

## Rural

Selwyn District's population has continued to grow in recent years. With this growth comes an increased risk of urban sprawl into areas normally reserved for primary production. In addition to this issue, the District Plan decisions have also considered reverse sensitivity, development around busy airfields, and activities that have greater effects such as intensive farming, mining and quarrying.

What Council consulted on	What Council has decided	Why Council made the decision
<b>Rural Density – the number of residential units allowed per site.</b>		
High Country (SCA-RD7). Minimum density to be kept at 120ha. Remove any historic legacy (the new name for grandfather) clauses that allows some houses to be built on sites that don't meet the minimum density requirements. <i>Legacy clauses allow pre-existing activities to be exempt from new rules.</i> Reduce clustering numbers from five houses to three.	This has largely stayed the same, except there is a relaxation of balance land requirements where density can't be maintained and where it can be shown that accommodation is needed to operate and maintain rural production activities.	There are complicated land tenure arrangements in the high country. Council agreed it was best to relax some of the requirements for balance land where a good case could be made and where this was tied to rural production activities.
Outer Plains West and Malvern Hills (SCA-RD3). Increase density from 20ha to 40ha. Introduce a legacy clause for existing undeveloped sites of at least 20ha.  Outer Plains East (SCA-RD2). Minimum density kept at 20ha. Remove any historic legacy clauses.  Inner Plains (SCA-RD1). Minimum density kept at 4ha. Remove any historic legacy clauses.  Port Hills Lower Slopes – below 60m contour (SCA-RD4). Minimum density kept at 4ha. Remove any historic legacy clauses.  Port Hills Lower Slopes – above 60m contour (SCA-RD5). Minimum density kept at 40ha. Remove any historic legacy clauses.	No changes to what was consulted on.	

Outstanding landscape in Port Hills (SCA-RD6). Keep 100ha density. Increase density on some lower areas below 160m (the boundary between the upper and lower slopes of the Port Hills in the Operative District Plan) from 40ha to 100ha.	New legacy clause for SCA-RD6 that allows development of 4ha below the 60m contour and 40ha below the 160m contour but above the 60m contour for existing undeveloped sites.	Because the density is changing in this area, a legacy clause between the 60m and 160m and below the 60m contour has been introduced so that existing property owners are not disadvantaged.
	In addition to the above, boundaries of some specific control areas including SCA-RD11 Greendale and SCA-RD1 near Moirs Road, Lincoln have changed. A small new specific control area (SCA-RD19) has also been introduced at Gerkins Road near Tai Tapu.	These changes were made based on site specific submissions and evidence presented.

What Council consulted on	What Council has decided	Why Council made the decision
<b>Residential activities</b>		
Residential activities that meet density standards as well as bulk and location rules, are generally allowed. The 300m setback from intensive farming activities in the Operative District Plan has been retained with a new requirement to setback residential activity from established mineral extraction activities with distances of between 200-500m depending on whether the activity is excavation or blasting.	This has largely stayed the same. Setbacks from internal boundaries have however increased from 5m to 30m for residential activities.	This change was considered necessary to protect primary production activities from reverse sensitivity effects that could arise from people moving in close-by and then expecting high standards of amenity . The change will also reduce the risk of property damage and to human health and safety from wildfire spreading across neighbouring properties.
Resource consents are needed for houses that are relocated to an area from off-site. This is rolling over the approach in the Operative District Plan.	Relocated houses no longer need a resource consent and are a permitted activity, provided that a building consent has been obtained.	This change was made because there appeared to be duplicated processes. The issue can be adequately managed through a building consent process.
Minor residential units (formally known as family flats) can be up to 90m <sup>2</sup> in size, provided the unit is no more than 30m from the main house. There is no requirement that the unit need be occupied by family members as was the case for family flats.	This has largely been kept the same, however where the minor residential unit is more than 30m from the main house, there is now a reduced consenting requirement of a restricted discretionary activity. There is now a reduced floor area limit of 70m <sup>2</sup> for minor residential units within the 50dB Airport Noise	There may be occasions where a minor residential unit will need to be placed more than 30m from the main house. While a resource consent will still be needed, it will be less onerous to get one as a restricted discretionary activity

	Control Overlay and 45dB Port Noise Control Overlay areas.	Submissions from Christchurch Airport and Midland Port Company were also accepted, keeping the status quo of a maximum size of 70m <sup>2</sup> but within airport/port noise contours. This change was made to comply with the Canterbury Regional Policy Statement.
No specific provision for seasonal worker accommodation.	A new rule has been included which allows for seasonal worker accommodation that is small in scale (12 workers per site) and tied to rural production activities.	It was accepted that small scale seasonal worker accommodation needed to be enabled and treated differently to visitor accommodation. This type of accommodation is to be provided to workers on a short-term basis with shared facilities.
Visitor accommodation is allowed, provided there are only five paying guests and the proprietor lives on-site	This approach has largely been kept the same, however new visitor accommodation is not allowed in the 50db Airport Noise Control Overlay, and accommodation must be set back at least 10m from neighbouring boundaries.	It was accepted that new visitor accommodation in the Airport Noise Control Overlay was not appropriate due to the high standards of amenity expected by that activity. Additionally, it was accepted that a minimum setback of 10m from boundaries is needed to reduce the risk of reverse sensitivity effects.

What Council consulted on	What Council has decided	Why Council made the decision
<b>Business activities</b>		
<p>Rural industry is restricted to land up to 200m<sup>2</sup> in the Inner Plains and 500m<sup>2</sup> in the Outer Plains. Stricter rules and policies apply to industrial activities that are not tied to rural activities. Rural industry is limited to two full time workers and operating hours between 7am – 7pm.</p> <p>A rule specifically allowing rural selling places in the rural zone is included. A rural selling place relates to produce that is grown on site and offered for sale.</p>	<p>Separate ‘primary industry’ and ‘rural service activity’ rules have been deleted and combined into a ‘rural industry’ rule with similar standards.</p> <p>Otherwise, the rule approach has largely stayed the same, but policy has been strengthened to protect rural industry from sensitive activities.</p>	<p>Because rural industry often needs to be located in the rural zone, it should have the same protections as rural production activities.</p>

<p>Rural selling places are treated differently to other commercial activities that may not need to locate in the rural zone.</p> <p>Rural home business is allowed up to 100m<sup>2</sup> in land area.</p>		
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What Council consulted on	What Council has decided	Why Council made the decision
<b>Primary production activities</b>		
Rural production activities are generally allowed.	<p>This approach has largely been kept the same, however new setback requirements are in place restricting planting activities that are close to significant electricity distribution lines (33kv and over). These lines are shown on the Planning Maps.</p> <p>It has also been clarified that building coverage does not include activities associated with horticulture, such as greenhouses, tunnel houses, crop protection structures, and pig shelters. It now includes structures that have a built-in floor. Frost fans are also specifically provided for with a height exception.</p>	<p>It was accepted that greater setbacks from significant electricity distribution lines are needed for planting activities such as shelterbelts and horticulture to protect the operation of the lines.</p> <p>It was accepted that these activities should be exempt from building coverage requirements as they form part of rural production activities.</p>
Intensive farming activities are generally allowed, provided there are appropriate setbacks from sensitive activities (a minimum of 300m, and 1km from the residential zone). This is a change from the Operative District Plan where resource consent was required.	This approach has generally been kept the same, however it has been clarified that intensive farming does not include intensive grazing activities where animals graze on a fodder crop during winter.	It was accepted that these activities are typically part of extensive farming activities and do not require the same management approach as intensive farming.
Mineral extraction generally needs a resource consent, unless it is a small-scale farm quarry. Overall, much clearer policy and rules on mineral extraction has been included compared to the Operative District Plan.	Some minor changes have been made. These include stronger policy recognition that mineral extraction needs to take place where the resource exists, strengthening the direction on mineral extraction on highly productive land and consideration of mitigating erosion and subsidence risks for mining and quarrying site rehabilitation.	These changes were made to comply with the National Policy Statement on Highly Productive Land, and as a result of submissions.

What Council consulted on	What Council has decided	Why Council made the decision
<b>Rezoning</b>		
	<p>Four new special purpose zones have been created across the district. These include:</p> <ul style="list-style-type: none"> <li>- A Corrections Zone covering the Rolleston Prison. This will enable certain non-custodial activities.</li> <li>- A Hōhepa Zone covering the facility owned by the Hohepa Trust on Trices Road.</li> <li>- A Flock Hill Station Visitor Zone to accommodate visitor and recreational activities at Flock Hill Station.</li> <li>- A Castle Hill Visitor Zone opposite Castle Hill Village to accommodate visitor, tourism and recreational activities.</li> </ul>	<p>It was accepted that these special purpose zones were needed to accommodate activities that do not easily fit within the purpose of the rural zone that they currently sit in, or any other zone in the District Plan.</p>

What Council consulted on	What Council has decided	Why Council made the decision
<b>Highly Productive Land</b>		
	<p>Objectives and Policies have been strengthened to specifically reference the management of effects on highly productive land.</p>	<p>These changes were made to comply with the National Policy Statement on Highly Productive Land, and as a result of submissions.</p>

What Council consulted on	What Council has decided	Why Council made the decision
<b>Miscellaneous</b>		
	<p>New provisions are in place to enable the Ellesmere Motor Racing Club on Southbridge-Dunsandel Road to operate and protect the club from sensitive activities that are establishing nearby.</p>	<p>It was accepted that the District Plan should formally recognise the Club, which has existed for a number of years in that location but without resource consent.</p>
	<p>Two new rural activity precincts have been established at Jones Road and Shands Road. These will allow activities to take place that are rural in nature, but more intensive than other areas in the rural zone.</p>	<p>It was accepted that these two areas could support a greater intensity of development such as rural industry and rural tourism while still being consistent with the purpose of the rural zone.</p>
	<p>Changes have been made to Bealey Spur at Cloudesley Road to protect</p>	<p>Although the community is fully developed, there was</p>

	the special character of the small community.	concern that its character could be eroded through the loss of existing 'bach' style homes
	Provision for community facilities, such as community halls, has been strengthened. At the same time, policy to avoid sensitive activities (such as health care facilities and schools, unless there is a functional or operational need for these to be located in the rural zone) has been made clearer.	This change reflects that the purpose of the zone is for rural activities and primary production. Sensitive activities should be the exception, not the norm. Community facilities have a range of effects and may need to be located in the rural zone. The extent to which community facilities are also sensitive activities that may compromise rural activities will need to be determined on a case-by-case basis through the resource consent process.