

Form 5**SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE NO.32 TO THE PARTIALLY
OPERATIVE SELWYN DISTRICT PLAN*****Clause 6 of First Schedule, Resource Management Act 1991***

To: Selwyn District Council (SDC)
2 Norman Kirk Drive
Rolleston

NAME OF SUBMITTER: New Zealand Institute for Plant and Food Research
(Plant & Food)
(Note address for service below)

SUBMISSION PLANT & FOOD

Plant & Food is a New Zealand-based science company formed in December 2008 through the merger of HortResearch and Crop & Food Research. As a Crown Research Institute, Plant & Food's scientific research is primarily undertaken for the wider benefit of New Zealand. Plant & Food provides research and development that adds value to fruit, vegetable, crop and food products.

Plant & Food have significant assets and operational interests in land within the Greater Christchurch area and the Canterbury Region, particularly in Lincoln where they operate a Research Campus at the Canterbury Agriculture and Science Centre on the north side of Gerald Street within the Business 3 Zone. Plant & Food owns additional landholdings in the Inner Plains, Outer Plains and L2 zones in northern Lincoln.

This submission focuses primarily upon the potential impact of PC32 on Plant & Food's landholdings.

In terms of its functions and responsibilities, and the importance of these as a matter of national and regional significance, Plant & Food makes the following submissions on the Plan, including the specific comments and relief sought in **Attachment 1**, which forms part of this submission.

In broad terms, Plant & Food is supportive of PC32. Some specific amendments to the provisions are required however, to ensure that adequate consideration of reverse sensitivity effects occurs during the planning for, and ultimately establishment of rural-residential development.

THE SPECIFIC PROVISIONS SUBMITTED ON:

The specific provisions of PC32 that Plant & Food's submission relates to are as follows:

Amendments to the Township Volume

- Existing SDP provision – Quality of the Environment – Issues, Page B3-040 (related to proposed Amendments 65,66,68,69)
- Existing SDP provision – Quality of the Environment – Strategy, Reverse Sensitivity, Page B3-041 9 (related to Amendments 64, 65, 66, 68, 69)
- Proposed Objective B3.4.6 and corresponding explanation - Amendments 65 and 66.
- Proposed Policy B3.4.3(b) and corresponding explanation – Amendments 68 and 69.
- Proposed Explanation for existing SDP Policy B4.1.3 – Amendment 78
- Existing SDP Policy B4.1.3, Page B4-005 (related to Amendment 78).
- Proposed Explanation for Policy B4.2.13 – Amendment 81.
- Proposed additional Anticipated Environmental Result for Subdivision of Land – Amendment 83.
- Proposed Policy B4.3.11 and corresponding new explanation – Amendments 85 and 86.
- Proposed addition to Reasons for Building Rules – Amendment 115.
- Proposed Assessment Matters for subdivisions – Amendment 119

Amendments to the Rural Volume

- Proposed Policy B3.4.20 and corresponding explanation – Amendments 125 and 126.

NATURE OF SUBMISSIONS:

Plant & Food **supports PC32 in part.**

Plant & Food is generally supportive of PC32, which seeks to incorporate a strategic planning framework into the District Plan to manage the establishment of rural residential activities in the District.

In particular, Plant & Food is supportive of PC 32 insofar as it recognises the potential for reverse sensitivity effects on Plant & Food's operations should new rural-residential development occur in inappropriate locations, or, in an inappropriate manner.

Plant & Food considers, however, that the policy framework proposed, along with some existing District Plan provisions, require additional alteration to ensure:

- the efficient functioning of established and recognised research facilities;
- consistency in the District Plan framework as a whole; and
- consistency with the statutory and non-statutory documents that are the basis for this proposed plan change.

DETAILS OF SUBMISSIONS:

Introduction

Plant & Food is generally supportive of PC32 as it proposes provisions specifically recognising the importance of Plant & Food's facilities. Plant & Food supports the introduction of provisions that seek to protect Plant & Food's operations from potential reverse sensitivity effects.

With a research farm, where adjoining land uses are predominantly farming operations, there is generally a higher level of acceptance and tolerance towards typical research related activities and associated environmental effects. Where the adjoining area becomes a rural residential or residential area, the level of acceptance and tolerance towards such activities can reduce significantly and they can be impacted by reverse sensitivity effects.

Plant & Food acknowledges that PC 32 introduces provisions that recognise and seek to avoid these potential reverse sensitivity effects. Such provisions are considered essential alongside the introduction of a framework providing for the establishment of rural-residential activities. Plant & Food considers, however, that additional amendments to the policy framework are required in order to adequately provide for the ongoing protection of the efficient functioning of its established and recognised research facilities. The relief sought (outlined in Attachment 1) will ensure consistency in the level of protection afforded to Plant & Food's facilities across the District Plan, as well as ensuring consistency with relevant statutory and non-statutory documents.

The following sections contain the context within which the more specific comments in Attachment 1 are made, and are intended to provide a broad overview of the rationale behind some of the specific relief sought.

Planning Context

A number of Regional and District planning documents have noted the importance of Plant & Food and have stated that specific consideration needs to be given to the future use of land in proximity to Plant & Food's activities so as not to compromise their efficient and continued use.

For example, the Greater Christchurch Urban Development Strategy & Action Plan 2007 ("UDS") states the following:

- *"National and regional assets will be protected including...the agricultural research centres and farms as these are essential infrastructure¹."*
- *"Greater Christchurch also contains a number and range of research centres and agricultural research farms located in close proximity to each other that are of strategic importance from a local and national perspective. Their retention and continued operation is of importance to the regional economy²."*

Further, the UDS outlines several 'Key Approaches' which include the need to:

- *"Manage adverse effects on strategic nationally and regionally important research centres and farms."*

¹ UDS, p.25

² UDS, p.93

While the UDS is not in itself a statutory document under the Resource Management Act 1991 (RMA), it is a broad scale, long-term, land-use strategy prepared under the Local Government Act 2002, which is intended to guide the future development of Greater Christchurch, and to be implemented through statutory documents.

Statutory backing to the UDS is provided through Chapter 12A of the Regional Policy Statement (RPS). PC32 has been prepared to give effect to this document and with respect to Plant & Food's submission, the following provisions are noted:

Issue 7: Rural Residential Impacts

Rural-residential development, if unconstrained, has the potential to change the character of rural areas and to create adverse effects on established rural, farming (including agricultural research farms) and quarrying activities through reverse sensitivity and also through generating sporadic demands for services including water and sewerage.

Policy 10: Strategic Infrastructure and Reverse Sensitivity

Ensure urban activities do not adversely affect the efficient use and development of Strategic Infrastructure

Methods

...10.4 Territorial authorities within their district plans shall provide policies and rules to manage reverse sensitivity effects between strategic infrastructure and the subdivision, use and development of land, including for residential and rural residential activities.

Policy 13: Rural Residential Development

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

Methods

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

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

...Not give rise to significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure

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

It is within this context that Plant & Food continues to address the importance of ensuring District Plan provisions adequately address reverse sensitivity effects on their facilities and it is considered that some of the proposed provisions of PC 32 are not, in their current form, **the most appropriate way** to achieve the objectives of the Plan or the purpose of the Resource Management Act 1991, nor **give effect** to higher level planning documents.

Plan Change 32 Provisions

Plant & Food is supportive of PC 32 in so far as it specifically recognises the strategic, national and regional significance of its facilities, and provides an assessment framework for avoiding potential reverse sensitivity effects arising from rural residential development. In particular Plant & Food notes this recognition in new objectives, policies and associated explanations.

As set out in Attachment 1, Plant & Food both supports provisions and seeks relief that offers consistency across in the District Plan provisions and seeks to ensure the higher level planning documents are given effect to. Key points addressed in Attachment 1 are summarised as follows:

- Amendments to the Issues and Strategy sections of the District Plan to reflect the potential for reverse sensitivity effects arising from rural-residential development and to ensure consistency with the PC 32 amendments to objectives and policies.
- Support new objectives, policies and explanations seeking to avoid adverse reverse sensitivity effects specifically in relation to Plant & Food's facilities (and other regionally and nationally important strategic infrastructure).
- Ensure the descriptions of the important strategic infrastructure are consistent and includes tertiary education and research activities.
- Amending existing and proposed provisions to ensure the wording is consistent and of the appropriate strength to avoid adverse reverse sensitivity effects.
- Ensure PC 32 anticipates rural residential development to the south and east of the township.
- Ensure that the provisions protect the operation of Plant & Food's activities operating in both the township and the rural area.
- Seek that the District Plan include a criteria for considering the required Outline Development Plans for rural-residential areas, so as to ensure that potential reverse sensitivity effects are identified and avoided at the plan change stage. Including criteria would assist in achieving Policy 13 of Chapter 12A, requiring outline development plans to set out an integrated design for subdivision and land use, and provide for the long-term maintenance of rural residential character.

PLANT & FOOD SEEKS THE FOLLOWING DECISION FROM SELWYN DISTRICT COUNCIL:

TOWNSHIP VOLUME:

- 1) **Amend** existing SDP provision – Quality of the Environment – Issues, Page B3-040 (related to proposed Amendments 65,66,68,69) as set out in **Attachment 1**.
- 2) **Amend** existing SDP provision – Quality of the Environment – Strategy, Reverse Sensitivity, Page B3-041 (related to Amendments 64, 65, 66, 68, 69) as set out in **Attachment 1**.
- 3) **Amend** Objective B3.4.6 and corresponding explanation (Amendment 65 and 66) as set out in **Attachment 1**.
- 4) **Amend** proposed Policy B3.4.3(b) and corresponding explanation (Amendments 68 and 69) as set out in **Attachment 1**.
- 5) **Amend** proposed explanation for existing SDP Policy B4.1.3 (Amendment 78) as set out in **Attachment 1**.
- 6) **Amend** existing SDP Policy B4.1.3, Page B4-005 (related to Amendment 78) as set out in **Attachment 1**.

- 7) **Amend** proposed explanation for policy B4.2.13 (Amendment 81) as set out in **Attachment 1**.
- 8) **Amend** proposed additional Anticipated Environmental Result for Subdivision of Land (Amendment 83) as set out in **Attachment 1**.
- 9) **Amend** proposed Policy B4.3.11 and corresponding new explanation (Amendments 85 and 86) as set out in **Attachment 1**.
- 10) **Retain** Assessment Matters in Rule 12.1.4.86 (Amendment 119) as set out in **Attachment 1**.

RURAL VOLUME:

- 11) **Amend** proposed Policies B3.4.20/21 & corresponding explanation (Amendments 125 and 126) as set out in **Attachment 1**.
- 12) Any other changes required to give effect to the relief sought.

HEARING

Plant & Food wishes to be heard in support of its submission. If others make similar submissions, Plant & Food may be prepared to consider presenting a joint case with them at any hearing.

Submission signed for and on behalf of **New Zealand Institute for Plant and Food Research:**



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Director
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Dated: 3 May 2012

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ATTACHMENTS

- (1) Submission on Specific Provisions including explanation and relief sought.

ATTACHMENT 1

Submission on Specific Provisions including explanation and relief sought

Plan Change 32 – Submission on Specific Provisions			
Amendment #	Provision	Specific Comments	Relief Sought
TOWNSHIP VOLUME			
Related to amendments 65,66,68,69... Existing SDP provision Page B3-040 Quality of the Environment – Issues – What are the issues?	Reverse Sensitivity is acknowledged in the SDP under the Issues for Quality of the Environment as follows: <i>‘Reverse Sensitivity’ is jargon to describe the situation where a new activity locates close to an existing activity and the new activity is sensitive to effects from the existing activity. As a result, the new activity tries to restrict or stop the existing activity, to reduce the effects. The most common examples in Selwyn District arise from houses (residential activities) built next to industrial activities; in the rural area; or near busy roads or railway lines. Examples in other places in New Zealand and overseas include houses being built under approaches to airports and around landfills.</i>	PC 32 anticipates Plan Change Requests for Living 3 Zoning. Consequently a reverse sensitivity issue will arise with the establishment of rural residential activities outside the urban limits near primary production, research and tertiary education activities existing within the district. The location and development of these new zones will need to be managed in relation to these existing legitimate activities to ensure actual or potential reverse sensitivity effects are adequately avoided, remedied, or mitigated.	Add the following explanation of the reverse sensitivity issues after ... <u>around landfills</u> (see column 1) <u>The establishment of rural residential zones and activities outside the urban limits will require assessment as to the proximity to, and impacts on, tertiary education and research farm activities. The continued operation of activities associated with strategically important national and regional tertiary education and research activities should not be placed under threat from reverse sensitivity effects as a result of rural residential development establishing.</u>
Related to Amendment 64 and 65,66,68,69..	Amendment 64 makes an addition to the Zones section of the Quality of the Environment Strategy (Page B3-041). Other Amendments make changes to objectives and policies relating to reverse sensitivity. The existing Strategy Section of the District Plan also includes on page B3-041): Reverse Sensitivity	PC32 identifies that new Living 3 zones are to establish through private plan change requests. These new zones are anticipated to be located outside the Urban Limits; therefore there is a risk that such zones will establish in proximity to agricultural research farms and tertiary education activities occurring in the district. Therefore with respect to managing reverse sensitivity effects in relation to the	That the Strategy Section on Page B3-041 addressing Reverse Sensitivity include a third point as follows: - <u>The Objectives, Policies and Rules manage the establishment of rural residential activities outside the Urban Limits and their proximity to land used for primary production</u>

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Amendment #	Provision	Specific Comments	Relief Sought
	<p>– The Plan identifies zones where activities which have nuisance or visual effects can be located.</p> <p>– The policies and rules manage those zones to avoid activities which will be sensitive to the effects in that zone, from setting up in the zone and creating “reverse sensitivity” effects.</p>	<p>Living 3 Zones, it is considered appropriate that the strategy also refers to managing the location of new rural residential activities in proximity to existing strategically important national and regional activities. This would be consistent with the PC32 Amendments, 65,66,68,69..</p>	<p><u>and other strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms and tertiary education facilities associated with Crown Research Institutes and Lincoln University.</u></p>
65	<p>Add an additional Objective B3.4.6 and any subsequent reference changes (Page B3-042) to read as follows:</p> <p>Objective B3.4.6</p> <p>To manage rural residential activities by facilitating a maximum of 200 households in each of the periods to 2016, 2017 to 2026 and 2027 to 2041 through the Living 3 Zone, which are to be located outside the Urban Limits but adjoining Townships in the Greater Christchurch Urban Development Strategy area to:</p> <ul style="list-style-type: none"> - Facilitate the provision of housing choice and diverse living environments outside the Urban Limits prescribed in the Regional Policy Statement - Avoid significant adverse landscape and visual effects on rural character and amenity - Avoid the cumulative loss of productive rural land and rural character that will result from the incremental rural residential development and to ensure that a consolidated pattern of urban growth is achieved across the Greater Christchurch Urban Development Strategy area of the District 	<p>This objective is supported as it refers specifically to avoiding reverse sensitivity effects from the Living 3. However a minor wording change to add “tertiary education” is required to ensure the range of strategic and nationally important facilities are defined</p>	<p>Support new Objective B3.4.6 in part and amend as follows:</p> <p>...</p> <p>Bullet point 8</p> <p>- Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp, Council’s Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, West Melton Military Training Area, <u>tertiary education activities and agricultural research farms associated with Crown Research Institutes and Lincoln University</u></p>

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Amendment #	Provision	Specific Comments	Relief Sought
	<ul style="list-style-type: none"> - Be integrated with existing settlements to promote efficiencies in the provision of cost effective infrastructure, including the requirement to connect to reticulated wastewater and water services - Ensure that rural residential expansion occurs in a way that encourages the sustainable expansion of infrastructure, and provides for a choice of travel modes - Assist in achieving concentric and consolidated townships and to retain the distinctiveness between rural and urban environments - Avoid incompatible amenity expectations between different land uses, particularly between rural residential living environments and the sensitive boundary interfaces of the Living 3 Zone with Townships and Rural zoned land - Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, West Melton Military Training Area, agricultural research farms associated with Crown Research Institutes and Lincoln University 		
66	<p>Add a new 5th paragraph to the Explanation and Reasons for the Quality of Environment Objectives (Page B3-043) to read as follows:</p> <p>The Living 3 Zone is located adjacent to Townships to achieve</p>	As per Amendment 65 above.	<p>Support Amendment 66 in part and amend as follows:</p> <p>... to ensure that the provision of rural residential living environments do not</p>

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4	<p><i>efficiencies in transport, facilitate a diverse range of living environments and to reinforce the urban form of existing Townships. This proximity, coupled with the greater variety of land uses able to be carried out on rural residential sections, may increase the potential for adverse reverse sensitivity effects with adjoining urban environments. The maximum number of rural residential households and the timing for when they are able to be released are prescribed in the Regional Policy Statement.</i></p> <p><i>Objective B3.4.6 and Policy B3.4.3 (b) and Policy B4.1.3 ensure that rural residential activities are managed in a way, and at a rate, that will not undermine the consolidated management of urban growth in Greater Christchurch or the character, amenity and productive capacity of rural land.</i></p> <p><i>This issue is also addressed in Objectives B3.4.2 and B3.4.3. The location of rural residential activities within the Rural zones of the Greater Christchurch Urban Development Strategy area of the District increases the risk of potentially adverse reverse sensitivity effects with established rural activities through conflicting amenity values and perceptions of what activities are appropriate in the rural environment. In the case of rural residential development there is the potential for reverse sensitivity effects to arise from the proximity of rural activities. It is important to ensure that the provision of rural residential living environments do not impose unnecessary constraints on the use of rural land for primary production and other strategic and nationally important facilitates operating within the eastern area of the District, such as agricultural research farms associated with Crown Research Institutes and Lincoln University, Council's</i></p>		<p><i>impose unnecessary constraints on the use of rural land for primary production and other strategic and nationally important facilitates operating within the eastern area of the District, such as tertiary education activities and agricultural research farms associated with Crown Research Institutes and Lincoln University,</i></p>

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Amendment #	Provision	Specific Comments	Relief Sought
	<i>Rolleston Resource Recovery Park and wastewater treatment plants in Lincoln and Rolleston, Transpower High Voltage Transmission lines and associated infrastructure, Burnham Military Camp and West Melton Military Training Area. Additional provisions in the Rural Volume of the District Plan address these issues. The location, timing and number of rural residential households in the Greater Christchurch Urban Development Strategy area must give effect to the Regional Policy Statement. This issue is also addressed through Objectives B3.4.3 and B4.1.2.</i>		
68	<p>Add a new Policy B3.4.3 (b) (Page B3-045) to read as follows:</p> <p>Policy B3.4.3 (b)</p> <p><i>To facilitate rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, such areas are to adjoin the Urban Urban Limits identified in the Regional Policy Statement and are to meet the following strategic outcomes:</i></p> <ul style="list-style-type: none"> - <i>avoid identified constraints, including strategic and nationally important facilitates operating within the eastern area of the District, such as tertiary education and agricultural research farms associated with Crown Research Institutes and Lincoln University</i> <p><i>Rolleston Resource Recovery Park and wastewater treatment plants in Lincoln and Rolleston, Transpower High Voltage</i></p>	<p>This policy is supported as it identifies constraints to rural-residential development. However a minor wording change to add “tertiary education” is required to ensure the range of strategic and nationally important facilities are defined.</p> <p>The 7th bullet point of the policy is also supported on the basis that it directs Living 3 Zones to be located adjacent to existing Living 3 zones and areas identified in Chapter 12A of the Regional Policy Statement. This would mean that growth in Lincoln is more likely to be located to the south and east of the township rather than to the west and north</p>	<p>Support new policy B3.4.3(b) in part and amend as follows:</p> <p>... Bullet point 1</p> <ul style="list-style-type: none"> - <i>avoid identified constraints, including strategic and nationally important facilitates operating within the eastern area of the District, such as tertiary education and agricultural research farms associated with Crown Research Institutes and Lincoln University</i> <p>Bullet point 7</p> <ul style="list-style-type: none"> - <i>are adjacent to the urban edge of</i>

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	<p>Transmission lines and associated infrastructure, Burnham Military Camp and West Melton Military Training Area</p> <ul style="list-style-type: none"> - avoid land that contain sites of significance to tangata whenua or where development would result in significant adverse effects on ecological values or indigenous biodiversity - avoid land that is unreasonably susceptible to liquefaction and lateral displacement during large earthquake events, soil contamination and identified natural hazards - are efficiently serviced with network infrastructure, particularly water, waste water and roading - does not significantly undermine the consolidated management of urban growth or result in the loss of a clear separation between Townships and the rural environment - are integrated with townships to facilitate access to public transport, health care and emergency services, schools, community facilities, employment and services - are adjacent to the urban edge of Townships on at least one boundary, while avoiding future urban growth areas identified in Township Structure Plans, areas currently zoned Living Z, or the Regional Policy Statement - are developed in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure and integration of the rural residential area with the adjoining Township Rural residential living environments are expected to deliver the 	<p>adjoining Lincoln University and the CRI's activities.</p>	<p><u>Townships on at least one boundary, and are not located within future urban growth areas identified in Chapter 12A of the Regional Policy Statement, Township Structure Plans, and areas currently zoned Living Z, or the Regional Policy Statement</u></p>

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Amendment #	Provision	Specific Comments	Relief Sought
	<p><i>following amenity outcomes and levels of service:</i></p> <ul style="list-style-type: none"> - appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, achieve the necessary degree of openness and rural character and avoid the collective effects of high densities of built form - public reserves, parks and peripheral walkways are avoided unless it is appropriate to secure access to significant open space opportunities that benefit the wider community - suburban forms of services are avoided, such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections) - fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelterbelts and hedging (see Appendix 41 for examples of such fencing) 		
69	<p>Add a new 10th paragraph Explanation and Reasons for Policy B3.4.3 (b) (Page B3-046) to read as follows:</p> <p><i>Explanation and Reasons</i></p> <p>Rural residential areas are provided for within the Greater Christchurch Urban Development Strategy of the District. This form of living environment is to be implemented through the Living 3 Zone, which are to adjoin Townships to facilitate diversity in housing types and rural residential living</p>	<p>This explanation adequately describes the reverse sensitivity issue and it is supported. A minor amendment is sought in order to include "tertiary education" in the definition of strategic infrastructure</p>	<p>Support and amend addition to the explanations and reasons for policy B3.4.3(b) as follows:</p> <p>...For example, quarrying, Transpower High Voltage Transmission lines and associated infrastructure, Burnham Military Camp, West Melton Military Training Area, Council's Rolleston Resource Recovery Park and</p>

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8	<p>opportunities. These areas are to avoid the constraints identified in the Regional Policy Statement, Selwyn District Plan and the Rural Residential Background Report, and assist in the consolidated management of Townships and preservation of the rural land resource. The Living 3 Zone provides areas where residents enjoy a rural residential environment that has the benefit of large spacious sections offering a semi-rural existence within proximity to the services and benefits available in large settlements. The nature of the land uses that characterise the Living 3 Zone, coupled with the location of these activities in rural areas adjoining Townships, presents an increased risk of adverse reverse sensitivity effects through conflicting perceptions of what activities are appropriate within and around rural residential areas. Amenity conflicts and adverse reverse sensitivity effects often occur where there is a higher number of new residents to an area, increases in population density or high rates of turnover. Policy B3.4.3 (b) seeks to avoid amenity conflicts and to protect rural based activities and strategic infrastructure from operating without unnecessary constraint by ensuring rural residential activities are established in appropriate locations and are able to co-exist with activities taking place on neighbouring properties on a long term basis. For example, quarrying, Transpower High Voltage Transmission lines and associated infrastructure, Burnham Military Camp, West Melton Military Training Area, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Lincoln and Rolleston, agricultural research farms associated with the Crown Research Institutes and Lincoln University and other strategic infrastructure, whose on going</p>		<p>wastewater treatment plants in Lincoln and Rolleston, <u>tertiary education</u> and agricultural research farms associated with the Crown Research Institutes and Lincoln University and other strategic infrastructure...</p>

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	<p>operations are vital on a local, regional and national basis. The Policy sets out a number of amenity outcomes and the levels of service anticipated to be provided in the Living 3 Zone to deliver the anticipated form, function and character elements of rural residential living areas. It is anticipated that reserves and peripheral walkways will be avoided unless they are necessary to secure public access to significant sites and features that would be of interest to the wider community or to provide key open space linkages to the existing community. The costs in acquiring reserves and maintaining them on an on going basis preclude extensive amounts of land being utilised for public use. These public areas would be under utilised unless the feature or site is of significant value, with the larger semi-rural nature of the Living 3 Zone providing sufficient open space and amenity within the allotments. The location of the Living 3 Zone in proximity to the recreational opportunities provided in Townships also reduces the need for reserves within rural residential areas. The provision of extensive reserves and walkways may also compromise the operation and management of adjoining rural land holdings and undermine the privacy and seclusion that is often sought in rural residential areas. Policy B3.4.3. (b) identifies the need to avoid services that are representative of suburban environments, such as urban road formations (kerb and channel) and street furniture. The provision of wide grassed berms and appropriate carriageway designs promote low speed vehicle environments to support safe pedestrian, cycle and vehicle movements and are reflective of the extent of use anticipated within each respective node. The type of fencing provided in the</p>		

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	<i>Living 3 Zone should also compliment the semi-rural character and function of rural residential areas, with rural vernacular and the use of natural construction materials being required in preference to structures that reflect more urban characteristics</i>		
78 which refers to Policy B4.1.3 from the SDC	<p>Amendment 78</p> <p><i>Add the following heading and paragraphs to the Explanation and Reasons for Policy B4.1.3 (Page B4-006) to read as follows:</i></p> <p>Living 3 Zone</p> <p><i>Demand has increased in recent years for rural residential allotments that are significantly smaller than standard rural allotments that deliver rural lifestyle elements, but do not necessarily derive a primary income from the landholding itself. There has been a particularly high demand for the intensification of rural zoned land to rural residential densities within the commuter belt of Christchurch City and on the periphery of towns in the Greater Christchurch Urban Development Strategy area of the District. There is a risk that the distinction between rural and urban forms of development may be eroded and that the productive capacity of rural land may be lost to residential forms of development may be eroded and that the productive capacity of rural land may be lost to residential forms of development. Poorly planned and unconstrained development of this nature can give rise to adverse environmental effects. It may also constrain the choice of locations able to accommodate future township growth and the ability to effectively manage urban areas through urban consolidation and intensification principles.</i></p>	<p>It is considered that this explanation adequately identifies the reverse sensitivity effects that could potentially arise as a result of the establishment of living 3 zones and rural residential activities. The existing SDP Policy that it refers to, however, requires amendment to ensure the wording is consistent with the explanation and is of the appropriate strength to achieve what is described in the explanation and reasons.</p>	<p>Support the amendments to the Explanation and reasons with an amendment, and amend existing SDP policy B4.1.3 as follows:</p> <p><i>.....The need to avoid adverse reverse sensitivity effects is also particularly important to protect strategic infrastructure and nationally important tertiary education and research facilities located within the Greater Christchurch Urban Development Strategy Area of the District..</i></p> <p>Policy B4.1.3</p> <p><i>To allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they will achieve the following:</i></p> <p><i>....</i></p> <p><i>— Reduce the exposure to <u>Ensure reverse</u> sensitivity effects <u>are avoided, or mitigated</u>.</i></p>

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	<p>As the scale of rural residential development increases the cumulative effects of sewage effluent disposal on groundwater quality can increase the potential for both chemical and microbial groundwater contamination, which presents a particular risk to the more susceptible alluvial gravel aquifers of the Canterbury Plains. The additional transport movements and trip lengths necessary to access employment, education, retail and community services from a more isolated and dispersed settlement pattern impact directly on carbon dioxide emission levels and can also exacerbate localised congestion concerns. In some cases, the very characteristics that are sought after and necessary to preserve elements of rural residential living (dispersed, secluded, exclusivity and peace and quiet) can be undermined by competing desires from householders for more urban services and infrastructure (such as local shops, community facilities, street lighting and hard surface footpaths). Finally, pressure on adjacent rural land can then occur through land speculation for further development and adverse reverse sensitivity effects arising from amenity conflicts may undermine the viability of legitimate rural activities. This is particularly prevalent where new residents may be less aware of farming and rural industry practices leading to complaints due to noise, odour, or dust for example. The need to avoid adverse reverse sensitivity effects is also particularly important to protect strategic infrastructure and nationally important research facilities located within the Greater Christchurch Urban Development Strategy Area of the District. Policies B4.1.2 and Policy B4.12.3 seek to provide rural residential living opportunities through the Living 3</p>		

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	<p>Zone, while avoiding the adverse effects listed above.</p> <p>And existing SDP policy B4.1.3 (Page B4-005)</p> <p>Policy B4.1.3</p> <p><i>To allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they will achieve the following:</i></p> <p>...</p> <p><i>— Reduce the exposure to reverse sensitivity effects;</i></p>		
81	<p>Add new Explanation and Reasons for Policy B4.2.13 (Page B4-025):</p> <p>Explanation and Reasons</p> <p><i>Policy B4.2.13 acknowledges that there is a demand for rural residential living environments, particularly within the commuter belt of Christchurch City and in proximity to established Townships in the District. The Living 3 Zone facilitates housing choice and diversity in living environments in the Greater Christchurch Urban Development Strategy area of Selwyn District. The Living 3 Zone must achieve the necessary open space amenity, whilst ensuring that these areas are well integrated with Townships and avoid contributing to the significant loss of rural character or adverse reverse sensitivity effects that may undermine legitimate rural activities. The provision of rural residential households is required to be limited to the number of households set out in the Regional Policy Statement (Chapter</i></p>	<p>This new explanation and reason is supported however it is considered that it should be strengthened to adequately recognise the potential for reverse sensitivity effects to arise on Lincoln University and the CRT's activities. The word "significant" should also be removed to ensure the explanation is appropriately targeted.</p> <p>It is noted that Policy this explanation refers to is new and is as follows:</p> <p>Add a new Policy B4.2.13 and any consequential reference changes (Page B4-025) to read as follows:</p> <p>Policy B4.2.13</p> <p>To facilitate rural residential living opportunities adjacent to Townships in the</p>	<p>Support in part and amend Explanation and reasons for Policy B4.2.13 as follows:</p> <p>...The Living 3 Zone must achieve the necessary open space amenity, whilst ensuring that these areas are well integrated with Townships and avoid contributing to the loss of rural character or adverse reverse sensitivity effects that may undermine legitimate rural activities, and tertiary education and research activities operating in the district. The provision of rural residential households is required to be limited to the number of households set out in the Regional Policy Statement (Chapter 12A, Policy 6), and the effects arising from this form of development monitored and managed, to ensure that development of this</p>

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	12A, Policy 6), and the effects arising from this form of development monitored and managed, to ensure that development of this nature does not compromise the consolidated and integrated management of urban growth and the ongoing protection of rural character and productive capacity of rural land. The subdivision of Rural zoned land to rural residential densities should be precluded unless through the Living 3 Zone	Greater Christchurch Urban Development Strategy area through the Living 3 Zone, whilst avoiding, remedying or mitigating all potentially adverse effects arising from this form of development.	nature does not compromise the consolidated and integrated management of urban growth and the ongoing protection of rural character and productive capacity of rural land. The subdivision of Rural zoned land to rural residential densities should be precluded unless through the Living 3 Zone
83	<p>Add an additional 6th bullet point in the Anticipated Environmental Results (Page B4-025) to read as follows:</p> <p>- Living 3 Zone facilitates rural residential living opportunities and housing choice in the Greater Christchurch Urban Development Strategy area of the District. The quantum and development of rural residential activities are managed to achieve the following subdivision outcomes:</p> <ul style="list-style-type: none"> • avoid identified constraints, including areas prone to natural hazards, locations underneath the Christchurch International Airport noise contour, locations that may be unreasonably susceptible to damage caused from the lateral displacement of land and liquefaction arising from large earthquake events, areas in close proximity to strategic infrastructure, or areas of high natural, historic or cultural value • do not significantly undermine the consolidated management of Township growth • require the integration of the rural residential nodes with Townships to achieve efficiencies in the provision of 	<p>The additional environmental result is supported, in particular the 5th sub bullet point. It is also considered that reverse sensitivity effects should address effects on existing educational and research facilities located in the township as well as in the rural area. Therefore it is considered that an additional bullet point should be added or the 5th bullet point amended to include these.</p>	<p>Support the additional environmental result in part and add an additional bullet point as follows:</p> <p>...</p> <ul style="list-style-type: none"> • <u>avoid, remedy or mitigate the loss of the productive rural land resource and any potentially adverse reverse sensitivity effects with established rural based activities</u> • <u>avoid any potentially adverse reverse sensitivity effects on established education and research facilities located within the district.</u>

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	<p>infrastructure</p> <ul style="list-style-type: none"> • promote ready access to public transport, health care and emergency services, schools, community facilities, employment and services • avoid, remedy or mitigate the loss of the productive rural land resource and any potentially adverse reverse sensitivity effects with established rural based activities • achieve the anticipated rural residential amenity and character and maintain this on an ongoing basis through Outline Development Plans 		
85 and associated Amendment 86 to the explanation and reasons for the new policy	<p>Add a new Policy B4.3.11 and make any subsequent amendments to the proceeding provisions (Page B4-042) to read as follows:</p> <p>Policy B4.3.11</p> <p><i>Require all proposed Living 3 Zone areas to include an Operative Outline Development Plan for that area has been incorporated into the District Plan and adequate infrastructure and servicing is confirmed to be available at a cost that is affordable, in regard to construction and long-term maintenance</i></p> <p>Add new Explanation and Reasons for Policy B4.3.11 (Page B4-042) to read as follows:</p> <p>Explanation and Reasons</p> <p><i>The preparation of an Outline Development Plan requires consideration and inclusion of the primary elements that will ensure coordinated development, including the location of rural</i></p>	<p>While this Policy and explanation is supported it is considered that setting out a criteria for the consideration of proposed outline development plans is necessary in order to achieve other objectives and policies proposed through Plan Change 32 and to reflect the statements in the explanation and reasons with respect to integration, coexistence, maintaining rural character and avoiding reverse sensitivity effects. Such a criteria would be consistent with the matters for discretion set out in the rule framework (Amendment 119). Therefore criteria to reflect these outcomes (and other environmental outcomes desired by the Plan) should be added.</p>	<p>Support in part and add a range of criteria to the Policy that reflect the outcomes required by the District Plan including the following:</p> <p><i>maintenance.</i></p> <p><i>...</i></p> <p><i>An Outline Development Plan shall include primary elements that achieve the following outcomes:</i></p> <ul style="list-style-type: none"> • <i>Avoid reverse sensitivity effects with established activities in rural, residential and business zones.</i>

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	<i>residential housing areas and densities, protection of significant sites and features, including sites of cultural significance to Tangata Whenua (ancestral land and water, springs, mahinga kai sites and Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga), layout of infrastructure and the development ability to coexist with surrounding land uses. This requirement is necessary to ensure that rural residential activities integrate well with settlements without significantly undermining rural character or resulting in adverse reverse sensitivity effects that may undermine legitimate activities taking place on neighbouring properties</i>	It is also considered that that the wording of the explanation and reasons should be strengthened to be consistent with other objective and policies by removing the word <i>significantly</i> .	Support in part and amend the explanation and reason as follows: <i>This requirement is necessary to ensure that rural residential activities integrate well with settlements without significantly undermining rural character or resulting in adverse reverse sensitivity effects that may undermine legitimate activities taking place on neighbouring properties.</i>
115	<i>Add an additional sentence to the 3rd paragraph of the Reasons for Building Rules (C4-028) as follows: Controls on side and front yard setbacks in all other Living 3 Zone locations are required to retain the necessary separation between dwellings, reduce the potential for adverse reverse sensitivity effects, assists in retaining elements of rural character and to achieve visual integration and attractiveness.</i>	This explanation refers to the building setback from any boundary other than a road boundary of 15m. It is considered that a building 15m building setback does little to avoid reverse sensitivity effects if rural residential sections were to be located near, for example an established agricultural research farm. To avoid reverse sensitivity effects associated with new rural residential development, it is considered that a more efficient and effective method of control would be for a specific criteria for the preparation of an ODP to be developed to ensure that residential sections do not adjoin activities that could result in reverse sensitivity effects.	Amend and add to Policy B4.3.11, to include a criteria for considering the ODP required under this Policy (as above).

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119	<p>Add new Living 3 Zone assessment matters in Rule 12.1.4.79 to Rule 12.1.4.89 (Page C12-026) to read as follows:</p> <p>Rural Residential Areas (Living 3 Zoning)</p> <p>...</p> <p>Rule 12.1.4.86 Whether subdivision design;</p> <ul style="list-style-type: none"> encourages dwellings and ancillary buildings to be well integrated into the surrounding context of the site avoids urban elements, such as street lights (except at intersections), formed kerb and channel, sealed footpaths, or prominent entrance features maintains rural residential character through the retention of a low ratio of built form to open space reduces any potentially adverse visual effects and potentially adverse reverse sensitivity effects with adjoining land use activities. 	<p>The 4th bullet point of the assessment matters is supported. It is considered that this should be able to be achieved if the ODP's considered under the policy framework include a criteria as set out above and have a layout which enables subdivision designs to meet this assessment matter.</p>	<p>Support the 4th bullet point of Amendment 119.</p>	
RURAL VOLUME				
125	<p>Add a new Policy B3.4.20 (Page B3-056) to read as follows:</p> <p>Policy B3.4.21</p> <p>Preclude the establishment of rural residential activities within the Greater Christchurch Urban Development Strategy area unless it is through the Living 3 Zone to reduce the risk of potentially adverse reverse sensitivity effects on the productive</p>	<p>This policy is supported as it ensures that rural residential activities will not establish unless through the Living 3 Zone. However, an amendment is required to ensure that tertiary education and research facilities are covered by this Policy</p>	<p>Support Policy B3.4.20 in part and amend as follows::</p> <p>...<u>reduce the risk of potentially adverse reverse sensitivity effects on the productive function of rural zoned land and on tertiary education and research facilities.</u></p>	

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	<i>function of rural zoned land</i>		
126	<p>Add new Explanation and Reasons for Policy B3.4.20 (Page B3-056) to read as follows:</p> <p><i>Explanation and Reasons</i></p> <p><i>The intensification of rural land holdings for rural residential living opportunities in the Selwyn District increases the risk of adverse reverse sensitivity effects arising through amenity conflicts. This often occurs where new residents with different expectations of what activities are appropriate for rural environments undermine the current and future operation of lawfully established activities, including local, regional and nationally important strategic infrastructure, tertiary education and research facilities. In Lincoln, for example, agricultural research farms and education facilities associated with the University and Crown Research Institutes have long been established in proximity to the township. Such locations are strategically important to ensure access to township and rural-based facilities, availability of farmland and to reduce potential for conflict with neighbours. It is important that the operation of these facilities is not undermined by the proximity of rural residential living. The strategic management of rural residential activities through the Living 3 Zone is the most comprehensive method to manage potentially adverse reverse sensitivity effects associated with this form of development</i></p>	<p>This explanation is supported. A minor wording change is necessary, however, to include educational activities that legitimately occur in the rural zone.</p>	<p>Amend Explanation and Reasons for Policy B3.4.20 as follows:</p> <p><i>... This often occurs where new residents with different expectations of what activities are appropriate for rural environments undermine the current and future operation of lawfully established activities, including local, regional and nationally important strategic infrastructure, tertiary education and research facilities. In Lincoln, for example, agricultural research farms and education facilities associated with the University and Crown Research Institutes have long been established in proximity to the township. Such locations are strategically important to ensure access to township and rural-based facilities, availability of farmland and to reduce potential for conflict with neighbours. It is important that the operation of these facilities is not undermined by the proximity of rural residential living. The strategic management of rural residential activities through the Living 3 Zone is the most comprehensive method to manage potentially adverse reverse sensitivity effects associated with this form of development.</i></p>

