

## **ANNEXURE 4**

## **Selwyn District Plan L3 Subdivision Assessment Matters**

## Rural Residential Areas (Living 3 Zoning)

### 12.1.4.86

The extent to which features that contribute to rural character, including open space and plantings, have been retained & enhanced

### 12.1.4.87

Whether fencing, roading (including cross sections and typologies) and utilities reflect the semi-rural nature and level of service appropriate for rural-residential areas.

### 12.1.4.88

The extent to which any identified natural hazards and/or constraints, including flood and liquefaction hazard areas have been addressed.

### 12.1.4.89

Whether overall densities based on the level of development and open space anticipated for rural residential living environments have been achieved

### 12.1.4.90

Whether provision is made for safe connections and linkages between the subdivision and adjoining Townships to enable access to public transport and community and commercial facilities.

### 12.1.4.91

Ensure 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.

### 12.1.4.92

The extent to which native species are used as street tree plantings and within vegetated stormwater swales.

### 12.1.4.93

Whether street trees are proposed with regard to the cross-section shown in [Appendix 44](#).

### 12.1.4.94

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.

### 12.1.4.95

The extent to which any identified ground contamination and natural hazards, including flood and liquefaction areas have been addressed.

### 12.1.4.96

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.

#### 12.1.4.97

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 44](#) and reflect the semi-rural nature and level of service appropriate for rural residential areas.

#### 12.1.4.98

Whether fencing achieves a high level of transparency, with a preference for designs that express rural vernacular, accord with the typologies outlined in [Appendix 44](#), and formulating mechanisms to ensure fencing remains on an ongoing basis (such as consent notices).

#### 12.1.4.99

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

- 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 Rununga o Ngāi Tahu and Te Taumutu Rununga;
- 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.

#### 12.1.4.100

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

#### 12.1.4.101

In relation to the Living 3 (East Rolleston) Zones as shown on [Appendix 46](#):

- Whether the pattern of development and subdivision is consistent with the [Outline Development Plan 46](#);
- Whether local road, and trees and planting on roads and lots are proposed in general accordance with the Outline Development Plan, road cross sections and associated planting schedules and requirements shown in [Appendix 46](#);
- Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve and on private lots will create a semi rural character to the development and distinguish it from conventional suburban development;
- Whether suburban road patterns and details such as cul de sacs, arbitrary curves and kerb and channels are avoided;
- Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plans in [Appendix 46](#);
- Whether the proposed framework planting meets the purpose of the planting as specified in Rule [12.1.3.51](#)

#### **Proposed New Assessment Matter:**

##### **12.1.4.101A:**

**In relation to the Living 3 Zone at Tai Tapu as shown on the Outline Development Plan at Appendix 47, appropriate legal mechanisms proposed to ensure the ongoing maintenance and upkeep of private sewer plant required on individual lots (as required by Rule 4.5.1A).**