

Proposed Amendments to the Selwyn District Plan

Township Volume

Land Use Recovery Plan

Action 18 (viii)

Make any changes or variations to objectives, policies and methods to the District Plan that are appropriate to enable and support recovery and rebuilding in accordance with the Land Use Recovery Plan.

AMENDMENT 1 Delete the 2nd issue on A1.5 Cross-boundary issues in the Selwyn District listed in Part A Table A1.1 and add new text for the 2nd issue to read as follows:

Issues Effects on “rural character” of small allotments on the boundary with Christchurch and the management of rural residential growth

Local Authorities CCC, WDC, NZTA and EC

Methods Consistent provisions in plans for residential density in the District and rural residential densities in the Greater Christchurch area subject to Chapter 6 of the Canterbury Regional Policy Statement.

AMENDMENT 2 Delete the Living 3 zone Description in Table A4.4 - Description of Township Zones in Part A and add new text to read as follows:

Living 3 As for Living 2 zone, but with specific controls and design elements incorporated to ensure development of the land is reflective of and retains elements of rural character expected 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 rural outlook and/or rural shelterbelts are characteristic of the Living 3 Zone. To achieve this anticipated character and amenity, the Living 3 Zone forms part of existing townships in the form of a peri-urban edge. This proximity promotes the integrated and cost effective provision of infrastructure and reduces adverse effects associated with energy consumption and transportation, while enabling residents to take advantage of nearby community facilities, employment opportunities, social interaction and public services. Strongly developed linkages are encouraged to facilitate connectivity and interaction between the Living 3 Zone and the adjoining urban area. The retention of typically rural features and views to adjoining rural areas are required in subdivision design, along with avoiding visually impermeable fencing. Where appropriate, the provision of kerb and channel, sealed footpaths, and street lighting does not have to be provided, in keeping with a rural-residential character. Subdivision plans should also include the protection, maintenance and enhancement of natural and historic features and Te Taumutu Rununga and Ngai Tahu values that achieve amenity benefits to residents, while securing ecological, cultural and conservation benefits. The land uses anticipated for the Living 3 Zone remain predominantly residential in nature and are integrated into Townships, with there being sufficient open space and land available to support large gardens, wood lots, orchards, small scale cropping and/or horticulture, the keeping of animals as pets and other semi-rural activities. The location of Living 3 Zone rural residential activities is restricted to the Greater Christchurch area of the District that is subject to Chapter 6 of the Canterbury Regional Policy Statement. Locations are limited to those that are identified in the adopted Rural Residential Strategy 2014, which facilitates some rural residential development where it does not undermine the consolidated growth of Townships or the sustainable management of the rural environment.

AMENDMENT 3 Delete the 8th paragraph of the Use of Zones section of the Description of Township Zones in Part A and add new text to read as follows:

As with higher density residential areas, rural residential development is provided for through the Rural Residential Strategy, the Living 3 Zone and Chapter 6 of the Canterbury Regional Policy Statement. Accordingly, the District Plan specifically provides for rural residential opportunities as has long been the case in Selwyn District. Rural residential activities are anticipated in locations identified in the adopted Rural Residential Strategy 2014 that adjoin established townships to encourage energy conservation, cost effective provision of infrastructure and convenient access to the amenity, services, employment and social opportunities provided in townships. The intensification of rural land to Living 3 Zone densities is expected to be through a comprehensive plan change process that includes the adopted Selwyn District Council Rural Residential Strategy’s consultation process to manage rural residential development in a way that prevents inefficiencies in the provision of infrastructure and services, loss of rural character and adverse reverse sensitivity effects, ensures effective linkages to the adjoining township and protection of Te Taumutu Rununga and Ngai Tahu values, and ensures that any site specific constraints can be overcome.

AMENDMENT 4 Add a 2nd and 3rd bullet points to the Quality of the Environment and Amenity Values section of the Strategy in Part B to read as follows:

- The Living 3 Zone is distinctly different to the Living Z. 1 and 2 Zones as it must be located within the Greater Christchurch area of the District covered by Chapter 6 of the Canterbury Regional Policy Statement and in locations identified in the adopted Rural Residential Strategy 2014. Development within the Living 3 Zone must integrate with adjoining Townships and display a distinctly rural residential character, form and function and protect and enhance the quality of the environment including the 'Critical Outcomes' Location Criteria in the adopted Selwyn District Council Rural Residential Strategy 2014.
- The Objectives, Policies and Rules manage the establishment of rural residential activities in terms of their proximity to land used for primary production and other strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms and tertiary education facilities associated with Crown Research Institutes and Lincoln University.

AMENDMENT 5 Add a new Objective B3.4.6 in the Quality of Environment section in Part B The District Plan to read as follows:

Objective B3.4.6

Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development only in the locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.

AMENDMENT 6 Add a new Policy B3.4.4 and consequential renumbering in the Quality of Environment section in Part B The District Plan to read as follows:

Policy B3.4.4 (a)

To provide for rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, these are to be in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 and developed in a manner that:

- Is in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure servicing and methods to integrate the rural residential area with the adjoining Township;
- Facilitates the provision of housing choice and diverse living environments outside of the greenfield residential priority areas shown in the Canterbury Regional Policy Statement;
- Ensures that rural residential development only occurs where it is located adjacent to a township in order to achieve a consolidated pattern of urban growth;
- Ensure that rural residential development is able to effectively connect to reticulated wastewater and water services (including the provision of a fire fighting water supply to the standards set out in SNZ PAS 4509:2008; either as provided within the reticulated system, or as supplementary on-site storage);
- Integrates with existing townships through the provision of efficient linkages and provides for a choice of travel modes;
- Avoids significant adverse landscape and visual effects on rural character and amenity and retains the distinctiveness between rural and urban environments;
- Avoids development in areas where natural hazard risk or ground contamination cannot be adequately managed;
- Avoids adverse effects on sites of significance and values to Te Taumutu Rununga and Ngai Tahu;
- Avoids adverse effects on the safe and efficient functioning of the arterial road network;
- Avoid significant reverse sensitivity effects with strategic infrastructure, including State Highways, quarrying activities, Christchurch International Airport, Transpower high voltage transmission lines and associated infrastructure, Burnham Military Camp and the operational capacity of the West Melton Military Training Area.

Council's Rolleston Resource Recovery Park and wastewater treatments plants in Rolleston and Lincoln, education facilities, and tertiary education facilities and agricultural research farms associated with Crown Research Institutes and Lincoln University.

Policy B3.4.4 (b)

Rural residential living environments are 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, and which in terms of their scale, density and built form achieves a degree of openness and rural character;
- Avoids the provision of public reserves, parks and peripheral walkways unless required to secure access to significant open space opportunities that benefit the wider community, assist in integrating the development area with adjoining urban development, or where located in an urban growth path where future intensification is likely;
- Avoids suburban forms of services such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections);
- Provides fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelter belts and hedging (see Appendix 43 for examples of such fencing).

Policy B3.4.4 (c)

Rural residential areas in the adopted Selwyn District Council Rural Residential Strategy 2014 that are located within a township urban growth path identified in an adopted structure plan shall only be rezoned and developed for rural residential activities where robust methods are established to ensure that future comprehensive intensification of these areas to urban densities can be achieved. This includes methods to deliver functional and efficient infrastructure services for both the initial rural residential development and future urban intensification. Consideration shall be given to the methods referenced in Section 7 of the adopted Selwyn District Council Rural Residential Strategy 2014, including appropriate design techniques, servicing requirements and legal mechanisms developed in consultation with the Council.

AMENDMENT 7 Add a new 6th sentence to the Residential Density – Issues Statement in Part B 4 Growth of Townships to read as follows:

There is an identified demand for rural residential sections, particularly within the commuter belt of the District with Christchurch City. There has also been an increase in the use of 4ha rural allotments provided for under the Rural (Inner Plains) Zone for rural residential lifestyle living rather than rural purposes. It is recognised that a managed amount of rural land should be rezoned to rural residential densities to provide diverse living environments and promote housing choice, but that this should only be provided through a comprehensive plan change process where all potential adverse effects can be assessed, along with the location's consistency with Chapter 6 of the Canterbury Regional Policy Statement and the adopted Selwyn District Council Rural Residential Strategy 2014.

AMENDMENT 8 Delete the introductory statement to Policy B4.1.3 in the Residential Density policy in Part B 4 Growth of Townships and add new text to read as follows:

Within the Greater Christchurch area of the District covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development through the Living 3 zone and only where located in accordance with the areas shown in the adopted Selwyn District Council Rural Residential Strategy 2014. Elsewhere in the District to allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they achieve the following: ...

AMENDMENT 9 Delete Objective B4.3.7 in the Residential and Business Development section of Part B 4 Growth of Townships and add new text to read as follows:

Objective B4.3.7

Ensure that any rural residential development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, provides for the long-term maintenance of rural residential character, and where located in the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement occurs only in the Living 3 Zone and in locations shown in the adopted Selwyn District Council Rural Residential Strategy 2014.

AMENDMENT 10 Add a new Policy B4.2.13 in the Subdivision section of Part B 4 Growth of Townships to read as follows:

Policy B4.2.13

To manage rural residential development in the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement through the Living 3 Zone and the adopted Selwyn District Council Rural Residential Strategy, whilst ensuring:

- Development is in accordance with an Outline Development Plan included in the District Plan;
- Areas can be efficiently serviced with network infrastructure;
- Efficient and effective linkages are provided to the adjoining township;
- Where areas are sufficiently large such that lots do not directly adjoin a rural area, the subdivision plan is to have an appropriate mix of section sizes, orientation, and internal road layout to maintain a sense of openness and visual connection to rural areas;
- The lot layout is consistent with the residential density required by Chapter 6 to the Canterbury Regional Policy Statement;
- Any risks of natural hazards or soil contamination are effectively managed;
- That there will be no adverse effects on ancestral land, water and the wahi tapu and wahi taonga of Te Taumutu Rununga. This includes the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Te Waihora/Lake Ellesmere and any associated mahinga kai sites;
- That there will no significant adverse effects on the quality of ecosystems and indigenous biodiversity;
- That where located in an urban growth path identified in an adopted township structure plan, the lot and road layout and infrastructure servicing is to be designed to readily facilitate intensification of the area to urban densities.

AMENDMENT 11 Add a new 6th bullet point to the Subdivision of Land – Anticipated Environmental Results section in Part B 4 Growth of Townships 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 covered by Chapter 6 to the Canterbury Regional Policy Statement. The location, density and development of rural residential activities are managed through the adopted Selwyn District Council Rural Residential Strategy 2014 to achieve the following subdivision outcomes:
 - Avoid areas where constraints cannot be adequately managed, including areas prone to natural hazards, ground contamination, in close proximity to strategic infrastructure and established education and research facilities, or areas of high natural, historic or cultural value or Te Taumutu Rununga and Ngai Tahu values;
 - Support the consolidated management of Township growth;
 - Provide ready access to public transport, health care and emergency services, schools, community facilities, employment and services through linkages and integration with adjoining townships;

- Provide efficient connection to reticulated infrastructure;
- Manage potential 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 Plan and subdivision consent process.

AMENDMENT 12 Add new Rule 4.9.36 and consequential renumbering in the Buildings and Building Position – Permitted Activity Rules in Part C Living Zone Rules to read as follows:

Living 3 Rural Residential densities located within an operative Outline Development Plan

4.9.36 Any building in the Living 3 Zone shall have:

- A setback from any road boundary of not less than 20m, except that for areas located within an urban growth path identified in an adopted Township Structure Plan and where the subdivision layout and associated methods have been established to facilitate future intensification to urban densities, a minimum setback from any road boundary of not less than 7m shall apply.
- A setback from any other boundary of not less than 15m.

AMENDMENT 13 Delete Rule 4.9.42 Building and Building Position – Permitted Activity Rules in Part C Living Zone Rules and add new text to read as follows:

Rule 4.9.42

Any activity which does not comply with Rule 4.9.3 and Rule 4.9.30 to 4.9.32 and Rule 4.9.36 shall be a discretionary activity.

AMENDMENT 14 Add new Rule 5.1.1.7 in Road and Engineering Standards – Permitted Activity in Part C Living Zone Rules and add new text to read as follows:

Rule 5.1.1.7 All other Living 3 Zone locations shall incorporate the treatments identified in the cross sections shown in Appendix 43.

AMENDMENT 15 Delete Rule 12.1.3.3 Subdivision – General Restricted Discretionary Rules in Part C Living Zone Rules – Subdivision and add new text to read as follows:

Effluent Disposal

Rule 12.1.3.3 Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, West Melton or is within a Living 3 Zone is supplied with reticulated effluent treatment and disposal facilities;...

AMENDMENT 16 Delete Rule 12.1.3.47 Subdivision – General Restricted Discretionary Rules in Part C Living Zone Rules – Subdivision and add new text to read as follows:

Outline Development Plan

12.1.3.47 Any subdivision within a Living Z or 3 Zone that is subject to an Operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan and shall comply with any standards referred to in that Outline Development Plan.

AMENDMENT 17 Add new subdivision assessment matters Rule 12.1.4.85 to 12.1.4.91 in Subdivision – General Restricted Discretionary Rules – Assessment Matters in Part C Living Zone Rules – Subdivision to read as follows:

Rural Residential Areas (Living 3 Zoning)

- Rule 12.1.4.85 Whether an appropriate net density of households has been achieved that is consistent with the densities specified in Chapter 6 to the Canterbury Regional Policy Statement and delivers the anticipated rural residential character, form and function. In particular, whether the subdivision plan covers the entire Outline Development Plan area so that new densities across the entire area encompassed within the Outline Development Plan can be calculated.
- Rule 12.1.4.86 The extent to which any identified ground contamination and natural hazards, including flood and liquefaction areas have been addressed.
- Rule 12.1.4.87 Ensure that connections to reticulated water and wastewater services are available at all property boundaries and appropriate measures are available to effectively treat and dispose of stormwater. Where a reticulated water supply cannot provide adequate quantities and pressure for firefighting as set out in SNZ PAS 4509:2008, an on-site firefighting water supply shall be provided in accordance with SNZ PAS 4509:2008.
- Rule 12.1.4.88 Principal through roads, connections and integration with the surrounding road network and adjoining Townships are provided, including the extent to which the proposal accords with the cross sections and typologies provided within Appendix 43 and reflect the semi-rural nature and level of service appropriate for rural residential areas.
- Rule 12.1.4.89 Whether fencing achieves a high level of transparency, with a preference for designs that express rural vernacular, accord with the typologies outlined in Appendix 43, and formulating mechanisms to ensure fencing remains on an ongoing basis (such as consent notices).
- Rule 12.1.4.90 The extent to which site analysis using a comprehensive design process and rationale has been undertaken to recognise, and where appropriate, protect, maintain or enhance the following elements:
- Existing water courses, water bodies, wetlands, groundwater and springs;
 - Existing vegetation, such as shelter belts, hedgerows and habitats for indigenous fauna and flora;
 - Heritage values and any sites of archaeological significance;
 - Ancestral land, rivers, wetlands, groundwater, springs, Te Waihora/Lake Ellesmere and mahinga kai sites and the Wāhi Tapu and Wāhi Taonga of Te Rūnunga o Ngāi Tahu and Te Taumutu Rūnunga;
 - View shafts to the Port Hills;
 - Provision of green linkages, ecological corridors and interface treatments on boundaries with rural or urban forms of development where appropriate;
 - Indicate how the form and layout of the subdivision fits into the wider setting and is able to be integrated into these surrounds, including in particular the provision of measures to retain rural landscape elements, including views to rural and landscape reference points;
 - 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 with adjoining land use activities, in particular strategic infrastructure and education and research facilities.
- Rule 12.1.4.91 For areas located within an urban growth path identified in an adopted Township Structure Plan, whether the lot and road layout, and functional and efficient infrastructure servicing is designed to readily enable intensification of the area to urban densities to occur in the future.

Note: The consent authority shall consider any relevant provisions in the District Plan and Engineering Code of Practice appropriate, in using its discretion under Rule 12.1.4

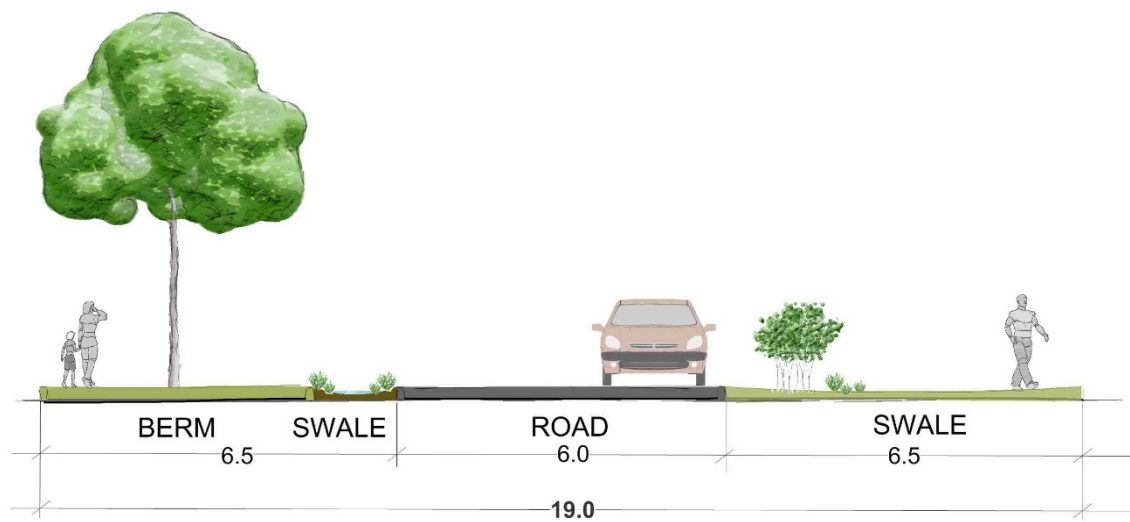
AMENDMENT 18 Add the following definition of “Rural Residential Activity” in Part D Definitions to read as follows:

Rural Residential Activity: means residential units within the Living 3 Zone at an average density of between one and two households per hectare

AMENDMENT 19 Add a new Appendix 43 – Living 3 zone Indicate Cross Section and fencing typologies to read as follows:

[Refer to the schedule provided on the following page]

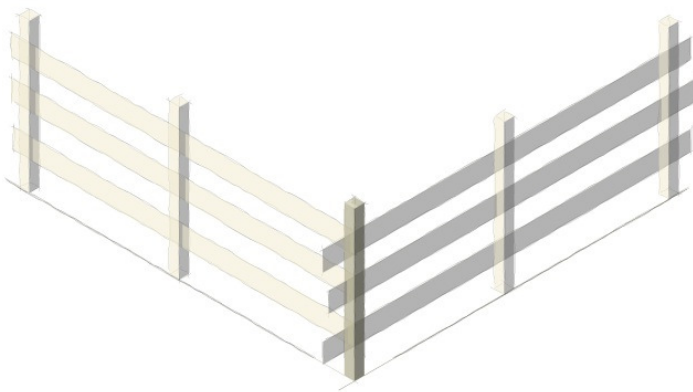
INDICATIVE ROAD CROSS SECTION – LIVING 3 ZONE



* Lights at intersection only

FENCING TYPOLOGIES – LIVING 3 ZONE

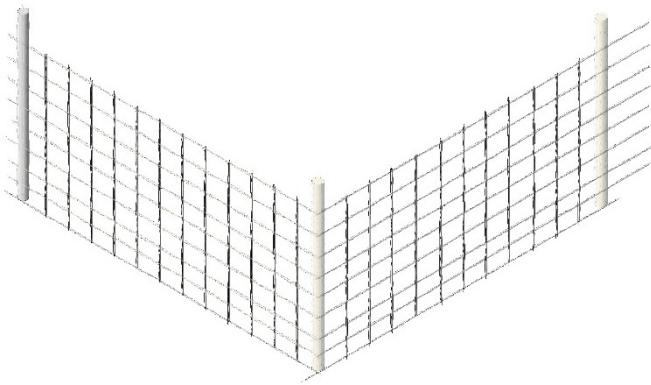
Post and rail



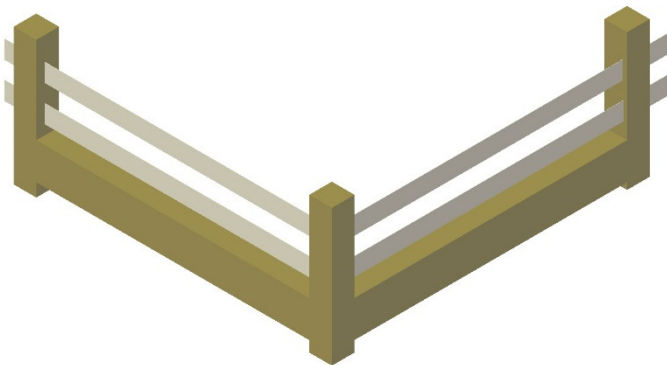
Post and wire



Traditional deer/sheep



Solid post and rail



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Rural Volume

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Local Authorities CCC, WDC, NZTA and EC

Methods Consistent provisions in plans for residential density in the District and rural residential densities in the Greater Christchurch area subject to Chapter 6 of the Canterbury Regional Policy Statement.

AMENDMENT 21 Add a new Policy B3.4.21 in Quality of Environment – Reverse Sensitivity Effects in Part B 3 People’s Health, Safety and Values Section to read as follows:

Policy B3.4.21

Provide for the establishment of rural residential activities within the Greater Christchurch area covered by Chapter 6 of the Canterbury Regional Policy Statement only in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 to reduce the risk of potentially adverse reverse sensitivity effects on the productive function of rural zoned land, strategic infrastructure and on established education and research facilities.

AMENDMENT 22 Delete Policy B4.1.4 Growth of Rural Areas – Residential Density and Subdivision in the Rural Area in Part B Growth of Rural Area and add new text to read as follows:

Policy B4.1.4 (a)

Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in Policy B4.1.1, to occur within townships that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.

Policy B4.1.4 (b)

Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, any new residential development at densities higher than those provided for in Policy B4.1.1 shall only be provided for in the Living 3 Zone in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.

