

SUBMISSION ON PLAN CHANGE 32 TO THE SELWYN DISTRICT PLAN – TOWNSHIP AND RURAL SECTIONS

UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: The General Manager
Selwyn District Council
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This submission relates to the whole of Plan Change 32.

If there is scope to allocate rural residential units to landowners under PC32 then Denwood accepts that it is in competition with other landowners for those allocations. Denwood does not consider that this constitutes trade competition. Denwood is directly affected by an effect of the subject matter of the submission that adversely affects the environment and does not relate to trade competition or the effects of trade competition.

Our response:-

We support PC32 in part and oppose PC32 in part and seek amendments to it as set out below.

The reasons for our response are outlined below.

1. Background

Denwood Trustees Ltd ("Denwood") owns a total of 82.3776 ha of land on the west side of Springs Road, Lincoln as shown on Appendix A to this submission. All of the land is currently farmed principally for market gardening and cropping purposes. The soils are a mix of Templeton moderately deep silt loam/on sandy loam, Eyre shallow silt loam and Wakanui deep silt loam. They are generally free draining and are, we understand, Class III (LUC) soils. There are two water bores on the farm property, which is fully irrigated. There is one existing dwelling on the property.

2. The Site and Locality

Land to the northeast and north of the Denwood block is owned by Lincoln University. Part of the University land to the north of the Denwood land is zoned Business 3 and comprises the University campus and farmland along the boundary with the proposed new Greenfields

business area. The other part of the University land to the north of the Denwood block is zoned Rural Outer Plains and is farmed as part of the University's research farms.

Land to the east of the Denwood block is land proposed to be developed by Lincoln Land Developments ("LLD") for residential purposes. Some of the land owned by LLD is located within the Urban Limit under Chapter 12A of Canterbury Regional Policy Statement ("C12A"). To the south is existing farmland zoned Rural Outer Plains. The western boundary is an existing permanent waterway, with existing willows on both banks.

There are four existing dwelling sites south of Lot 2 DP 54824, each containing an existing dwelling. The northern most is an established 9000m² lifestyle lot and the balance are residential sized sections with modest dwellings.

3. Planning Status

In February 2011 a Private Plan Change (PC28) was lodged with Council to rezone approximately 82ha of the Site. In October 2011 (subsequent to the lodgement of PC28) the Canterbury Regional Policy Statement was amended by the Minister for Earthquake Recovery to include and make operative Chapter 12A (Development of Greater Christchurch). As a result Denwood Trust Land to the east of the site is within the urban limits. That land is Lot 4 DP 12928 ("Lot 4") and Lot 2 DP 54824 ("Lot 2") and part of Lot 1 DP 12928 ("part Lot 1").

A decision on Council initiated Plan Change 7 (Growth of Townships, Urban Development and Rezoning of Land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston) was released 15 October 2011. To the north east of the proposed site Lot 2 and part Lot 1 is to be rezoned Living Zone (Deferred), to the south east of the site Lot 4 part of Lot 1 is to be rezoned Business 2 (Deferred). Denwood Trustees have appealed the decision of Plan Change 7 insofar as requesting that B2 and LZ zoning proceed now (not be deferred), which in the case of B2 land has been successfully negotiated. There is now certainty that land to the direct east of the Site will be used for urban purposes. To ensure that Lot 1 is considered strategically and in an integrated manner, a rural residential zoning is proposed for the remainder of the Site. A revised PC28 was provided to Council in December 2011 to reflect the changing statutory planning context.

4. Suitability for Rural Residential Purposes

The balance of the Denwood Site (Lot 1) not zoned for urban purposes under PC7 is considered to be ideally located to become a peri-urban rural residential area. The existing farmland will be fragmented and compromised as a result of the PC7 zoning of the Denwood land to the east, and the balance of the site is ideally suited for rural residential zoning to provide an edge and distinctiveness between rural and urban environments.

A landscape and visual report prepared as part of PC28 considers that given the proximity to Lincoln University, the CRIs, Lincoln Township and the future Dairy Flat town expansion (Lincoln PC7 ODP Area 1), the site will bring about a change in the landscape that would not be unexpected or without precedent. It is also stated that the site forms an appropriate southern 'wrap' to the settlement of Lincoln and its associated facilities and that there will be a high level of amenity and rural character created through the ODP and landscape requirements on private owners as part of PC28. Notwithstanding the above, the site is adjacent to a university, part zoned B3, and on the edge of Lincoln township and several CRIs, which reduces its rural setting considerably.

The Site is within easy walking and cycling distance of Lincoln University, and could develop an 'academic' neighbourhood character; is the logical rural residential development area for west Lincoln, given the existing landownership constraints to the northwest (crown research institutes and educational land ownership); is well located in relation to the new retail development on Gerald Street (a New World supermarket) and the proposed neighbourhood centre on the opposite side of Springs Road; would complement the medium and conventional density residential areas planned for the opposite side of Springs Road; and is still relatively close to the existing town centre, with opportunities for very attractive cycleway/walkway linkages via the LLD development to the town centre.

5. Privately Requested Plan Change 28 (Denwood Trustees)

The Plan Change 28 request is seeking Living 3 (rural residential) zoning of the balance land not zoned B2 and LZ under PC7. PC 28 includes an Outline Development Plan (copy attached to this submission as Appendix B) and provides for a mix of lot sizes, with an average lot size of 5000m².

The approach and key features of PC28 are as follows:-The proposed Denwood Living 3 zone largely adopts the provisions of the existing District Plan Living 2 zone, and Living 3 provisions proposed as part of PC32, but with site specific controls/rules to enable the proposed zone to meet the provisions of C12A, which implements the Greater Christchurch Urban Development Strategy and includes policies relating to rural residential development. While applying many of the provisions of the Living 2 zone, additional provisions are proposed under PC28 as follows:

- Requirement for development to be in general accordance with an outline development plan which applies good design principles, and ensures development of the land is reflective of and retains elements of rural character expected for a rural residential zone and that the development will be serviced in a comprehensive and integrated manner.
- Requirement for larger lots (minimum 6000m² area) along the southern perimeter of the site, creating a more open space environment in keeping with the rural land to the south.
- A suite of building controls to ensure maintenance and enhancement of rural amenity and character (exterior colours limited to natural grey, green and brown hues only; maximum reflectivity 35%; built site coverage per lot limited to 400m²; dwelling curtilage area limited to 400m²; maximum building height 5m; substantial building setbacks from rural site boundaries, internal roads, Springs Road and from rear boundaries for central lots, all to retain a sense of 'openness').
- Requirement for rural style fencing.
- Rural scale planting requirements within road reserves, along the Springs Road and north and south site boundaries, within individual lots and within the proposed B2/Living 3 50m mounded landscape buffer.
- Esplanade strip required along the eastern boundary of the west boundary waterway, north of the south west detention pond, linking to the former railway corridor located along the northern boundary of the site.

- Requirement for site investigations at the subdivision stage to address potential adverse effects of past agricultural or horticultural use.

Key design features of the PC28 Outline Development Plan include:

- A potential yield of approximately 94 lots, with an average size of 5000m²;
- An attractive semi rural character, incorporating such treatments as larger lot sizes on the southern perimeter of the site; and rural character design elements in fencing and planting.
- Vehicle access from Springs Road, with provision for a future alternative road access via an existing paper road running north-south north of the site and linking to Ellesmere Junction Road.
- Good connectivity by a variety of transport modes (including pedestrian, cycle, private and public vehicle transport) both within the site, and with adjoining residential neighbourhoods, and potentially to adjoining Lincoln University land.
- Internal roading to be semi-rural in character, with swales and a 'leafy lane' character with high levels of connectivity for all transport modes and preservation of opportunities for future extensions to the north, linking to Ellesmere Junction Road.
- Comprehensive stormwater management systems, based on separate east and west catchments, each with a detention basin and wetland which discharges into the existing east and western boundary waterways (Springs Road drain and a private 'natural' character drain on the west boundary). The east catchment is designed to also accommodate stormwater discharge from the proposed adjoining Business 2 to the north.
- Strong physical edges to the subdivision defined by existing/proposed physical features, including an enhanced existing waterway along the western boundary; University farmland on the northern boundary; 10m wide rural style planted areas located within private lots along the southern and Springs Road site boundaries ; a 50m mounded landscaped buffer along the eastern boundary with the proposed B2 area; and Springs Road which separates the land from the 'Dairy Block' proposed residential development on the opposite east side of Springs Road.
- An enhanced waterway on the western boundary, increased biodiversity and natural values, and providing public access (via an esplanade strip) on the eastern side of the waterway.

6. Plan Change 17

PC 17 (Rural Residential) zoned land in specified 'township perimeter' locations around West Melton, Rolleston, Lincoln and Prebbleton for rural residential purposes. Only one area of rural residential zoning was proposed at Lincoln – a 10ha block at southeast Lincoln, on the corner of Moirs Lane and Ellesmere Road, and with the western boundary adjoining the Liffey Stream. This provided for 22 rural residential lots. It is low lying and rural residential development may be constrained by ponding/flooding effects and management of stormwater.

The Denwood Site was not zoned L4 under PC17 for reasons which no longer apply including the fact that the Rural residential development of the Site in the short term did not align with the deferred status and hence timing of reticulated services for the adjoining Greenfield area on the opposite side of Springs Road under notified PC7 (ODP Area 1).

Under C12A and the decision version of PC7, development of ODP Area 1 is no longer deferred. In addition, the decision version of PC7 includes approximately 13 ha of B2 zoning and 13 ha of LZ zoning of the Denwood land fronting Springs Road. The B2 zoning is not deferred with respect to infrastructure provision, and the LZ zoning is likely to be deferred until 2017 (under terms of settlement between the parties). It is more efficient for reticulated services required for the B2 zone to also service the proposed PC28 L3 zone.

In addition, the zoning of the Springs Road frontage of the Denwood land for B2 and LZ purposes, under the decision version of PC7 further weight is added to the urban form and function benefits of the balance Denwood land being developed for complementary rural residential purposes.

7. Plan Change 32

PC17 has been withdrawn and replaced with PC32 which provides an objective, policy and rules framework for assessment of proposals for rural residential development, which are to be considered on a first come first served basis.

Denwood supports in principle this change in approach, and notes that PC28 is 'first in line' for rural residential rezoning given that the PC28 was submitted in January 2011 and is essentially now 'ready' for notification, with all formal RFI matters dealt with.

A key feature of the Plan Change is that lower density rural residential activity is provided for and anticipated adjoining existing townships so long as they are outside the RPS Chapter 12A identified urban limits. The proposed site meets all proposed objectives for the Living 3 zone

Despite that support in principle some amendments are sought to various parts of PC32 to achieve greater consistency with other statutory documents, including C12A, other parts of the Selwyn District Plan and to ensure that PC32 is in accordance with the Resource Management Act 1991, in particular Part 2 Purpose and Principles. Refer Appendix C for amendments sought.

Rural Residential Background Report ("RRBR")

PC32 proposes additions to the Explanation and Reasons for the Residential Density Objectives and Policies (see Amendments 69 and 75) including that *"Additional locations for rural residential densities should satisfy the criteria set out in Objective 3.4.6 and Policy B3.4.3 (b) and contextual analyses detailed in the Rural Residential Background Report and align with the growth management provisions in the Regional Policy Statement."*

Reference to the RRBR should be removed, or as a less preferred relief the following part amended to read as follows:-

'have regard to the contextual analyses detailed in Chapter 5 and Appendix 6 of the Rural Residential Background Report where they remain relevant and accurate.'

It is not clear which parts of the RRBR are being referred to in the proposed Explanation and Reasons. Section 5 considers the context of each township, with supporting maps contained

in Appendix 6. Section 6 details criteria for selecting preferred rural residential locations, informed by the guiding principles for PC17 in Section 4 and the township assessments in Section 5.

Whilst the Section 6 criteria provide useful background when considering specific rural residential rezoning proposals, they should not be treated as selection criteria to be met in any given case. The RRBR is a non-statutory document which has not been tested through a rigorous statutory process (it was the subject of an informal submissions process on the Draft, including submissions by Denwood, but this did not result in any substantive changes to the document). In addition, the criteria are in some cases inaccurate and out of date – for example for Lincoln, preclude rural residential development close to Lincoln University (agreement has been reached with University regarding proposed PC28) and preserve the open space character of the Outer Plains zone to the south of the township (with respect to the Denwood site, this is already compromised in part by urban zoning by PC7, and appropriate mitigation of any effects is proposed as part of PC28).

Allocation of rural residential households

Plan Change 32 limits the number of rural residential households in the L3 zone to that specified in C12A, that is, a maximum of 200 households for each of the planning periods 2007-12, 2017-26 and 2027-2041. This has generally been interpreted as a limit on the extent of land to be rezoned rural residential to that which would yield 200 lots. However, there is potential for land to be rezoned rural residential and take up an allocation, but not developed in to households within the allocated planning period. For example, Denwood understands that the PC8 & 9 areas (west Rolleston), which have been allocated 148 rural residential lots from the 2007-2016 planning period, are unlikely to be developed in the short-medium term.

The section 32 report identifies that the allocation of rural residential development is likely to be less than actual market demand, an issue that will be exacerbated if land is not developed. Denwood acknowledges that controlling the extent of land rezoned L3 is a mechanism for controlling the number of households developed, but this does not address the issue of land which is rezoned but not developed. Denwood seek amendments to PC32 to provide for relinquishment of development rights, or transfer of development rights between the planning periods.

Average Density

The proposed definition for rural residential development means residential units at an average density of between one and two households per hectare, Council needs to clarify how they interpret this definition in terms of average density, as it could be interpreted that there needs to be a 7,500m² average for any rural residential development. It is noted that the recent rezoning of rural residential L3 zoned land in Rolleston allowed for an average allotment size of no less than 5000m². This is supported and should be applied consistency to other L3 zoning.

The PC32 report states on page 15 that 0.3ha to 2ha lots are better able to demonstrate rural residential character elements and that scope for higher densities is provided in recognition of the need to:

- Better optimize the use of the finite land resource where it is intensified to accommodate lifestyle living opportunities
- Provide housing choice

- Facilitate integrated and cost effective infrastructure services

Rural Residential Rezoning

PC32 is "a plan change to incorporate additional objectives, policies and rules of the L3 zone of the Selwyn District". The Council's web site states that:

"PC 32 does not propose the rezoning of any sites to Living 3 Zone densities and its scope is restricted to amending and proposing new objectives, policies and rules of the District Plan to manage rural residential activities within the Greater Christchurch Urban Development Strategy area of the District."

In the event that rezoning land for rural residential purposes is found to be within the scope of PC32, then Denwood's submission on PC32 seeks that the land subject of PC28 be rezoned L3. All the necessary assessment of effects have been undertaken for the site, PC28 has been updated take into consideration PC32, and providing for the site as part of the PC32 process will provide for administrative and cost efficiencies.

Retaining the current Rural Outer Plains zoning of the Denwood Site is not the most sustainable use of the land and does not achieve the purpose of the Act. Rezoning for rural residential purposes, in accordance with the provisions proposed under PC28 and the purpose of PC32, is considered to be a more sustainable option which better accords with and achieves the overall sustainable management purpose of the Act; and is in accordance with all relevant statutory documents.

Section 32

The s32 Assessment accompanying PC32 is considered to be inadequate, incomplete and inaccurate. In particular, the very limited provision for rural residential living, acknowledged as being substantially less than market demand, does not consider circumstances where, as has occurred with respect to PC 8 & 9, zoned areas are not developed. Alternative methods to at least achieve the C12A rural residential 'opportunity' have not been considered.

For the Denwood site addressed in this submission, the relief sought as outlined below, is considered to be the most efficient and effective option, in terms of the s32 considerations.

8. Relief Sought

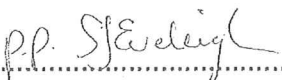
Denwood seek the following relief:

- Inclusion of provisions to enable sale and relinquishment of development rights, or transfer of development rights between the C12A planning periods; and
- Amendment to the definition of "rural residential activity" to confirm that an average lots size of 5000m² will qualify; and
- That the additional amendments attached as Appendix C to give effect to this submission are incorporated as part of the plan change; and
- ~~That rezoning of the PC28 site to rural residential is incorporated as part of this process if rezoning is found to be within scope; and~~
- All consequential and further amendments to PC32 necessary to give effect to this submission and the relief sought above.

*Struck out pursuant
to Council resolution
27 June 2012*

We wish to be heard in support of our submission.

Signature of person making the response or person authorized to sign on behalf of person making the response:


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**Fiona Aston
For Denwood Trustees Limited**

Date: 4 May 2012

Appendix A



Downside Area - Business

Downside Area - Residential

Policy 15 (7) Areas

Urban Limit

Land within the Urban Limit

Other than Greenfield Land

Key Activity Centres

Airport New Central 50 MSA

Strategic Road Network

Strategic Routes

Transportation Corridors

Greater Chingford Boundary

Map 1: Chapter 12A

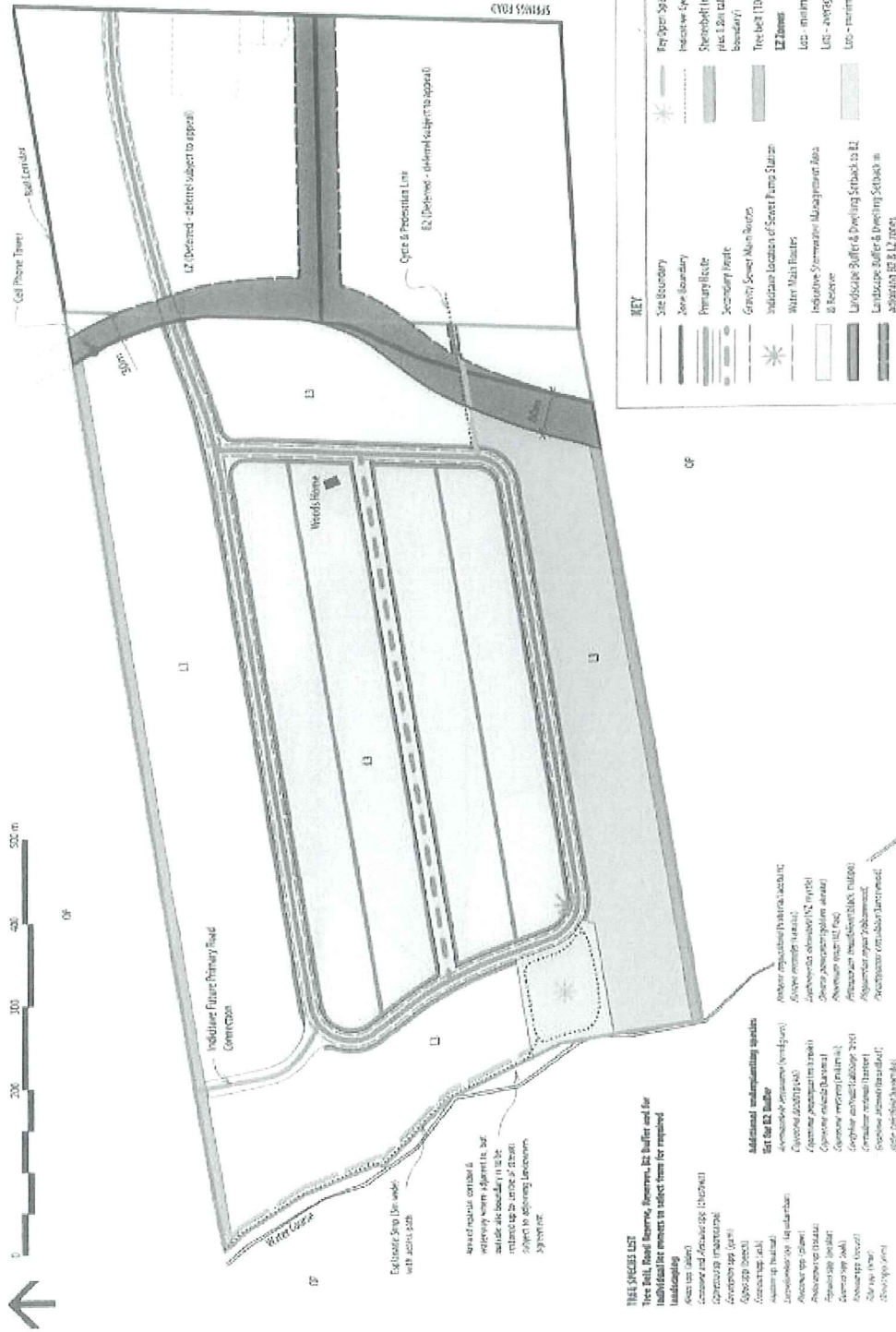
Denwood Land

Environment
East of London
Regional Council

Map 1.

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Appendix B



OUTLINE DEVELOPMENT PLAN AREA 5 - LINCOLN
Plan Change 28 December 30, 2011

Appendix C – Schedule of Requested Amendments to PC32 Schedule of District Plan Amendments:

Proposed amendments by way of this submission are bold underlined and ~~bold strikethrough~~.

Amendment 2: Amend the Living 3 Zone and description in Table A4.4 (Page A4-011) to read as follows:

Zone	Description
Living3	As for Living 2 Zone, but with specific controls and design elements incorporated to ensure development of the land is reflective of and retains elements of rural character expected of the Living 3 Zone, which in essence is a rural residential zone, so as to visually set the development apart from the neighbouring urban area. Similar to the Living 2 Zone, larger sections (with a lower building density than Living 2), more space between dwellings, panoramic views and <u>semi rural outlook and in some landscape settings, and in circumstances where there is not a preference for shelter planting, panoramic views,</u> are characteristic of the Living 3 Zone common boundary. <u>To achieve this anticipated character and amenity, the Living 3 Zone adjoins existing townships. management of the rural environment.</u>

Amendment 65: Add an additional Objective B3.4.6 and any subsequent reference changes (Page B3-042) to read as follows:

Objective B3.4.6

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:

- Facilitate the provision of housing choice and diverse living environments outside the Urban Limits prescribed in the Regional Policy Statement
- Avoid, remedy or mitigate 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-unmanaged~~ rural residential development and

Amendment 68: Add a new Policy B3.4.3 (b) (Page B3-045) to read as follows:

Policy B3.4.3 (b)

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:

- avoid or mitigate adverse effects on identified constraints, including strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms associated with Crown Research Institutes and Lincoln University, Council's 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
- 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 following amenity outcomes and levels of service:

- appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, achieve the necessary a degree of openness and rural character and avoid the collective effects of high densities of built form

Amendment 69: Add a new 10th paragraph Explanation and Reasons for Policy B3.4.3(b) (Page B3-046) to read as follows:

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 opportunities. These areas are to avoid the constraints identified in the Regional Policy Statement, and Selwyn District Plan and the Rural Residential Background Report, and assist in the consolidated management of Townships and reservation of the rural land resource....

Amendment 75: Amend the 7th paragraph to the Explanation and Reasons for the Residential Density Objectives (Page B4-003) to read as follows:

Any Living 3 Zone being a rural residential zone shall be located beyond the 'urban limits' but where it can be economically provided with reticulated sewer and water supply, and appropriate stormwater treatment and disposal. The Living 3 Zone will have regard to providing a visual transition area between the 'urban area', and the rural area which exists beyond townships by incorporating certain design elements of rural character, which are common in rural settings so the land is visually set apart from the neighbouring urban area. The Living 3 Zone is characterised by the presence of generally low density dwellings located on sections that provide generous open space. Additional locations for rural residential densities should satisfy the criteria set out in Objective 3.4.6 and Policy B3.4.3 (b) and contextual analyses detailed in the Rural Residential Background Report and align with the growth management provisions in the Regional Policy Statement. This is to ensure that rural residential activities do not undermine the consolidated management of urban growth by enabling a significant number of households to be located beyond the Urban Limit.

Or less preferred relief:

Additional locations for rural residential densities should satisfy the criteria set out in Objective 3.4.6 and Policy B3.4.3 (b) and have regard to the contextual analyses detailed in Chapter 5 and Appendix 6 of the Rural Residential Background Report where they remain relevant and accurate and align with the growth management provisions in the Regional Policy Statement.

Amendment 78: Add the following heading and paragraphs to the Explanation and Reasons for Policy B4.1.3 (Page B4-006) to read as follows:

Living 3 Zone

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. 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.

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 a. 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 Zone, while avoiding the adverse effects listed above.

Amendment 79: Amend the 6th bullet point in the Anticipated Environmental Results (Page B4-012) to read as follows:

- Living 3 Zones are low density rural residential areas that contain a lower ratio of built form to open space than low density residential environments to achieve the character elements that are commensurate with rural residential areas, such as panoramic views a predominance of natural rather than built elements, a semi rural outlook, and a sense of open space and in some landscapes settings, and in circumstances where there is not a preference for shelter planting, panoramic views.

Amendment 80: Add a new Policy B4.2.13 and any consequential reference changes (Page B4-025) to read as follows:

Policy B4.2.13

To facilitate rural residential living opportunities adjacent to Townships in the 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.

Amendment 81: Add new Explanation and Reasons for Policy B4.2.13 (Page B4-025):

Explanation and Reasons

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 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 the wider rural land resource. The subdivision of Rural zoned land to rural residential densities should be precluded unless through the Living 3 Zone.

Amendment 83: Add an additional 6th bullet point in the Anticipated Environmental Results (Page B4-025) to read as follows:

- 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:
 - o 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
 - o do not significantly undermine the consolidated management of Township growth
 - o require the integration of the rural residential nodes with Townships to achieve efficiencies in the provision of infrastructure
 - o promote ready access to public transport, health care and emergency services, schools, community facilities, employment and
 - o 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 including agricultural research farms or strategic infrastructure
- achieve the anticipated rural residential amenity and character and maintain this on an ongoing basis through Outline Development Plans

Amendment 109: Add new Rule 4.9.32 and any subsequent reference changes (Page C4-014) to read as follows:

Living 3 Rural Residential densities located within an Outline Development Plan

4.9.32 Any building in the Living 3 Zone shall have:

- (i) A setback from any road boundary of not less than 2015m
- (ii) A setback from any other boundary of not less than 15m

Amendment 119: 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:

Rural Residential Areas (Living 3 Zoning)

Rule 12.1.4.79 The extent to which significant open space has been maintained and features that contribute to rural character have been retained;

Rule 12.1.4.80 How any areas and/or natural and physical features of cultural, historical, landscape or ecological value have been protected and or enhanced;

Amendment 131: Add the following 4th paragraph into the Explanation and Reasons for Policy B4.1.4 (b) (Page B4-008) to read as follows:

Explanation and Reasons

The development and intensification of rural zoned land to residential densities in the Greater Christchurch Urban Development Strategy area will compromise rural character, the productive capacity of surrounding farmland and the amenity contrast between rural and urban forms of development. The dispersed and fragmented nature of rural residential environments also compromises the cost effective provision of infrastructure and places pressure on the road network through a dependence on multiple day trips in private motor vehicles. Policy B4.1.4 (b) recognises the finite nature of rural residential activities and precludes rural land from being intensified for rural residential activities unless through the Living 3 Zone.