

**Annexure Eleven: Assessment Against Rural Residential
Background Report Preferred Rural
Residential Criteria**

Colo k3 Pc

Table 8: Criteria to guide the selection of 'preferred locations' and policy formulation

Criteria	Rollleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
UDs and C1	★	★	★	★	★	★	★
Located outside the Urban Limits:	★	★	★	★	★	★	★
Able to be economically provided with reticulated sewer and water connections, and appropriate provision is made for the treatment and disposal of stormwater:	★	★	★	★	★	★	★
Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways:	▲	▲	▲	▲	▲	▲	▲
Not compromise the operation of the Christchurch International Airport & the health and well-being of people is not compromised by aircraft noise (500BA noise contour):	▲	●	●	●	●	▲	●
Avoid adversely affecting the groundwater recharge zone for Christchurch City's drinking water:	●	●	●	★	●	●	●
Support existing or upgraded community infrastructure and provide for good access to emergency services:	★	★	★	★	★	★	★
Not compromise the operational capacity of the West Melton Military Training Area and Burnham Military Camp:	★	●	●	★	●	●	●
Avoid significant natural hazard areas, including steep & unstable land:	●	●	●	●	▲	●	●
Not adversely affect ancestral land, water, sites, Waahi Tapu and Waahi Taonga to Ngai Tahu:	▲	▲	▲	▲	▲	▲	▲
Avoid significant adverse ecological effects:	▲	▲	▲	▲	▲	▲	▲
Able to be integrated into, or consolidated with, existing settlements where adjacent to, or in close proximity to, existing urban or rural residential areas:	★	★	★	★	★	★	★

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Criteria	Rollleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
UDS and C1							
Avoid adverse effects on existing surface water quality.	●	▲	▲	▲	▲	●	▲
Developed in accordance with an approved ODP and is not seen as a transition to full residential forms of development.	★	★	★	★	★	★	★
Rural residential form, function and character							
Provide measures to reduce the impacts of peri-urban development on the compact urban form of existing townships and Urban Limits identified in C1 or the amenity, character and productivity of surrounding rural land holdings.	★	★	★	★	★	★	★
Avoid, remedy or mitigate adverse effects associated with 'ribbon' development along primary roads entering townships and the alignment of reticulated water and wastewater services.	★	★	★	★	★	▲	★
Preserve residential growth paths and retain an appropriate urban/rural edge on the boundaries of settlements.	★	★	★	★	▲	▲	▲
Avoid, remedy or mitigate significant reverse sensitivity effects with adjacent established rural and residential activities where located in peri-urban areas.	★	★	★	★	★	★	★
Aligns with Council's demand and asset management process.	★	★	★	★	★	★	★
Provide sufficient rural residential households to meet the market demand and to provide for the economic wellbeing of land owners.	●	●	●	●	●	●	●
Preclude rural residential areas that are isolated from urban areas unless: (i) Along Council's 'Active Road Network'; (ii) In areas that display high amenity or natural values; and (iii) That are able to be preserved and/or created for the benefit of the wider community.	▲	▲	▲	▲	▲	▲	▲

✓
✓
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GISL3 PC

Rodeston is
Key Activity
Centre

Criteria	Rolleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
Rural residential form, function and character	★	★	★	★	★	★	★
Located in relatively close proximity to urban areas (i.e. within 1-2km from the C1 Urban Limits) to enable coordinated and economically viable infrastructure and to promote social cohesion, connectivity, recreational opportunities and interaction between urban areas and the rural hinterland;	△	△	△	△	△	△	△
Utilise road layouts and physical features as buffers between urban and rural residential activities to limit peri-urban sprawl;	△	△	△	△	△	△	△
Provide for a mixture of housing densities ranging from 0.3ha to 2ha in size whilst achieving an overall density of one to two households per hectare. Rural residential nodes need to ensure the demand for 4ha land holdings for living purposes is reduced whilst ensuring a clear distinction is provided between residential and rural residential forms of development. The specific layout should be based upon comprehensive contextual analysis of the site and wider geographic location;	△	△	△	△	△	△	△
Distribute a large proportion of the rural residential households to the rural land on the periphery of the C1 Key Activity Centre's that will have the necessary services and infrastructure to support the anticipated population growth. Large numbers of rural residential households should be precluded from the periphery of the smaller towns in the UDS area as they are not anticipated to have the services and infrastructure to support a larger population base. Rural residential activities could also undermine the existing amenity and character of these smaller towns and discrete villages.	★	★	★	★	★	★	★
Protect, enhance and maintain ecological ecosystems and indigenous biodiversity and ensure that rural residential activities do not adversely affect ancestral land, water, and the Wāhi Tapu and Wāhi Taonga of Te Rununga o Ngāi Tahu and Te Taumutu Rununga. These include the protection, enhancement and maintenance of rivers, streams, groundwater, wetlands, Te Waihora, springs and mahinga kai sites.	△	△	△	△	△	△	△
Landscape values							
Discernibly logical boundaries determined by strong natural or physical features;	△	△	△	△	△	△	△

Criteria		Rollleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
Landscape values								
<p>✓ <i>Requirement for measures to ensure planting at the 10% subdivision</i></p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	Protection of natural features, significant trees and vegetation;	★	★	★	★	★	★	★
	Limit the amount of households within single locations to avoid the collective visual effects of intensified land use;	△	△	△	△	△	△	△
	Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 4);	△	△	△	△	△	△	△
	Maintenance of the visual attributes that are representative of rural residential character that could be utilised in future layouts and built forms; and	△	△	△	△	△	△	△
	Provide design solutions and mitigation measures that achieve rural residential character and preserve the openness that is characteristic of the Plans landscape.	★	★	★	★	★	★	★
Selwyn District Plan								
✓	Minimise the loss of the character and amenity anticipated in the Rural Zones of the District and provide measures to reduce potential effects associated with adverse 'reverse sensitivity' effects;	★	★	★	★	★	★	★
	Does not preclude the residential growth paths, ensures residential expansion beyond 2041 is not compromised and compact urban forms are promoted where possible;	★	★	★	★	★	★	★
	Provide measures to maintain the distinction between rural areas and townships and avoids the coalescence of townships with each other;	★	★	★	★	★	★	★

Colin 3 PC

Criteria	Rolleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
✓ N/R	△	△	△	△	△	△	△
✓ N/R	△	△	△	△	△	△	△
✓ N/R	△	△	△	△	△	△	△
✓	△	△	△	△	△	△	△

Springston Study Area Criteria	Priority
Specific Development Constraints	
Avoid residential forms of development from expanding east and west along Ellesmere Junction Road;	★
Preclude rural residential locations that may exacerbate stormwater ponding and identified flood hazard unless effects can be avoided, remedied or mitigated;	△
Promote the maintenance of the life supporting capacity of Class I and II LLUC Versatile Soils on the periphery of Springston;	△
Preserve the open space rural character of the Rural Outer Plains Zone to the south of the township and the rural amenity contrast with Christchurch City to the north;	△
Avoid the coalescence of the township with Rolleston to the north west and Lincoln to the east;	△
Preclude intensive development within close proximity to Transpower's national grid located to the north.	△

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✓ SDC no longer won + 50m buffer

Rolleston Study Area Criteria		Priority
PC7 & Rolleston Structure Plan		
Development aligns with the timing and availability of wastewater and water infrastructure services, as determined by the staging and the order and timing of residential activities within the Urban Limit of Rolleston.		★
Able to provide a 50m greenbelt buffer and link into the green space corridors and reserves links outlined in the Rolleston Structure Plan.		△
Ensure rural residential development is located south-east of SH1 to avoid conflict with I-zone, SH1 and SIMTL and to promote connectivity and the coordinated provision of infrastructure services with Rolleston.		★
Specific Development Constraints		
Promote the maintenance of the life supporting capacity of Class I and II LUC Versatile Soils on the periphery of Rolleston; *		△
Preserve the open space rural character of the Rural Outer Plains Zone on the south-western boundary of the township and the rural amenity contrast with Christchurch City to the north.		△
Preclude intensive development within close proximity to Transpower's national grid located to the north and south.		△

Tai Tapu Study Area Criteria		Priority
Specific Development Constraints		
Preclude rural residential locations that may exacerbate flood and stormwater hazards associated with the Halswell River Catchment unless effects can be avoided, remedied or mitigated;		★
Promote the maintenance of the life supporting capacity of Class I and II LUC Versatile Soils on the periphery of Tai Tapu.		●
The inability for future rural residential activities to connect to the reticulated sewer network servicing the Pines and the proposed East Selwyn Sewer Scheme precludes development in this area.		★
Avoid, remedy or mitigate any potentially adverse effects associated with land that may be potentially susceptible to liquefaction resulting from significant earthquake events		△

* Soils are versatile but low density of rural residential development with preserve life supporting capacity. No continuation of existing farming activity is not feasible due to half of existing farming being re-zoned living 2.