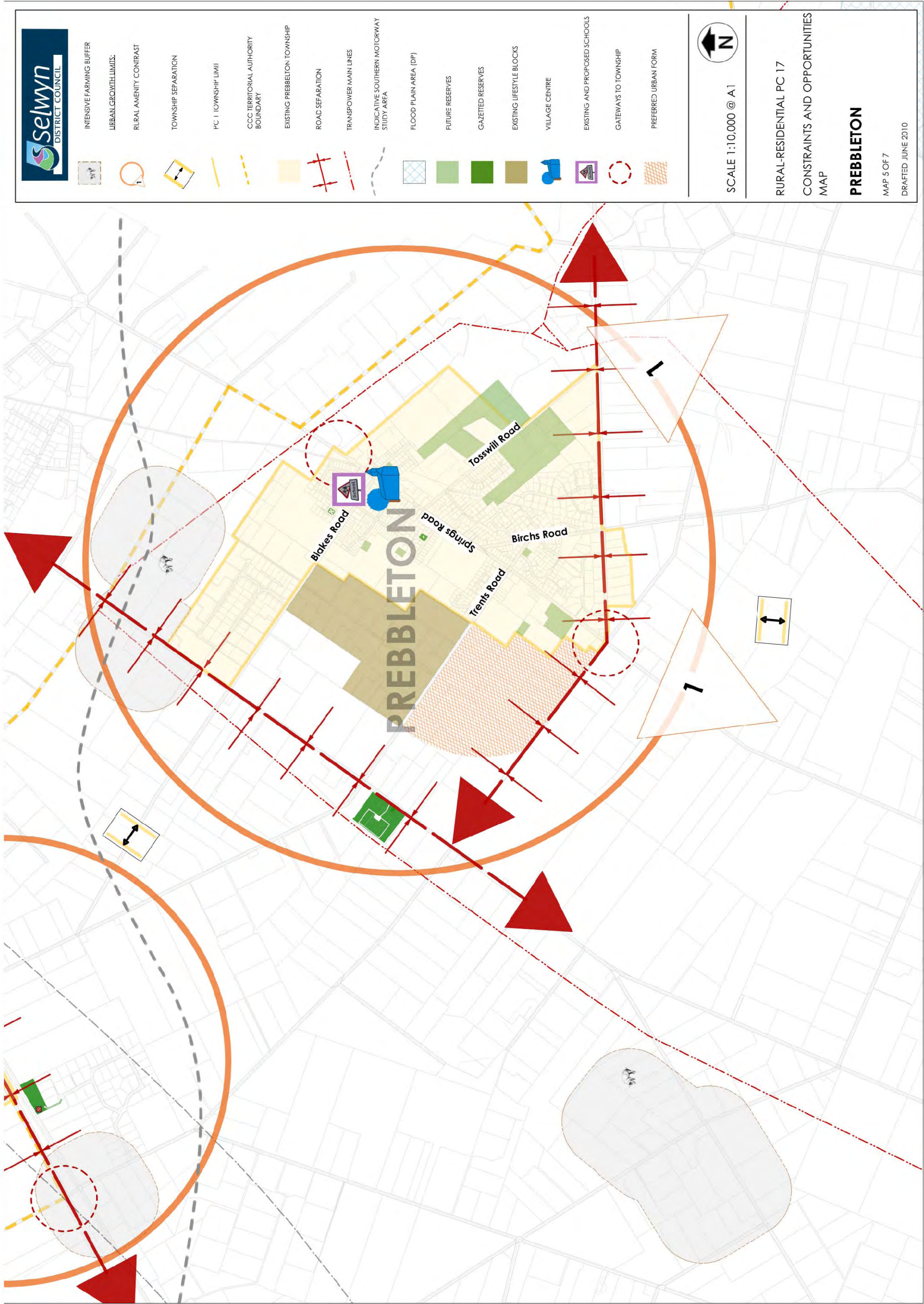
Templeton environs



MAP 24

Peri-urban context maps

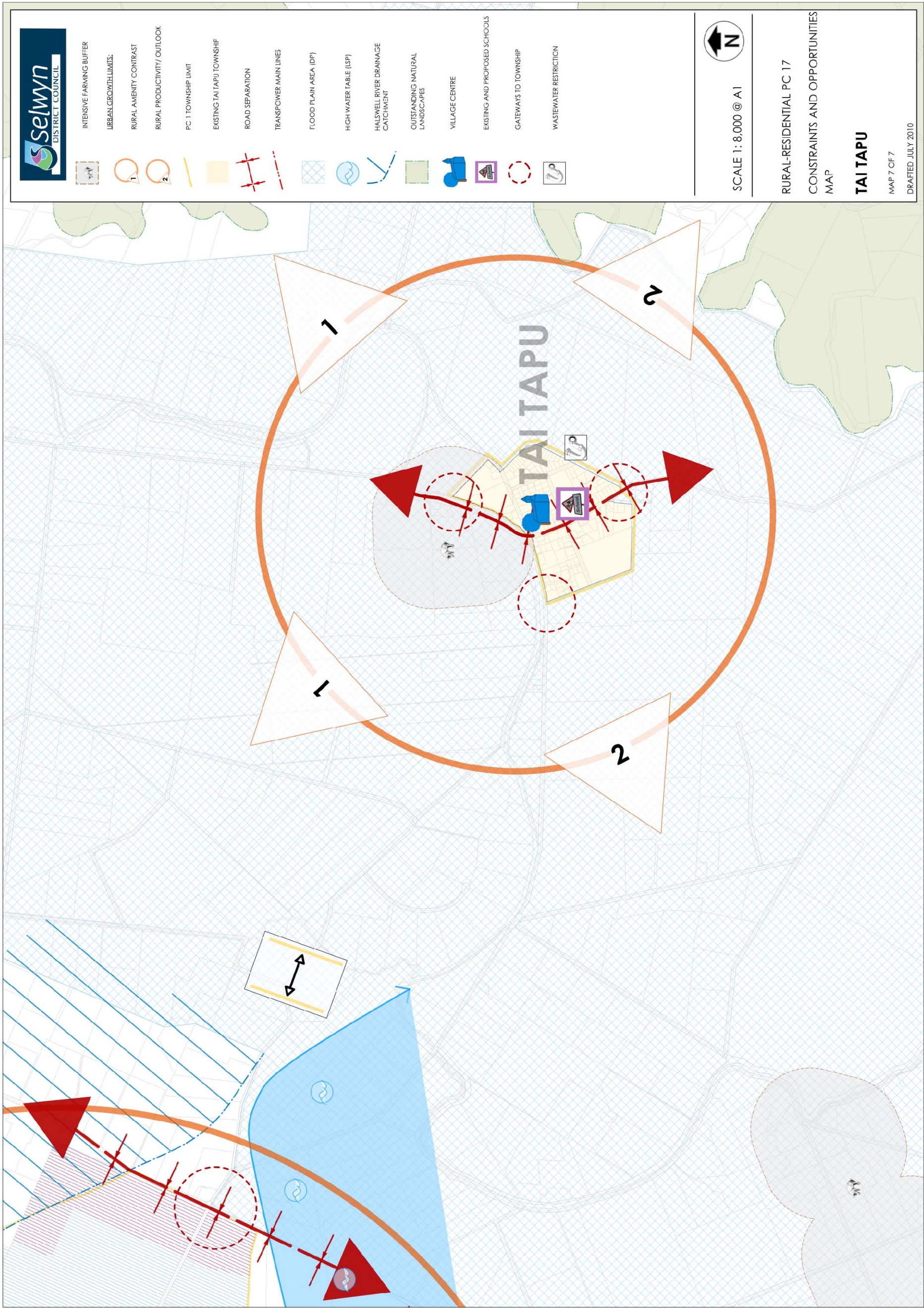
Prebbleton environs



MAP 25

Peri-urban context maps

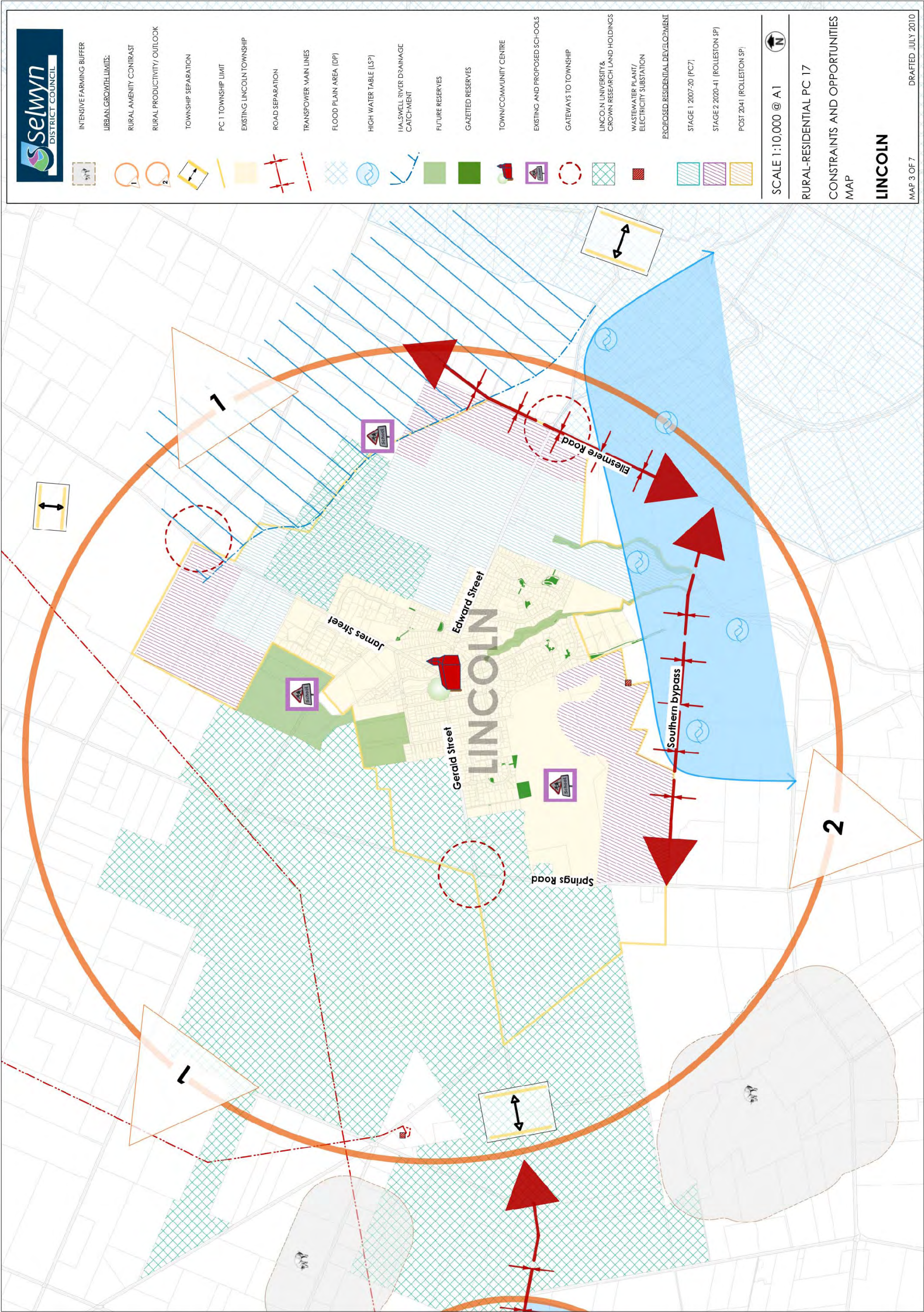
Tai Tapu environs



MAP 26

Peri-urban context maps

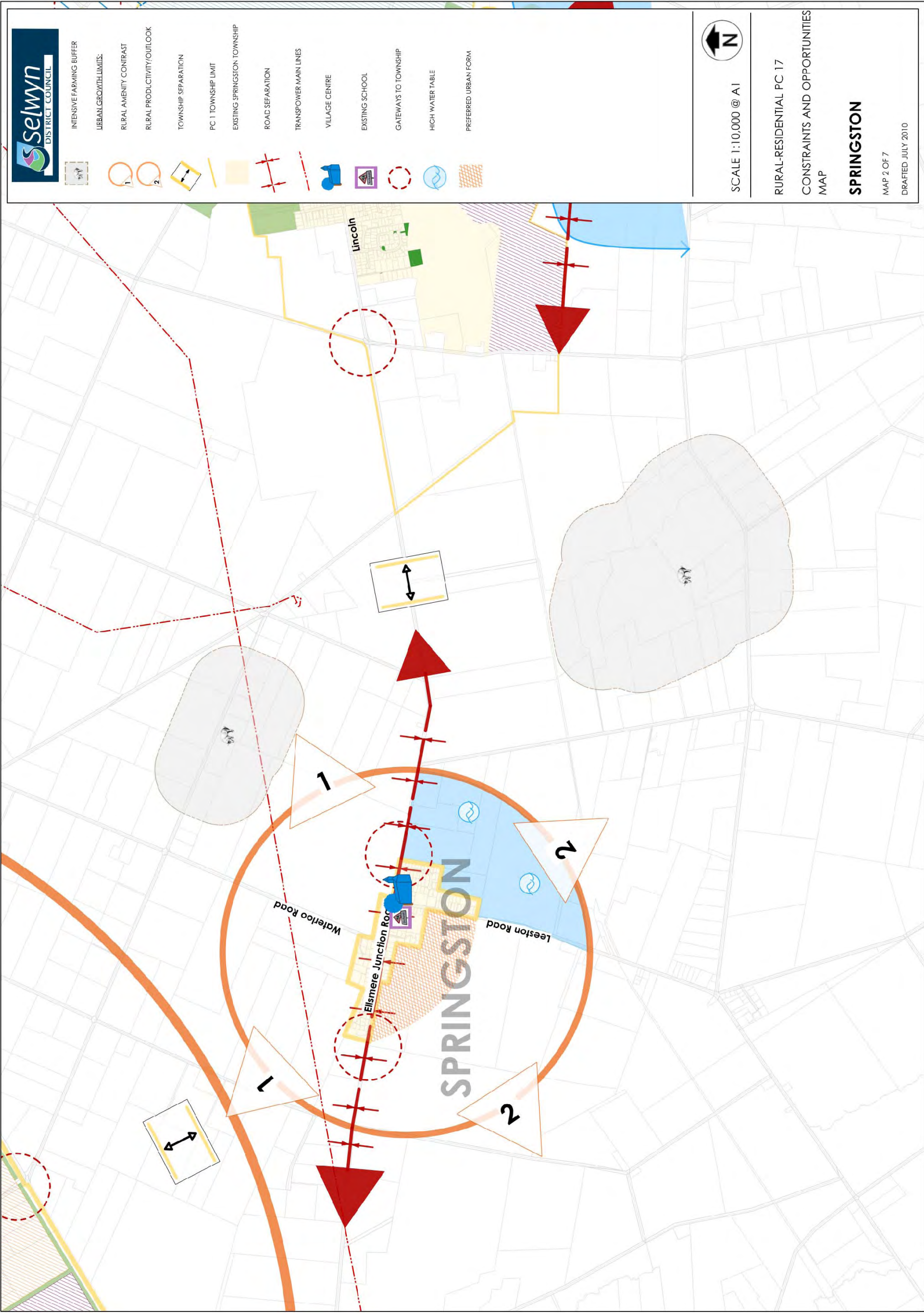
Lincoln environs



MAP 27

Peri-urban context maps

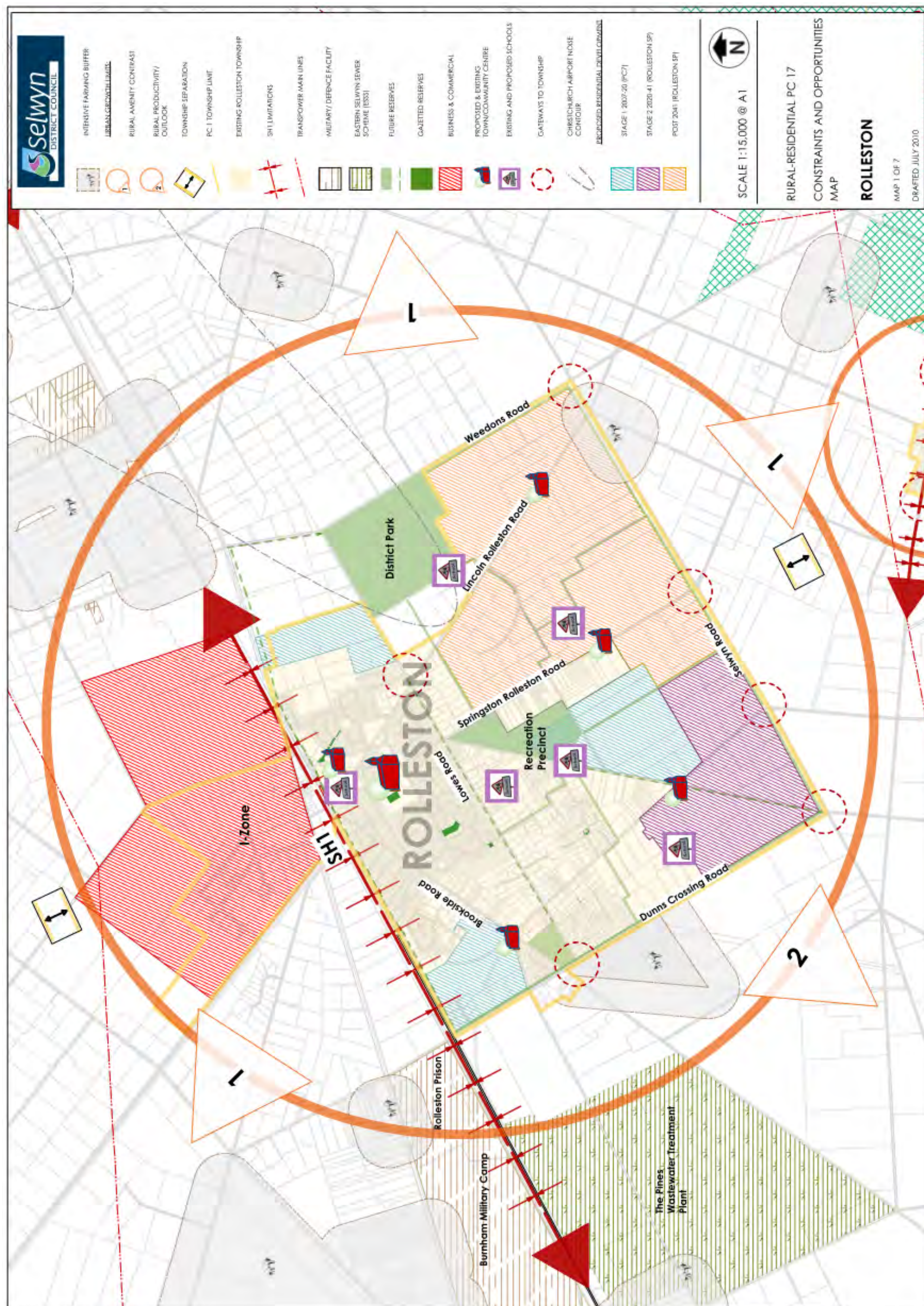
Springston environs



MAP 28

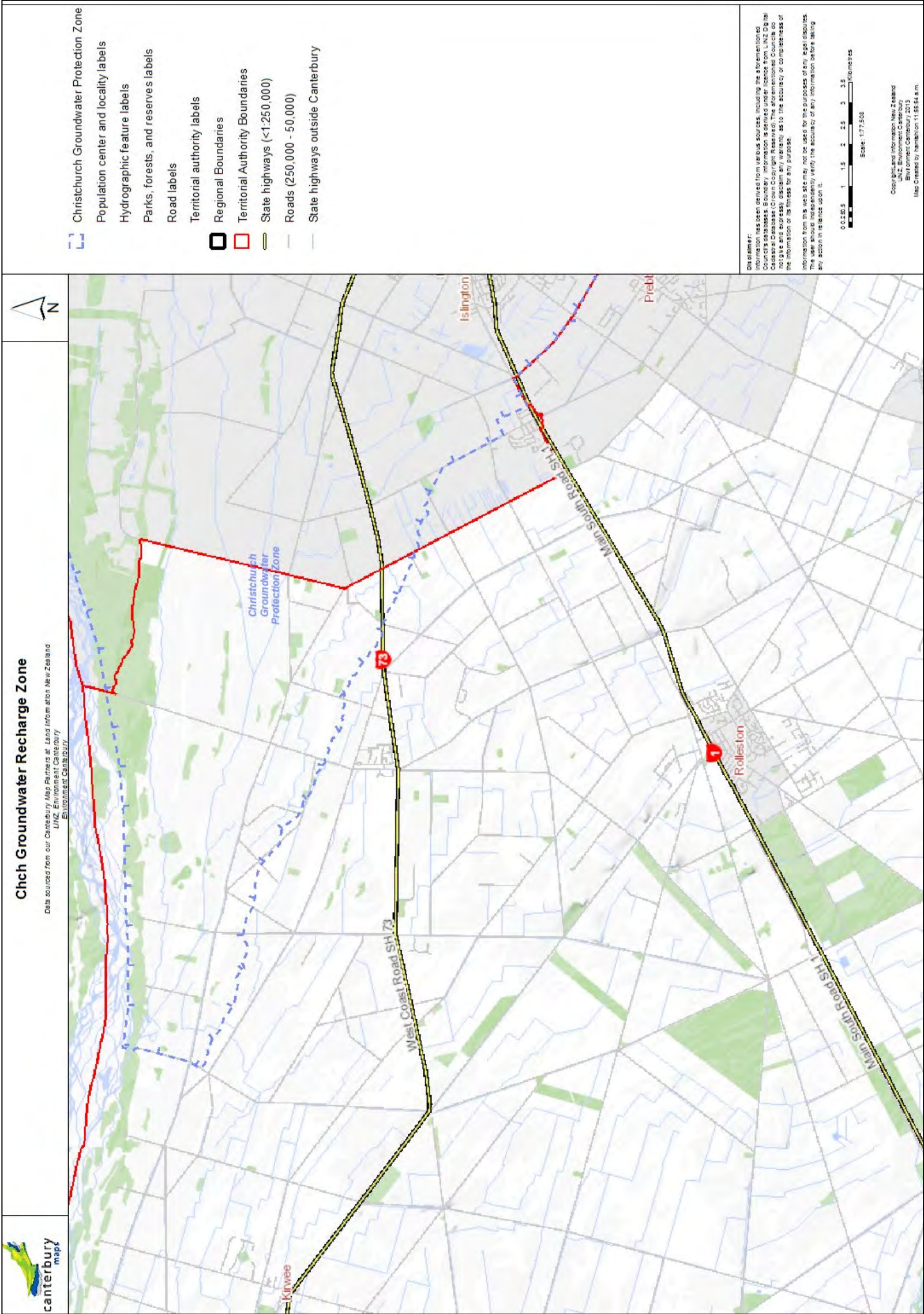
Peri-urban context maps

Rolleston environs



MAP 29

Groundwater recharge zone for Christchurch City's drinking water



APPENDIX 3

CHAPTER 6 – REGIONAL POLICY STATEMENT RURAL RESIDENTIAL PROVISIONS

LAND USE RECOVERY PLAN

Action 44: Immediate amendment to Regional Policy Statement

Environment Canterbury is directed, pursuant to section 24(1)(a) of the CER Act, to include objectives, policies and methods in a new chapter 6 in the Canterbury Regional Policy Statement as set out in appendix 1.*

* In parallel with this, supplementary narrative in chapter 6 will be inserted using powers under section 27 of the CER Act.

To be completed within a fortnight of Gazettal of this Recovery Plan

Outcomes: 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15

CANTERBURY REGIONAL POLICY STATEMENT – CHAPTER 6 EXERTS

"ISSUE 6.1.5 – RURAL RESIDENTIAL IMPACTS"¹

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. It also can result in dispersed settlement patterns, and inefficient forms of development and provision of services.

EXPLANATION

Many of the rural western areas of Greater Christchurch remained undamaged during the earthquakes and are also located out of the area identified as being prone to liquefaction, making them more desirable locations to live. However, rural residential development is associated with reverse sensitivity effects and can give rise to requests for the extension of urban services and exacerbates dispersed settlement patterns, leading to inefficient use of infrastructure and impacts on rural production. This can lead to pressures for future urbanisation, which is difficult to achieve in an effective manner given that the land use pattern has been established for a different purpose."

¹ LURP: Appendix 1 - Amendments to the CRPS, Issue 6.1.5 Rural residential impacts, 6Dec2013 [P7]

"OBJECTIVE 6.2.2 – URBAN FORM AND SETTLEMENT PATTERN (emphasis added)"²

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for the future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

- (1) aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
 - (a) 35% averaged over the period between 2013 and 2016,
 - (b) 45% averaged over the period between 2016 to 2021,
 - (c) 55% averaged over the period between 2022 and 2028;
- (2) providing higher density living environments, including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres and larger neighbourhood centres, and in greenfield and brownfield areas;
- (3) reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;
- (4) providing for the development of greenfield priority areas on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;
- (5) encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;
- (6) managing rural residential development outside of existing urban and priority areas; and
- (7) providing for development opportunities on Māori Reserves

PRINCIPLE REASONS AND EXPLANATION

The rebuilding and recovery of Greater Christchurch rely on appropriate locations, quantity, types, and mixes of residential and business development to provide for the needs of the community.

Consolidation of existing urban settlements is the form of development most likely to minimise the adverse effects of travel for work, education, business and recreation, minimise the costs of new infrastructure and avoid adverse effects of development on sensitive landscapes, natural features and areas of high amenity. This will enable Christchurch to build back better, and support recovery of central Christchurch. Greater intensification within Christchurch's urban area through infill (particularly in the Central City, around Key Activity Centres, and neighbourhood centres) and brownfield redevelopment will reduce the need for further expansion of peripheral areas, and some intensification of the centres of smaller towns is also expected to meet changing needs. A significant proportion of intensification will take place in the city rather than Selwyn and Waimakariri; however the contribution of these areas to the overall growth pattern is important. The objective sets targets for the contribution of infill and intensification as a proportion of overall growth, and aligns with the growth management approach in the Greater Christchurch Urban Development Strategy. Where monitoring indicates that these levels are not being achieved, further policy responses may be required to increase intensification within existing urban areas.

Changing demographic patterns, including an ageing population and smaller households, are expected to increase the desirability of higher density housing. The demolition and ageing of housing stock provides an opportunity for redevelopment at higher densities and an increased range of housing types that provides not only choice for those needing to relocate, but also for future generations. Increased intensification is anticipated to occur over time as rebuild opportunities are realised, requiring appropriately located and designed greenfield development that also provides for medium density housing during the time of transition.

² LURP: Appendix 1 - Amendments to the CRPS, Objective 6.2.2, 6Dec2013 [P8]

Following the earthquakes and the subsequent damage and red zoning of properties, a number of Māori have sought to return to and live on Māori Reserves set aside by the Crown in the 19th Century for the present and future needs of local Ngāi Tahu. Providing for development opportunities on those reserves will enable the descendants of the original grantees to return and realise the original intent of those reserves.”

Policy 6.3.3 – Development in accordance with Outline Development Plans (Emphasis added)³

Development in greenfield priority areas and rural residential development, is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will:

- (1) Be prepared as:
 - (a) a single plan for the whole of the priority area; or
 - (b) where an integrated plan adopted by the territorial authority exists for the whole of the priority area and the outline development plan is consistent with the integrated plan, part of that integrated plan; or
 - (c) as a single plan for the whole of a rural residential area;
- (2) Be prepared in accordance with the matters set out in Policy 6.3.2;
- (3) To the extent relevant to show proposed land uses including:
 - (a) Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development;
 - (b) Land required for community facilities or schools;
 - (c) Parks and other land for recreation;
 - (d) Land to be used for business activities;
 - (e) The distribution of different residential densities, in accordance with Policy 6.3.7;
 - (f) Land required for stormwater treatment, retention and drainage paths;
 - (g) Land reserved or otherwise set aside from development for environmental, historic heritage or landscape protection or enhancement;
 - (h) Land reserved or otherwise set aside from development for any reason, and the reasons for its protection from development;
 - (i) Pedestrian walkways, cycle ways, public transport routes both within and adjoining the area to be developed
- (4) Demonstrate how Policy 6.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including any staging;
- (5) Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced;
- (6) Document the infrastructure required, when it will be required and how it will be funded;
- (7) Set out the staging and co-ordination of subdivision and development between landowners;
- (8) Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling, public transport, freight, and private motor vehicles;
- (9) Show how other potential adverse effects on and/or from nearby existing designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;

³ LURP: Appendix 1 - Amendments to the CRPS, Policy 6.3.3, 6Dec2013 [P14]

- (10) Show how other potential adverse effects on the environment, including the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
- (11) Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with Chapter 11 and any relevant guidelines; and
- (12) Include any other information that is relevant to an understanding of the development and its proposed zoning.

METHODS

The Regional Council:

Will

- (1) Establish a protocol and guidelines to assist all parties involved in the preparation of outline development plans to ensure Policy 6.3.3 is efficiently and effectively applied.

Territorial authorities:

Will

- (2) Require an outline development plan to be developed and incorporated into district plans, prior to, or at the same time as, rezoning land for urban use in greenfield priority areas.
- (3) Include in district plans objectives, policies and rules (if any) to give effect to Policy 6.3.3.

Should

- (4) Ensure that financial provision is made for delivery of infrastructure to priority areas for development.

PRINCIPAL REASONS AND EXPLANATION

The use of outline development plans for residential and business greenfield development is necessary for the recovery of Greater Christchurch. They will assist with the efficient use of resources when planning land uses, provide for sustainable urban development, and ensure adequate housing supply and choice to facilitate earthquake recovery. Background information provided through the process provides the necessary background evaluation work before or at the same time as the land is rezoned.

Outline development plans provide a mechanism for integrating urban development with infrastructure, making the best use of existing infrastructure, and identifying and providing for the additional infrastructure required to meet the needs of incoming residents and businesses. They also provide the mechanism for integrating new development with existing urban areas, and of achieving the type and form of development necessary to accommodate urban growth in a sustainable way. Staging may be required to allow for infrastructure upgrades, enabling parts of a development to be delivered earlier.

In addition, these plans help to provide certainty for the community, developers, network utility providers and territorial authorities, and ensure that all constraints associated with the development of an area are investigated, addressed or protected at the time of initial zoning for urban purposes. By identifying opportunities for low impact urban design and development early on in the land development process, recovery will be enabled by building developments better.

Policy 6.3.9 Rural residential development⁴

In Greater Christchurch, rural residential development further to areas already zoned in district plans as at 1st January 2013 can only be provided for by territorial authorities in accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to the following:

- (1) In the case of Christchurch City, no further rural residential activity is to be provided for within the Christchurch City Plan area;
- (2) The location must be outside the priority areas for development and existing urban areas;
- (3) All subdivision and development must be located so that it can be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal;
- (4) 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 Roading Powers Act 1989;
- (5) The location and design of any proposed rural residential development shall:
 - (a) avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;
 - (b) avoid the groundwater recharge zone for Christchurch City's drinking water;
 - (c) avoid land between the primary and secondary stop banks south of the Waimakariri River;
 - (d) avoid land required to protect the landscape character of the Port Hills;
 - (e) not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield;
 - (f) support existing or upgraded community infrastructure and provide for good access to emergency services;
 - (g) avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;
 - (h) avoid significant natural hazard areas including steep or unstable land;
 - (i) avoid significant adverse ecological effects, and support the protection and enhancement of ecological values;
 - (j) support the protection and enhancement of ancestral land, water sites, wāhi tapu and wāhi taonga of Ngāi Tahu;
 - (k) 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
 - (l) avoid adverse effects on existing water quality
- (6) 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.
- (7) A rural residential development area shall not be regarded as in transition to full urban development.

⁴ LURP: Appendix 1 - Amendments to the CRPS, Policy 6.3.9, 6Dec2013 [P20]

METHODS

The Regional Council:

Will

- (1) Have regard to Policy 6.3.9 in relation to any consents relating to rural residential activities in Greater Christchurch, and consider deferral under s91 where other consents are required from another local authority, so that the effects of a proposal can be considered together.

Territorial authorities:

Will

- (2) Include district plans objectives, policies and rules (if any) to give effect to Policy 6.3.9.

Should

- (3) 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.

PRINCIPAL REASONS AND EXPLANATION

An important aspect of residential capacity includes the contribution of rural residential development, which is provided for in Waimakariri and Selwyn Districts where it accords with a relevant rural residential strategy. Many of the rural western areas of Greater Christchurch remained undamaged during the earthquakes and are also located out of the area identified as being prone to liquefaction, making them more desirable locations to live.

At the same time, it is also important to manage the extent of rural residential activity due to the pressure it places on infrastructure, its impact on transport efficiency, and the maintenance of rural character and rural land use for production. In the case of Christchurch City, further rural-residential activity also has the potential to constrain future urban expansion options through to 2028, or otherwise be affected by noise contours for the airport, and so is not provided for within the area covered by the Christchurch City Plan. Rural residential development can have significant effects disproportionate to the numbers of households living within this form of development, and more than limited provision would undermine the achievement of recovery.

Rural residential development is therefore provided for to a limited extent during the recovery period in recognition of the desirability of providing a range of choice in housing types for those needing to relocate, without compromising the overall intent of consolidation in the CRPS. Policy 6.3.11 requires that the supply and update of rural residential activity will be monitored, and this will inform any future changes to the provisions, or areas provided for rural residential use"

Policy 6.3.11 Monitoring and Review (Emphasis added)⁵

In relation to development in Greater Christchurch:

- (1) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake adequate monitoring to demonstrate both in the short term and the long term that there is an available supply of residential and business land to meet the Objectives and Policies of this Chapter.
- (2) 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.
- (3) Prior to initiating a review of this chapter, for the purposes of information the Canterbury Regional Council may request the organisation or agency responsible for the operation of the Christchurch Airport to undertake a remodeling of the air noise contours relating to the airport.
- (4) The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if any of the following situations occur:
 - (a) a shortfall in available land is identified by monitoring Policy 6.3.11; or
 - (b) it is identified that altered circumstances have arisen or will arise either in one or more parts of Greater Christchurch, in relation to the expected availability of sub-regional infrastructure, and a reconsideration of the extent, location and timing of land for development necessary to achieve the objectives and policies of this chapter.
- (5) Any change resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, or provision of new greenfield priority areas, shall commence only under the following circumstances:
 - (a) infrastructure is either in place or able to be economically and efficiently provided to support the urban activity;
 - (b) provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;
 - (c) the objective of urban consolidation continues to be achieved;
 - (d) urban land use, including industrial and commercial activities, does not increase the risk of contamination of drinking water sources, including the groundwater recharge zone for Christchurch's drinking water;
 - (e) urban development does not lie between the primary and secondary stopbanks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout;
 - (f) the landscape character of the Port Hills is protected;
 - (g) sufficient rural land is retained to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch; and
 - (h) the operational capacity of strategic infrastructure is not compromised.

METHODS

- (1) The monitoring for Policy 6.3.11 may include but is not limited to:
 - any information published by or sought from Statistics New Zealand.
 - annual surveys of business and residential land uptake, including Greenfield Priority Area development and redevelopment.
 - annual surveys of the development capacity of zoned and serviced land.

⁵ LURP: Appendix 1 - Amendments to the CRPS, Policy 6.3.9, 6Dec2013 [P23]

- obtaining and analysing a range of information to assist with the understanding and prediction of future needs, including information on market behavior and social and economic trends.
- (2) The monitoring for Policy 6.3.11 shall include such matters as the councils consider relevant and appropriate.
- (3) The Canterbury Regional Council shall prepare a comprehensive monitoring report in relation to Policy 6.3.11 at least every three years, and make it publicly available.
- (4) Any remodeling in terms of Policy 6.3.11 (3) shall:
 - involve an assessment of projected future airport business growth and operation, and shall take into account, but not be limited to aircraft movements, flight tracks, fleet mix and runway utilisation; and
 - be accompanied by the report of an independent panel of airport noise experts who have undertaken a peer review of the inputs, assumptions and outcomes of the remodeling; and
 - shall be provided to the Canterbury Regional Council in the form of a comprehensive report along with an executive summary or summary report.
- (5) The Canterbury Regional Council shall make the summary report of any remodeling under Method 4 publicly available as soon as practicable after receiving it.
- (6) Any amended growth pattern shall be given effect through the provisions of any relevant regional plan, changes to the Regional Policy Statement, district plans, the Regional Land Transport Strategy, the Regional Land Transport Programme, Annual Plans, Three Year Plans, Long Term Plans and any relevant planning processes, as appropriate.
- (7) Territorial authorities shall make appropriate arrangements to enable the achievement of any changes resulting from a review under Policy 6.3.11.

PRINCIPAL REASONS AND EXPLANATION

Relocation, population, household and business growth can be affected by a wide range of variables. The policy framework should be responsive to this variation in order to meet any changes in circumstances. Policy 6.3.11 is intended to ensure enough land is available and in the right locations to facilitate recovery through to 2028. Monitoring a range of statistics and trends is a key factor in this management. Anticipating the number of relocated or new households and the business activity to be accommodated, as well as the form that these are likely to take, indicates the land areas required for successful recovery.

Policy 6.3.11 also provides that the circumstances for altering the priority area provisions of this chapter are:

- (a) There is determined to be insufficient land within the Priority Areas over the recovery period;
- (b) Altered circumstances have arisen in relation to anticipated timing of the infrastructure required to support the development planned by this chapter;
- (c) There are changes to the relocation and growth management assumptions upon which the objectives and policies of this chapter are based"

“ANTICIPATED ENVIRONMENTAL RESULTS (Emphasis added)⁶

- (1) Recovery and rebuilding is enabled within Greater Christchurch.
- (2) Priority areas and existing urban areas identified provide the location for all new urban development.
- (3) Significant natural resources are protected from inappropriate development.
- (4) People are protected from unacceptable risk from natural hazards.
- (5) Infrastructure, and urban and rural development, are developed in an integrated manner.
- (6) The use of existing infrastructure is optimised.
- (7) Development opportunities are provided for on Maori Reserves.
- (8) Growth is provided for through both greenfield and brownfield development opportunities.
- (9) Higher density living environments are provided.
- (10) Greenfield development is provided for at a rate that meets demand and enables the efficient provisions and use of infrastructure.
- (11) Growth of rural towns within Greater Christchurch is sustainable and encourages self-sufficiency.
- (12) Rural residential development is appropriately managed.
- (13) Development incorporates good urban design.
- (14) Areas of special amenity, heritage value, or importance to Ngai Tahu are retained.
- (15) Residential development contains a range of densities.
- (16) Transport infrastructure appropriately manages network congestion, dependency of private vehicles is reduced, emissions and energy use from vehicles is reduced, and transport safety is enhanced.
- (17) The function and roles of the Central City, the Key Activity and neighbourhood centres is maintained.
- (18) Sufficient business land is provided for, and different types of business activity take place in appropriate locations, adopting appropriate urban design qualities.”

DEFINITIONS**Rural residential activities⁷**

“Means: residential units outside the Greenfield Priority Areas at an average density of between 1 and 2 households per hectare”

Rural Residential strategy⁸

“Means: a strategy or plan developed for the purpose of identifying a territorial authority’s approach to the management of rural residential development in its district, using the special consultative procedure under the Local Government Act 2002”

⁶ LURP: Appendix 1 - Amendments to the CRPS, Anticipated Environmental Results, 6Dec2013 [P24]

⁷ LURP: Appendix 1- Amendments to the CRPS, Definitions, 6Dec2013 [P28]

⁸ LURP: Appendix 1 – Amendments to the CRPS, Definitions, 6Dec2013 [P28]