

## **TOWNSHIP VOLUME**

### **LAND AND SOIL — OBJECTIVES & POLICIES**

#### **Objective B1.1.1**

Adverse effects on people, and their activities, ecosystems and land and soil resources from contaminated soil or unstable land, are minimised.

#### **Objective B1.1.2**

New residential or business activities do not create shortages of land or soil resources for other activities in the future.

#### **Policy B1.1.3**

Avoid adverse effects on people's health or well-being from exposure to contaminated soil.

#### **Policy B1.1.8**

Avoid rezoning land which contains versatile soils for new residential or business development if:

- the land is appropriate for other activities; and
- there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.

### **WATER — OBJECTIVES & POLICIES**

#### **Objective B1.2.1**

Expansion of townships in Selwyn District maintains or enhances the quality of ground or surface water resources.

#### **Objective B1.2.2**

Activities on land and the surface of water in Selwyn District:

- Do not adversely affect ground or surface water resources;
- Do not adversely affect waahi tapu or waahi taonga;
- Maintain or enhance the ecological and habitat values of waterbodies and their margins;
- Maintain or enhance the water quality and ecological values of sites of mahinga kai (food gathering); and
- Promote public access along rivers and streams, where appropriate.

#### **Policy B1.2.1**

Ensure all activities in townships have appropriate systems for water supply, and effluent and stormwater treatment and disposal to avoid adverse effects on the quality of ground water or surface waterbodies .

#### **Policy B1.2.2**

Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting groundwater or surface waterbodies.

#### **Policy B1.2.3**

Require the water supply to any allotment or building in any township to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston.

**Policy B1.2.5**

Require any sewage treatment and disposal to be reticulated in the townships of Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton.

**Policy B1.2.8**

Recognise potential benefits of some species of riparian vegetation in some areas for improving: water quality; bank stability and habitat values for aquatic species and riparian species.

**Policy B1.2.9**

Create esplanade strips or esplanade reserves to maintain and enhance water quality, riparian vegetation, and the natural character of waterbodies, where appropriate.

**ECOSYSTEMS — OBJECTIVES & POLICIES**

**Objective B1.3.1**

Areas of “significant indigenous vegetation and significant habitats of indigenous fauna” are recognised and protected as townships expand.

**Objective B1.3.2**

The natural character of wetlands and rivers and their margins, are recognised, protected and enhanced, where appropriate, in townships.

**Policy B1.3.1**

Ensure any wetland or area containing indigenous vegetation on a site is assessed to establish its ecological values, before the land is rezoned for new residential or business development.

**Policy B1.3.2**

Ensure any site which is assessed under Part E, Appendix 8 as a site potentially worthy of protection is legally and physically protected from any adverse effects of rezoning the land or any subsequent activities on the land.

**Policy B1.3.3**

Ensure any wetland, river or stream, or its margins are preserved and protected from any adverse effects on natural character or ecological values from any rezoning of land; subdivision of land; or any subsequent activities.

**Policy B1.3.4**

Ensure the maintenance and enhancement of public access to and along the margins of lakes or rivers except where it adversely affect their natural character, cultural values or sites of “significant ecological value”.

## **OUTSTANDING NATURAL FEATURES AND LANDSCAPES — OBJECTIVES & Policies**

### **Objective B1.4.1**

The expansion of townships does not adversely affect the values of outstanding natural features and landscapes.

### **Objective B1.4.4**

The distinction between the landscapes of the rural area and townships on the Canterbury Plains is maintained.

## **TRANSPORT NETWORKS — OBJECTIVES & Policies**

### **Objective B2.1.1**

The safe and efficient operation of the District's transport networks is not impeded by adverse effects from activities on surrounding land or by residential growth.

### **Objective B2.1.5**

Adverse effects of land transport networks on natural or physical resources or amenity values, are minimised.

### **Policy B2.1.4(a)**

Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- the number and type of vehicle movements generated by the activity;
- the road classification and function; and
- any pedestrian, cycle or stock access required by the activity.

### **Policy B2.1.7**

Ensure the siting and design of vehicular accessways and road intersections avoids impairing the visibility of motorists or pedestrians to minimise traffic conflicts.

### **Policy B2.1.8**

Ensure roads are designed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.

### **Policy B2.1.9**

Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.

### **Policy B2.1.10**

Assess the effects of allowing or disallowing residential growth in townships in Selwyn District on transport demand and promote land use patterns that will reduce the demand for transport.

### **Policy B2.1.11**

Encourage people to walk or cycle within and between townships.

### **Policy B2.1.20**

Require pedestrian and cycle links in new and redeveloped residential or business areas, where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to business or community facilities in the township.

**Policy B2.1.21**

Mitigate adverse effects from the construction or maintenance of roads or railway lines on:

- adjoining residents;
- any waterbodies or ecosystems; or
- any special landscape, cultural, heritage or amenity values of the site or area.

**UTILITIES — OBJECTIVES & POLICIES****Objective B2.2.1**

Access to utilities to enable people and communities to carry out their activities.

**Objective B2.2.2**

Efficient use of utilities is promoted.

**Policy B2.2.1**

Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development.

**Policy B2.2.7**

Ensure any adverse effects of utilities on or near waterbodies, or on any ecological, heritage, cultural, recreational, aesthetic or amenity values of the waterbody, are avoided, remedied or mitigated.

**COMMUNITY FACILITIES (AND RESERVES) — OBJECTIVES & POLICIES****Objective B2.3.1**

Residents have access to adequate community facilities.

**Objective B2.3.2**

Community facilities do not adversely affect residential amenity values or other parts of the environment.

**Policy B2.3.1**

Encourage co-ordination between the provision of community facilities, and new residential and business development.

**Policy B2.3.2**

Encourage community facilities to be located in areas where they are easily accessible to residents, including in Living zones, provided any adverse effects on the environment can be avoided, remedied or mitigated.

**Policy B2.3.8**

Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.

**Policy B2.3.9**

Facilitate public access along rivers and streams in and adjoining townships, where:

- Such access is likely to provide a beneficial community facility; and

- It will not adversely affect the natural character, or ecological or cultural values of the waterbody; and
- There is no risk to public health or safety.

## **NATURAL HAZARDS — OBJECTIVES & POLICIES**

### **Objective B3.1.1**

Ensure activities do not lead to or intensify the effects of natural hazards.

### **Policy B3.1.7**

Ensure any new residential or business development does not adversely affect the efficiency of the District's land drainage system or the risk of flooding from waterbodies.

## **QUALITY OF THE ENVIRONMENT — OBJECTIVES & POLICIES**

### **Objective B3.4.1**

The District's townships are pleasant places to live and work in.

### **Objective B3.4.2**

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

### **Objective B3.4.3**

"Reverse sensitivity" effects between activities are avoided.

### **Policy B3.4.1**

To provide zones in townships based on the existing quality of the environment, character and amenity values.

### **Policy B3.4.3**

To provide Living zones which:

- are pleasant places to live in and provide for the health and safety of people and their communities
- are less busy and more spacious than residential areas in metropolitan centres; and
- have safe and easy access for residents to associated services and facilities

### **Policy B3.4.23**

Support the use of building or landscaping concept plans or ideas developed for townships in Selwyn District where such plans or ideas:

- Are appropriate to the proposed activity;
- Do not contravene any District Plan policies or rules; and
- The builder/developer is interested in using them.

### **Policy B3.4.33**

Encourage people who are developing or redeveloping sites in townships to retain trees, bush or other natural features on the site, as part of the new development.

### **Policy B3.4.39**

Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.

## **RESIDENTIAL DENSITY — OBJECTIVES & POLICIES**

### **Objective B4.1.1**

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones.

### **Objective B4.1.2**

New residential areas are pleasant places to live and add to the character and amenity values of townships.

### **Policy B4.1.11**

Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- Retaining existing trees, bush, or other natural features on sites; and
- Landscaping public places.

## **RESIDENTIAL AND BUSINESS DEVELOPMENT — OBJECTIVES & POLICIES**

### **Objective B4.3.1**

The expansion of townships does not adversely affect:

- Natural or physical resources;
- Other activities;
- Amenity values of the township or the rural area; or
- Sites with special ecological, cultural, heritage or landscape values.

### **Objective B4.3.2**

New residential or business development adjoins existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.

### **Objective B4.3.3**

Land is rezoned for new residential or business development by use of a consistent and equitable process.

### **Policy B4.3.1**

Ensure new residential or business development either:

- Complies with the Plan policies for the Rural Zone; or
- The land is rezoned to an appropriate Living or Business zone.

### **Policy B4.3.2**

Require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

**Policy B4.3.3**

Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.

**Policy B4.3.5**

Encourage townships to expand in a compact shape where practical.

**Lincoln****PREFERRED GROWTH OPTION**

The first preferred direction for any expansion of the residential area at Lincoln township is south of Gerald Street and east of Springs Road.

**Policy B4.3.50**

Encourage rezoning of any land for new residential development at Lincoln to be in the area south of Gerald Street and east of Springs Road, if sites are available and appropriate for the proposed activity.

**Policy B4.3.51**

Ensure any land rezoned for new residential development has motor vehicle access from an alternative collector or arterial road other than Gerald Street.

**Policy B4.3.52**

Ensure stormwater disposal from any land rezoned for new residential or business development will not adversely affect water quality in the LI or LII waterbodies; or exacerbate potential flooding from the LI or LII waterbodies “downstream”.

**Policy B4.3.54**

Ensure rezoning any land for new residential or business development does not create or exacerbate potential “reverse sensitivity” issues in respect of activities in the Business 3 Zone or surrounding Rural Zone.

**RURAL VOLUME****LAND AND SOIL — OBJECTIVES & POLICIES****Objective B1.1.1**

Adverse effects of activities on the District’s land and soil resources are avoided, remedied or mitigated.

**Objective B1.1.2**

People and their property are not affected by contaminated soil or unstable land and any adverse effects on the environment are avoided, remedied or mitigated.

**Objective B1.1.3**

Promote the sustainable management of the soil resources of the District.

**Policy B1.1.8**

Encourage residential development to occur in and around existing townships.

**VEGETATION AND ECOSYSTEMS — OBJECTIVES & POLICIES**

#### **Objectives B1.2.1**

Significant areas of indigenous vegetation and habitats of indigenous fauna are recognised and protected and enhancing areas of indigenous vegetation is encouraged.

#### **Objective B1.2.3**

Protect, and where practicable enhance indigenous vegetation along riparian margins and wetlands generally.

#### **Objective B1.2.4**

The potential adverse effects from activities on areas of indigenous vegetation, habitats of indigenous fauna, and indigenous biodiversity and functioning are avoided, remedied or mitigated.

#### **Policy B1.2.1**

Identify and protect significant ecological sites in partnership with landholders and other stakeholders using the process set out in Appendix 12.

#### **Policy B1.2.2**

Avoid irreversible damage to or destruction of significant ecological sites.

#### **Policy B1.2.5**

Encourage the retention of existing indigenous vegetation on the margins of lakes, rivers, wetlands and streams and the enhancement of these areas through management practices which allow for the re-establishment of vegetation of the margins of lakes, rivers, wetlands and streams in areas where it has been depleted.

#### **Policy B1.2.6**

Adverse effects on indigenous ecosystems, vegetation and habitat should be avoided, remedied or mitigated where these areas are important for maintaining the indigenous biodiversity and ecosystem functions and natural character of the District.

### **OUTSTANDING NATURAL FEATURES AND LANDSCAPES – OBJECTIVES & POLICIES**

#### **Objective B1.4.1**

The Outstanding Natural Features and Landscapes of the District are recognised and protected from inappropriate use and development while still enabling people to provide for their economic and social well-being.

#### **Policy B1.4.2**

Recognise that landscapes will change over time and allow changes to landscapes provided that they complement the landscape and retain its core values.

### **QUALITY OF THE ENVIRONMENT — OBJECTIVES & POLICIES**

#### **Objective B3.4.1**

The District's rural area is a pleasant place to live and work in.

#### **Objective B3.4.2**

A variety of activities are provided for in the rural area, while maintaining rural character and avoiding reverse sensitivity effects.

#### **Policy B3.4.18**



Ensure new or expanding activities, which may have adverse effects on surrounding properties, are located and managed to mitigate these potential effects.

**Policy B3.4.19**

Protect existing lawfully established activities in the Rural zone from potential for reverse sensitivity effects with other activities which propose to establish in close proximity.