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## **Executive Summary**

This Baseline Report reviews the effectiveness and appropriateness of the Operative District Plan provisions (objectives, and rules) in achieving the intended outcomes for the Living 3 Zone.

The purpose and scope of this Report is to:

- undertake a review (and provide a summary) of the relevant provisions and key approaches/issues,
- liaise with the Council's Resource Consent and Monitoring and Enforcement teams to identify if there
  have been any particular issues or matters that have arisen in the administration of the Operative
  provisions,
- draw conclusions as to:
  - the extent to which the Living 3 Zone provisions have been effective in providing an appropriate transition between the urban and rural areas and creating an environment that reflects the form, function and character outcomes expressed in the Rural Residential Strategy 2014 (RRS14) and relevant Canterbury Regional Policy Statement 2013 (CRPS) policies; and
  - the nature of any amendments that may be required to the rules applying to the bulk and location of buildings and fencing.

Prior to Council's Senior Urban Designer, Gabi Wolfer, undertaking the character and amenity assessments, a set of criteria was developed which incorporates elements of the Living 3 Zone provisions. These criteria ensured that character and amenity assessments completed for the three developed areas were consistent in terms of how the findings were recorded.

Following the assessments, the Council Consenting and Monitoring and Enforcement teams were contacted to provide feedback on any issues or gaps with regard to the administration of the Living 3 Zone provisions in the District Plan.

The effectiveness of the Living 3 Zone provisions were assessed based on the findings of the character and amenity assessments and the feedback from Council Consenting and Monitoring and Enforcement teams. It was found that the provisions are largely achieving the outcomes sought by the policy framework. The provisions give effect to Chapter 6 of the CRPS and all Living 3 zoned areas are identified in the RRS14 and therefore have been assessed previously against the criteria set out for rural residential development (Appendix 1 of the RRS14).

Some refinements are recommended for further investigation in terms of building setbacks from the road and the requirement for on-site landscaping.

# Selwyn District Council

## **RE010 Living 3 Zone Baseline Report**

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## 1. Introduction

The purpose of this Baseline Report (Report) is to review the effectiveness and appropriateness of the Operative District Plan provisions (objectives, policies and rules) in achieving the intended outcomes for the Living 3 Zone.

The Living 3 Zone refers to rural residential areas located within the Greater Christchurch area of the District. The sites zoned as Living 3 have been selected having regard to the locational requirements of Chapter 6 (Policy 6.3.9) of the Canterbury Regional Policy Statement 2013 (CRPS) and the Council's Rural Residential Strategy 2014 (RRS14) which has identified sites suitable for rural residential development.

The Living 3 Zone is intended to represent a transition between the more densely settled urban areas which they adjoin, and the rural environment. The provisions set out to achieve a spacious pattern of built development and retain elements of rural character as well as panoramic views and rural outlook.

Of the 14 areas identified in the RRS14 for potential rural residential development, only seven are zoned as Living 3 in the Operative District Plan (refer to the red circles in Figure 1-1), and of these areas only three are developed or have development occurring. These areas are Coles Field' in Rolleston, 'Pemberley' in Prebbleton and 'Conifer Grove' also in Prebbleton.

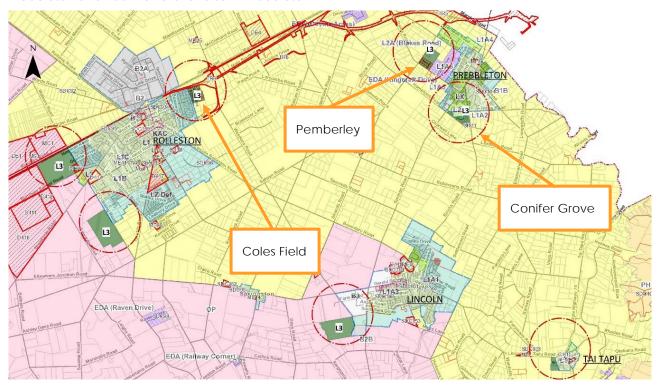


Figure 1-1: Living 3 Zoned Areas (Operative District Plan)

## 1.1 Scope

The purpose and scope of this Report is to:

- undertake a review (and provide a summary) of the relevant provisions and key approaches/issues
- liaise with the Council's Resource Consent and Monitoring and Enforcement teams to identify if there have been any particular issues or matters that have arisen in the administration of the Operative provisions.
- draw conclusions as to:
  - the extent to which the Living 3 Zone provisions have been effective in providing an appropriate transition between the urban and rural areas and creating an environment that reflects the form, function and character outcomes expressed in the RRS14 and relevant CRPS objectives and policies; and

0	the nature of any amendments that may be required to the rules applying to the bulk and location of buildings and fencing.

## 2. Description of Operative District Plan provisions

The provisions (objectives, policies and rules) for the Living 3 Zone are split across various sections of the Township Volume of the Operative District Plan. The objectives and policies are included in Sections B1 Natural Resources, B3 Health Safety and Values and B4 Growth of Townships.

The rules are located within sections C4 Living Zone Buildings, C10 Living Zone Activities, C12 Subdivision and Outline Development Plans (ODPs) within the Appendices chapter.

The full suite of Living 3 Zone provisions is set out in Appendix A, with relevant ODP's set out in Appendix B. A summary of these provisions is provided in the subsequent sections.

## 2.1 Definition

Rural residential activities are defined in the Operative District Plan as meaning: residential units within the Living 3 Zone at an average density of between one and two households per hectare.

## 2.2 Objectives

The suite of generic objectives which apply across the Living Zones seek to achieve a range of living environments for townships whilst maintaining the overall spacious character of the Living Zones. It is intended that these residential areas be pleasant places to live and in terms of the Living 3 Zone the reason statement in the Operative District Plan explains that this will be achieved through providing a "visual transition area" between the urban and rural areas.

Objectives which apply to the Living 3 Zone reiterate that rural residential development is to occur in general accordance with an ODP and only in locations shown in the RRS14, as required by the CRPS.

#### 2.3 Policies

The policies implement the matters identified in the RRS14 and are to be addressed when rezoning land to Living 3 within the Greater Christchurch area. In terms of infrastructure, reticulated water and wastewater services are required and 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) are to be avoided (Policy B3.4.4 (b)).

In terms of development, the residential density of the Living 3 Zone is to be maintained below that of the Living 1 Zone, is limited to one dwelling per site, and building coverage is to be maintained below either 10 per cent of the site or 500 m<sup>2</sup> whichever is the lesser. Fencing shall be reflective of a rural vernacular, i.e. is transparent in its construction or is made up of shelter belts and hedging (Policy B3.4.4 (b)).

#### 2.4 Rules

A suite of permitted activity rules which control landscaping, bulk and location and fencing apply to the Living 3 Zone. Non-compliance with the permitted activity standard requires resource consent for a restricted discretionary activity with the matters for which Council's discretion is restricted tailored to the standard infringed.

A further set of provisions apply to areas identified on ODPs 39 and 40 in Rolleston as 'Countryside Areas'. These rules provide for rural activities (excluding forestry, intensive livestock production and dwellings). In addition to these rules a Countryside Area Management Plan is required at the time of subdivision. The Plan covers matters such as rural activities or activities proposed for the Countryside Area and measures to internalise adverse effects.

Subdivision of land is a restricted discretionary activity, with Councils discretion limited to a comprehensive set of matters which link back to the RRS14. In particular, applications are to be assessed to whether regard has been had to the indicative road cross section and fencing typology figures in Appendix 44 Part E of the Operative District Plan (included in Appendix C of this Report).

Additional rules also apply to ensure that subdivision is in general accordance with the applicable ODP.

## 2.5 Outline Development Plans

ODPs are required for all Living 3 zoned areas and provide a more specific and localised planning response for each area. This includes indicative road layouts, pedestrian linkages and additional planting requirements.

The relevant Living 3 ODPs are included in Appendix B of this Report.

## 3. Higher order planning documents

The purpose of this section is to provide a summary analysis of the higher order planning documents that the District Plan must give effect to and other strategic documents that are relevant to the consideration of character and amenity in the Living 3 Zone.

Section 75(3) of the RMA sets out the RMA planning instruments that the District Plan must give effect to. In terms of this Report, this is the CRPS.

The other documents that are relevant to this workstream are the Selwyn District Council Rural Residential Strategy 2014, Land Use Recovery Plan and the draft National Planning Standards.

## 3.1 Canterbury Regional Policy Statement 2013

Chapter 6 provides a resource management framework for the recovery of Greater Christchurch, which includes a portion of the Selwyn District.

The CPRS defined rural residential development as meaning: residential units outside the identified Greenfield Priority Areas at an average density of between 1 and 2 households per hectare.

The key themes evident from an analysis of the policy framework of Chapter 6 are:

- new rural residential areas can only be provided for by the Council where these areas are in accordance with an adopted rural residential strategy. This strategy is subject to a number of criteria including:
  - the locations must be outside the greenfield priority areas;
  - must be located so that the development can be provided with a reticulated sewer and water supply integrated with a publicly owned system;
  - locations must avoid significant reserve sensitivity effects; and
  - not compromise the operations of the Christchurch International Airport and Burnham Military Camp (Policy 6.3.9);
- outline development plans are required for new subdivisions. They must set out an integrated design
  for subdivision and land use, and provide for the long-term maintenance of rural residential character
  (Policy 6.3.9)
- rural residential development areas shall not be regarded as in transition to full urban development (Policy 6.3.9); and
- residential development gives effect to the principles of urban design. These include tūrangawaewae (the sense of place and belonging), integration, connectivity, safety, choice and diversity, environmentally sustainable design and creativity and innovation (Policy 6.3.2)

The methods identified in Chapter 6 for implementing the policies generally relate to requiring territorial authorities to give effect to specific policies through their district plans. The methods relating to Policy 6.3.9 and Policy 6.3.2 include:

- district plans objectives, policies and rules (if any) to give effect to the policy;
- develop a rural residential strategy for the district to inform the extent of rural residential activity and outcomes sought for this form of development within the district;
- development of urban design guidelines to assist developers with addressing the matters set out in Policy 6.3.2; and
- consideration of the principles of good urban design as reflected in the New Zealand Urban Design Protocol (2005) in urban design processes.

## 3.2 Rural Residential Strategy 2014

The RRS14 sets out the preliminary locations and requirements for managing rural residential activities within that part of the District located in the Greater Christchurch area. It has been prepared in response to the requirements of Policy 6.3.9 of the CRPS.

The primary purpose of the RRS14 is to provide guidance and policy direction on how best to manage rural residential development within the eastern portion of the District that is generally recognised as the commuter belt for Christchurch City. This includes establishing the optimal form, function and character of rural residential development and where it is best located.

The RRS14 sets out potential locations for the application of a rural residential zone where the following prerequisites must be met<sup>1</sup>:

- can be economically serviced with reticulated water and wastewater services;
- are able to be integrated with established Townships;
- do not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the RPS, District Plan or RRS14;
- are not affected by any significant constraints; and
- are owned by parties who have aspirations to rezone the land.

The RRS14 identified the locations in Figure 2-1 for rural residential development. These areas have undergone a selection process informed by criteria set out in Appendix 1 of the RRS14. These criteria cover the pre-requisites listed above in more detail.

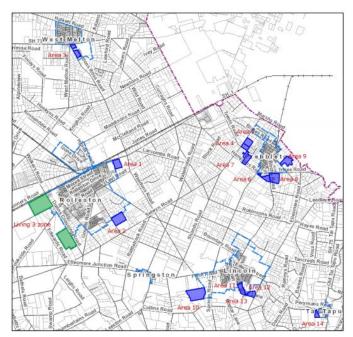


Figure 3-1: RRS Rural Residential Locations (Green areas were Living 3 Zoned areas at the time of the RRS14 Adoption and Blue areas are potential areas to be rezoned Living 3).

## 3.3 Land Use Recovery Plan, Action 18

The Land Use Recovery Plan identifies critical actions required in the short and medium term to coordinate and advance decision making about land use, as well as who is responsible for these actions and when they must be completed.

Action 18: Selwyn District Plan of the Land Use Recovery Plan directs the Council to amend its District Plan to the extent necessary to include zoning and outline development plans in accordance with Chapter 6 of the CRPS to implement the adopted RRS14.

The key outcomes of the Land Use Recovery Plan that are relevant to this workstream are2:

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<sup>&</sup>lt;sup>1</sup> Rural Residential Strategy 2014 p. 51

<sup>&</sup>lt;sup>2</sup> Land Use Recovery Plan p.16

- a clear planning framework directs where and how new development should occur so that it
  integrates efficiently and effectively with infrastructure programmes and avoids key hazards and
  constraints (Outcome 1);
- land use recovery integrates with and supports wider recovery activity, particularly within the central city (Outcome 3);
- RMA plans and regulatory processes enable rebuilding and development to go ahead without unnecessary impediments (Outcome 4);
- A supportive and certain regulatory environment provides investor confidence to obtain the best outcomes from resources used in the recovery (Outcome 5); and
- The range, quality and price of new housing meets the diverse and changing needs of those seeking to buy or rent, including the needs of a growing temporary rebuild workforce (Outcome 6).

## 3.4 Draft National Planning Standards

As part of the 2017 amendments to the Resource Management Act (RMA) the Ministry for the Environment (MfE) is developing national planning standards. The first set of draft standards was released for consultation on 6 June 2018.

The purpose of national planning standards is to direct a set of requirements or other provisions relating to aspects of the structure, format, or content of RMA plans including district plans. One of the reasons for national planning standards is to achieve national consistency.

Once national planning standards are approved by the Minster for the Environment, Council will be required to prepare its district plan in accordance with the standard and the district plan must give effect to them.

Draft S-ASM: Area Specific Matters Standard – Zone Framework (S-ASM Standard) is relevant to this workstream. It specifies that Council can only use the zones provided for in the Standard. The only discretion Council has relates to which zones from the Standard it chooses to include in the Proposed District Plan. Council cannot include additional zones apart from special purpose zones. However, these zones can only be adopted where specific criteria can be met.

Each zone includes a 'purpose statement', which the zone provisions must fulfil. Beyond the zone purpose statement, no plan content is provided in S-ASM Standard.

MfE has also prepared guidance for each of the standards. Initial guidance for draft National Planning Standards S-ASM: Area Specific Matters Standard – Zone Framework includes characteristic guidance relating to built form and amenity, activities and zone location for each of the zones.

The zone in S-ASM Standard that most closely aligns with the Living 3 Zone in terms of zone name, is the 'Rural Residential Zone'. This zone sits within the rural category of zones.

The zone that most closely aligns with the Living 3 Zone in terms of activities and character and amenity is the Low-density Residential Zone, which as the name implies sits within the residential category of zones.

Table 2-1 below sets the purpose statement for the Rural Residential Zone the Low-density Residential Zone and the associated characteristic guidance which provides further information on the intent of the zone.

Table 3-1: S-ASM Standard Rural Residential and Low-density Residential Zones

S-ASM Zone	Rural Residential Zone	Low-density residential zone
Purpose Statement	The purpose of the Rural Residential Zone is to provide primarily for residential lifestyle within a rural environment, while still enabling primary production to occur appropriate to the size of the lots.	The purpose of the Low-density residential zone is to provide primarily for residential activities where there may be constraints on urban density.
Characteristics Guidano	ce	

Built form and amenity	<ul> <li>Overall low density of built development commonly referred to as lifestyle blocks.</li> <li>Anticipates more substantial residential units than the Rural Zone, but a sense of distance between residential units remains that contributes to a sense of openness.</li> <li>Influenced by the surrounding working environment and may have a range of associated environmental effects (e.g. noise, dust, odour, traffic) that may require management</li> </ul>	<ul> <li>Generally detached residential units and may include minor residential units and accessory buildings.</li> <li>Generally anticipates larger site sizes, lower coverage and impervious surface areas when compared with the Residential Zone.</li> <li>Retains a residential character as opposed to a rural character.</li> </ul>
Activities	Associated primary production activities may occur.	<ul> <li>Provides for home business and other small scale non-residential activities where they service the immediate and wider neighbourhood and are compatible with the scale and intensity of development of the zone.</li> </ul>
Location	The zone may be located adjacent to an urban area but could also be located wholly within the rural environment.  The zone may be located adjacent to an urban area but could also be located wholly within the rural environment.	<ul> <li>Often located near the fringes of urban areas.</li> <li>The density of residential units is limited to address constraints, for example:         <ul> <li>management of natural environment values, such as landscapes, natural character, biodiversity limited or absent reticulated services or limited access to these services</li> <li>poor road access</li> <li>physical limitations to development, such as topography, land instability or other ground conditions limiting the number of building sites</li> <li>providing a transition from more dense development to a more rural environment</li> <li>natural hazard risks.</li> </ul> </li> </ul>

Council can still populate the zone with provisions (i.e. objectives, policies and rules) determined to be fit for purpose in the local context, provided these fulfil the expectations of the zone purpose statement specified in the S-ASM Standard.

The challenge that the Council faces is that the Planning Standards are only drafts and they may change through the submission process. It will not be until April 2019 when the Planning Standards are gazetted that there will be certainty regarding their final form.

The Rural Residential Zone in its current form does not align completely with the Living 3 Zone or the outcomes sought by the CRPS and RRS14. The Rural Residential Zone has a stronger rural focus than the Living 3 Zone. It sits within the group of rural zones in the standards and in addition to residential activities is intended to enable primary production on appropriate sized sites. A range of associated environmental effects (e.g. noise, dust, odour and traffic) are also anticipated. It is considered, at this early stage of consultation of the National Planning Standards that the Low-density Residential Zone may be more appropriate in terms of application to the Living 3 zoned areas. The 'characteristic guidance' for the zone set out in Table 3-1 is more reflective of the residential outcomes sought for the Living 3 Zone.

## 3.5 Other Reports

## 3.5.1 SWOT Analysis on Residential Density

As part of the baseline information gathering for the District Plan review, Council prepared SWOT frameworks for the individual topics. The SWOT for rural-residential included:

- relevant planning documents;
- key outcomes sought;
- the District Plan approach;
- comments from relevant resource consents;
- feedback from stakeholders and the community; and
- provides an overall assessment to whether the District Plan achieves the outcomes sought.

In terms of rural residential activities the SWOT Analysis Frameworks concluded that the District Plan gives effect to the CRPS. It incorporates the same definition of rural residential activities as the CRPS and prescribes a minimum density of 1-2hh/ha for rural residential activities in the Great Christchurch Area of the District.

## 3.6 Key Findings

The following findings provides a summary of the high level planning documents reviewed above:

- new rural residential areas can only be provided for by the Council where these areas are in accordance with an adopted rural residential strategy;
- rural residential areas must be outside the greenfield priority areas, must be located so that the
  development can be provided with a reticulated sewer and water supply integrated with a publicly
  owned system and locations must avoid significant reserve sensitivity effects;
- rural residential areas shall be integrated with established Townships;
- new rural residential areas shall not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, the RRS14 or the District Plan;
- outline development plans are required for new subdivisions which set out an integrated design for subdivision and land use; and
- the National Planning Standards Rural Residential Zone in its current form does not align well with the Living 3 Zone or the outcome sought by the CRPS and RRS14.
- the National Planning Standards Low Density Zone most closely aligns with the current Living 3 Zone.

## 4. Character and amenity assessments

## 4.1 Methodology

To assess the effectiveness of the Living 3 Zone provisions of the District Plan, site visits were undertaken by Council's Senior Urban Designer, Gabi Wolfer, to provide an on-the-ground assessment. The character and amenity assessments were recorded on templates to ensure that findings were captured consistently.

All <u>developed</u> Living 3 Zoned areas were visited and assessed, as there is only a small number of these areas across the District.

## 4.2 Criteria

To assist with undertaking the assessment in a consistent manner a set of criteria were agreed at workshops held on 28 February and 9 March 2018. These criteria are set out in Appendix E. They cover the following matters:

- sense of open space;
- panoramic views;
- rural outlook:
- adjacent public space (e.g. road corridor, berm);
- site characteristics; and
- buildings.

#### 4.3 Site Visits

There are currently seven areas that have been zoned Living 3 in the District Plan. It was decided that site visits and assessment should be restricted to areas that have either been developed or where development is underway.

Of those seven areas shown on Figure 3-2 only three have development underway. These areas are:

- 'Coles Field' in Rolleston;
- 'Pemberley' in Prebbleton; and
- 'Conifer Grove' in Prebbleton.

As required by the CPRS, and ODP has been prepared for each of the three areas. ODP 46 applies to Coles Field, and the ODP's in Appendix 19 – Prebbleton of the Operative District Plan apply to both Pemberley and Conifer Grove.

ODP 46 (Coles Field) includes provisions stipulating the indicative location of roading, infrastructure, such as sewers and setbacks from SH1.

The ODP's in Appendix 19 for Pemberley stipulates the road alignment, trees to be retained, setbacks for noise mitigation and services. The ODP for Conifer Grove sets out a proposed right of way/local road and indicative lot boundaries.



Figure 4-1: Coles Field (Rolleston), Pemberley (Prebbleton) and Conifer Grove (Prebbleton)

The site visits took place on a clear day on the 14 of March 2018. The completion of the character and amenity assessments (Appendix F), which include all the findings from the site visits, occurred over the subsequent weeks.

## 4.4 Character and Amenity Assessments

This section provides a summary of the character and amenity assessments in Appendix F. The summary and the assessments were prepared by Council's Senior Urban Designer, Gabi Wolfer.

A list of identified Living 3 character elements have been categorised in the two tables below. They relate to structural and natural features.

Photos of typical Living 3 Zone elements have been provided for visual clarification in Figures 4.2 and 4.3.

Table 4-1: Living 3 Zone Character Elements – Structural Features

Number	Element of Living 3 Zone Character	Observations
1	Lighting	Limited street lighting within public berm
2	Fencing	Unstained/natural timber, wire, stone or stone veneer, absence of solid, close-board fencing
3	Letterboxes	Grouped, at the entrance to development, not attached to individual dwelling
4	Roading	Narrow carriageway, unformed (no curb and channel), no footpaths, no parking bays
5	Built form, building material, building placement on site, setbacks, roof shapes	Rectangular/agricultural shapes, use of natural building materials, pitched roofs, several separate accessory buildings grouped around dwelling
6	Entrance structures	Entrance features, such as gates, replicate rural elements, seating in the public realm; use of natural building material
7	Stormwater swales	Natural (planted or in stone) or grass swale berms



Figure 4-2: Typical Living 3 Zone Character Elements – Structural Features (Photos 1-7)

- 1. sparsely used lighting in public realm limits amount of light spill in rural context;
- 2. typical rural style fencing of post and wire or post and rail that are historically used to contain livestock, but which now are used to demarcate individual sections;
- 3. grouped letterboxes symbolises community spirit, privacy and limited access to site;
- 4. formed, narrow carriageways and the absence of footpaths and car parking bays resembles rural roading characteristics;
- 5. rural shapes and forms used for barns, sheds etc. and translating them to the residential context in the form of A-frame or pitched roof symbolises a rural- residential-type architecture;
- 6. stone and timber incorporated into agricultural type entrance feature structures support a rural feel; and
- 7. open stormwater swales that are either grassed, landscaped or filled with stones are a typical characteristic of L3 areas when compared to piped urban form of stormwater management.

Table 4-2: Living 3 Zone Character Elements – Natural Features

Number	Element of Living 3 Zone Character	Observations
1	Natural feature	Retained mature/ feature trees within development
2	Mature planting	Mature trees/ bushes along boundaries on private sections
3	Specimen trees	Deciduous tree species that are planted within public space
4	Hedging	Hedging (new) used to soften structural demarcation of sections. Retained mature hedges formerly used as wind shelter now noise/amenity protection
5	Water ways	Water races that run along road corridor and boundary to rural land.

Number	Element of Living 3 Zone Character	Observations
6	Vistas	Views to the Port Hills and surrounding landscapes













Figure 4-3: Typical Living 3 Zone Character Elements – Natural Features (Photos 1-6)

- 1. retaining natural features, such as the row of poplars shown, encourages a rural and established feel;
- mature boundary landscaping provides demarcation between the public and private realm while limiting use of structures;
- 3. plantings of deciduous feature trees will in time add amenity to public realm;
- 4. retaining large mature shelterbelts from when they were used as wind shelter has visual benefits provides buffer to busy infrastructure;
- 5. incorporating water races, which are some of Selwyn's oldest natural features, is an example where practical function (stock water) can be combined with the ability to enhance the amenity of a place; and
- 6. large allotments with separation distances between built forms allows for views to surrounding farm land and the Port Hills

## 4.4.1 Key Findings

A brief summary of the key findings for the three Living 3 zoned areas is set out below. These are drawn from the more detailed findings which are included in Table 5-2:

• a dominance of built form was identified in some areas such as Pemberley. It was noted that this is more of a residential than rural-residential character;

- fencing was generally consistent with the rules and outcomes sought by the provisions. Post and rail/wire fencing was the most common fencing construction;
- streetscape, landscaping and stormwater devices are consistent with a rural residential environment;
   and
- on-site landscaping was mixed; several allotments had no landscaping and the front setback was only sown in grass.

## Effectiveness evaluations

## 5.1 Canterbury Regional Policy Statement

Table 5-1 below identifies the outcomes sought by the CRPS and RRS14 and how they have been given effect to by the Living 3 Zone provisions.

Table 5-1: Effectiveness of Living 3 Zone Delivering CRPS and RRS14 Outcomes

CRPS and RRS14 Outcomes	Effectiveness of Living 3 Zone
Locations must be outside the greenfield priority areas	This outcome has been given effect to by the location of the zoning.
Are able to be integrated with established Townships	This outcome has been given effect to by the location of the zoning.
Can be economically serviced with a reticulated sewer and water supply integrated with a publicly owned system	This outcome has been given effect to by the requirement for servicing.
Locations must avoids significant reserve sensitivity effects and not compromise the operations of the Christchurch International Airport and Burnham Military Camp	This outcome has been given effect to by the consideration of reverse sensitivity effects in the assessment matters.
Do not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the RPS, District Plan or RRS14	This outcome has been given effect to the District Plan policy framework and considerations when rezoning land to the Living 3 Zone.
Are not affected by any significant constraints	This outcome has been given effect to the District Plan policy framework and considerations when rezoning land to the Living 3 Zone.
Avoid ad hoc development that may result in unreasonable loss of rural productive land	This outcome has been given effect to by the requirement for and Outline Development Plan and requirement that rural residential be located adjoining townships.
Use of outline development plan to achieve an integrated design for subdivision and land use and the long-term maintenance of rural residential character	This outcome is a requirement, and has been given effect to as evidenced by OPD's being incorporated into the District Plan
Residential development gives effect to the principles of urban design	This outcome has been given effect to in the assessments matters. Particularly for streetscape elements and landscaping.
Rural residential development areas shall not be regarded as in transition to full urban development	There is a departure with this outcome in Policy B4.2.13 which has been highlighted in the assessment of this policy below.

As demonstrated by Table 5-3 the District Plan provisions for the Living 3 Zone are consistent with and give effect to the CRPS. All of the areas assessed in this Report were identified in the RRS14 and are consistent with the Strategy.

## 5.2 Draft National Planning Standards

As set out in Section 2.4 of this Report, the purpose statement for the Rural Residential Zone is described as more of a rural zone, providing for residential activities along with rural production activities. This is contrary to the policy direction of the CRPS and RRS14 which seeks to achieve a rural-residential environment with predominantly residential activities.

At this stage, it is considered that the application of the National Planning Standard's Low-density Residential Zone over the Living 3 zoned areas would be a more appropriate. As evidenced by the character and amenity assessments, this better reflects the residential activities that occur within the Living 3 Zone whilst recognising the low density and spacious outcomes sought for the area.

It is also noted that in the Preferred Options Report 207 the Low Density Residential Zone was signalled as a potential zone to replace some Living 1, but mainly Living 2 zoned areas. Further work will be required to

determine an appropriate replacement zone for the Living 3 Zone and whether other National Planning spatial tools will be required to differentiate these areas from other residential zones.

## 5.3 Operative District Plan

## 5.3.1 Summary evaluation

The following table summarises the assessments of each Living 3 zoned areas assessed by Council's Senior Urban Designer, Gabi Wolfer and groups them under plan provision type headings. The purpose of this analysis is to evaluate the effectiveness of the Operative District Plan provisions against the on-the-ground outcomes. Feedback from Council's Consenting and Monitoring and Enforcement teams is also considered in the evaluation column.

Table 5-2: Summary evaluation

Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
Allotment size	Minimum 2,500 m², with average of 4,709 m²; consent shows larger 7,000 m² allotments along SH 1.	Range between 5,000 m <sup>2</sup> and 6,196 m <sup>2</sup> . The average allotment size is 5,220 m <sup>2</sup> .	Range between 4,600 m <sup>2</sup> and 6,789 m <sup>2</sup> .	The CPRS defines rural residential development having average density of between 1 and 2 households per hectare.  The average allotment size across the three areas is consistent with this definition and no amendments are recommended in terms of allotment sizes.
Building bulk and location	Not developed.	Buildings that have been placed close to the road boundary with short, formed driveways to multi-garages and entrances. Some dwellings have been placed further back.  All but one are singlestorey.	Limited houses built to date. The ones on site have a large footprint with some having stand-alone accessory buildings on site.  The majority of sites on northern side of Taylor Place have placed their dwellings close to the road frontage.  Majority are single storey	Bulk and location is controlled through permitted activity rules which control the height, building coverage, recession plane and setback from boundaries of development.  No issues where identified with height or recession planes from boundaries and the majority of development is single storey.  Some concerns were raised regarding the dominance of built form of some developments and also by the consenting team in terms of the numbers of resource consents received for the infringement of the setback and building coverage rules.  The consents team noted that the greatest number of consents received in the Living 3 Zone were for infringements of the setback standards.  In considering this feedback it is noted that the setbacks are similar to those found in the Rural Zone, in which the allotment sizes are significantly larger than that of the Living 3 Zone. In terms of the current rules, which apply to sites of 2,500 – 5,000 m², this can lead

Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
				to clustering of buildings (including accessory buildings) in the centre of the site.
				Further review of the setback standards has identified a potentially confusing situation with rules 4.9.42(a)(i) and (ii) which could be read as a setback from the road boundary of 20 m is and 15 m from all boundaries is required.
				It is recommended that the setbacks be potentially reduced, and the rules amended to clarify the requirements.
				No amendments are recommended to the building coverage rules in light of concerns regarding the dominance of built form and it is considered that the infringement of this rule is being influenced by factors outside the District Plans control such as covenants requirement a minimum dwelling size of 200m <sup>2</sup> .
Density	Not developed.	One dwelling.	One dwelling.	The provisions stipulate one dwelling per allotment. This is to maintain the spaciousness and rural character of the rural residential zone.  This appears to be achieving the outcome sought and the provisions should therefore be retained.
Subdivision pattern and road formation	The character and amenity assessments note that the meandering form of the road and the narrow carriageway with the absence of footpaths and urban street character	The assessments stated that the narrow carriageway, no formed kerb and channel and the absence of footpaths and urban street character elements, such	Taylor place is formed as a cul de sac with a narrow carriageway and an unformed berm.  Hamptons Road is a formed rural road which has a wide unformed grass	With the exception of Coles Field, it is considered that the subdivision pattern and road layouts provide for the long-term maintenance of rural residential character, and therefore the provisions should be retained.

Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
	elements such as parking bays, curb and channels etc. is in keeping with a rural environment; however the roads in Coles Field have a formed berm and the stormwater swales and the planted retention basins within the road reserve have a very structured, manmade and hence urban character to them  No footpaths.	as parking bays, curb and channels etc. is in keeping with a rural environment.	berm on both sides with a water race running within the eastern side of it.  No footpaths.	
Fencing	A comprehensive fencing scheme is evident throughout the development put in by developer. There is a combination of solid timber, high-end post and rail fencing along street frontage to the east and post and wire fencing combined with native hedging along the street frontage to the west	The development has used post and rail fencing along the street frontage and for internal fencing. There has been no coherent fencing design scheme applied, different types of post and rail can be seen throughout the development.  The character and amenity assessments consider that this individualisation in terms of differing post and rail fencing translates into a more rural character and creates visual interest.	Post and rail fencing is present throughout the development.	There are provisions which require post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only. The matters of discretion for subdivision also make reference to example figures and photos of fencing typologies in Appendix 44.  These appear to be achieving the outcome sought of discouraging high and continuous fences or screening of sites and maintaining a rural character. The rules should therefore be retained.
Landscaping	Not developed in terms of on-site landscaping.	Limited amount of on-site landscaping, yet to be	Limited amount of on-site landscaping, yet to be	Provisions are set out in Appendix A which prescribe what landscaping is to be

Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
	Street trees include deciduous feature tree species such as oak, plane and hazelnut placed on both sides of the road reserve. Hedging occurs also along some of the road frontage post and wire fencing.	developed and to mature. Large areas are currently grassed.  Street trees are placed on either side of the road reserve; some complementary natives are used as low level planting, as an entrance feature and in proximity to the entrance.	developed and to mature. Large areas are currently grassed.  Street trees are placed on either side of the road reserve of Taylor Place. However there is no tree planting within the Hamptons Road reserve as this has a water race running within it.	undertaken within the Living 3 Zone (Rolleston and Prebbleton identified on the Outline Development Plan in Appendix 19, Appendix 39 and Appendix 40). An example is that one specimen tree is required per 10 m of road frontage.  The Consenting and Compliance teams commented that property owners are not often aware of consent conditions requiring planting, particularly for planting strips at the interface of the Living 3 Zone and rural zones. The Consenting team also commented that some landscaping requirements have not been picked up during the plan check stage and that there is uncertainty on when the planting was to be implemented and by whom i.e. the developer who sells the subdivided site or property owner who purchases the site and builds the dwelling.  The character and amenity assessment for the Prebbleton ODP areas (both contained within Appendix 19) did not appear to show this landscaping, particularly the required 30 per cent of shrub planting, and it was recorded there was little landscaping within the sites.  It is considered that these provisions should be reviewed and potentially deleted. There is confusion about who is to undertake the planting these requirements don't appear to be enforced.
ODP	The road layout of Haymakers Crescent and	The road layout of Haughty Place and Pemberley Road is in general accordance with	The road layout of Taylor Place and allotment boundaries appear to be	The ODPs for all three areas assessed have been implemented in accordance with each plan. This method is therefore considered effective in maintaining a rural character, as

Plan provision	'Coles Field' in Rolleston;	'Pemberley' in Prebbleton	'Conifer Grove' in Prebbleton	Evaluation
	Coles Lane is in general accordance with the ODP.	the ODP. It is appears that the required trees have been retained.	in general accordance with the ODP.	evidenced in two cases where existing vegetation was required to be retained.
	The required shelter belt has been retained and the row of mature poplars adds to the rural character.		It also appears that the public walkway stipulated in the ODP has been established.	
	The required setback from SH1 also appears to have been implement and bunding provides a buffer between SH1 and future development.			

#### 5.3.2 Plan Structure

The Operative District Plan is considered to have a complicated approach to the Living 3 Zone with provisions that specifically relate to the zone split across B1 Natural Resources, B3 Health Safety and Values and B4 Growth of Townships. The rules are also split across C4 Buildings, C10 Activities, C12 Subdivision with the ODP's and guidance on streetscape and fencing being found in the appendices.

Some streamlining of the provisions is required, and this is likely to be achieved by adopting the National Planning Standards plan structure which groups objectives and policies with the applicable zone in one section.

## 5.3.3 Objectives and policies

A number of minor matters have been identified with the existing objectives and policies that should be addressed through the District Plan Review process.

#### 5.3.3.1 Application of a rural residential zone and providing for rural residential development

Policies B4.4.4(a) – (c), B4.1.3 and B4.2.13 directly implement the RRS14 and give effect to the CRPS in that new Living 3 areas are only zoned if adopted in the RRS14. A number of the areas which are identified in the RRS14 for rural residential development have yet to be zoned in the District Plan and therefore it is considered that these policies are still relevant and should be retained. Although, the policies are very detailed, and it is considered that these could potentially be rationalised through the District Plan Review Process.

Policy B3.4.4(c) potentially anticipates intensification within a rural residential area which is not consistent with Policy 6.3.9(a) of the CRPS. This policy states that: a rural residential development area shall not be regarded as in transition to full urban development. While this is a reasonable reading of the text in the two documents, the inclusion of this policy stems from a consultative process on both the RRS14 and LURP Action 18 (viii) and, as such, it cannot be considered as such. While the District Plan Review process does afford Council with the opportunity to review the appropriateness of this policy, given its evolution any change or removal could potentially counter a Ministerial sign off and would hinder the implementation of the RRS14.

Objective B4.3.7 sets to ensure rural residential development is in general accordance with an ODP and gives effect to the CRPS. No amendments are proposed to this objective as this is a requirement of the CRPS.

#### 5.3.3.2 Management of development

No specific amendments are recommended to the policies controlling density, water supply, site coverage, landscaping and fencing (Policies B1.2.3, B4.1.2, B4.1.7, B4.4.1.9, B4.1.11, B4.1.12). It is however noted in terms of best practice drafting, that policies should not contain specific parameters and that these should be contained in the rule, for example Policy B4.1.7 which stipulates the site coverage.

#### 5.3.3.3 Objectives which apply across the Living Zones

Minor amendments are recommended to the generic objectives (Objectives B4.1.1, B4.1.2 and B42.3) to make these specific to the zone in terms of maintaining a rural residential character.

#### 5.4 Rules

#### 5.4.1 Landscaping (Rule 4.2.2)

As discussed in Table 5-2, the character and amenity assessments noted that the sites have limited landscaping completed. However, what has been planted is developed as decorative gardens. The character and amenity assessments noted also that the majority of the setbacks are sown in grass.

The Consenting and Compliance teams commented that some landscaping requirements have not been picked up during the plan check stage and that there is uncertainty on when the planting was to be implemented and by whom i.e. the developer who sells the subdivided site or property owner who purchases the site and builds the dwelling.

It is recommended that these standards be reviewed and potentially deleted with the exception of the requirement for tree planting in Rule 4.2.2(vi). For completeness, this recommendation does not apply to landscaping and/or planting required by an ODP.

## 5.4.2 Fencing (Rule 4.2.3)

As set in Table 5-2 the predominant fencing type is either post and rail or the post and wire in the three areas assessed. The height and permeability rules are being complied with.

No amendments are recommended.

## 5.4.3 Building Coverage (Rule 4.7.1)

The character and amenity assessments and GIS information show that this standard is generally being complied with. However feedback from Council's consenting team has identified that they do receive a number of consents for infringement of this standard.

It is considered that no amendments should be made to the building coverage standard. The intention of the zone is to maintain sense of spaciousness and a rural character. Increasing the building coverage may lead to outcomes which are contrary to this outcome and instead achieve a more residential character. It is considered that the appropriate mechanism to assess the appropriateness of larger dwellings and/or accessory buildings is through a resource consent application.

## 5.4.4 Building Height (Rule 4.8.1)

As set in Table 5-2 the majority of development is single storey.

No amendments are recommended.

#### 5.4.5 Recession Plane (Rule 4.9.1)

As set in Table 5-2 no issues where identified in terms of recession planes and the majority of development appears to be single storey. The recession plane applies to all buildings including accessory buildings.

No amendments are recommended.

#### 5.4.6 Setbacks (Rules 4.9.2 to 4.9.42)

As noted in Table 5-2, it is recommended that a potential reduction of the setback from the road boundary be investigated further. The setbacks from the road boundary in the Living 3 Zone are considered more onerous (generally 15 metres) than those in the Rural Zone which has a setback of 10 m from the road boundary. It is considered that 10 m is a good starting point for consideration of reducing the setback in the Living 3 Zone and this will need to be refined through the plan drafting process, and considered against the suite of other bulk and location rules. Resource consents should also be reviewed to determine the extent of infringements to the operative rule and what setbacks are being granted.

The numerous setback rules also need to be redrafted for consistency and clarity and to ensure there are no conflicts across the Plan. Specifically there is a conflict between Rule 4.9.42 which is interpreted to apply to all Living 3 Zones even when there are more township specific setbacks.

The landscaping requirements within the setback from the road boundary will also need to be reviewed (if not deleted) if changes are made to the setbacks.

#### 5.4.7 Subdivision (Rules in Section 12)

The assessment matters are very detailed and give effect to the objectives and policies and higher level strategies such as the RRS14. These have been largely implemented in the three examples which were assessed in Section 3 of this report.

It is recommended that these be carried forward in the District Plan Review with minor drafting amendments.

Assessment matters and criteria should not read like rules and 'the extent to which' or 'whether' should be added to matters that are missing this phrasing.

#### 5.4.8 Countryside Areas

Of the three areas assessed, none of them include 'Countryside Areas'. The intention of these specific rules is clear in terms of providing for rural activities (within limits) where the adverse effects can be internalised and is different to the remainder of the Living 3 rules where this is not explicitly stated.

At this stage it is recommended that these proivisions be rolled over into the Proposed District Plan. It is acknowledged that these provisions were subject to two private plan change processes in which the

applicant developed these provisions to provide for rural activities and to break up the built development to provide rural outlooks and view shafts.

The provisions are currently spread across the Operative District Plan and include numerous matters of discretion in the Section C12 Subdivision. A review of these specific matters found a number of references to the requirements of the ODP and it is considered that these could be specifically stated on the ODP in the Appendices, rather than each requirement having its own matter. The requirement for a "Countryside Area Management Plan" is linked to subdivision and will need to remain as a matter of discretion.

A further issue is how these provisions which apply to only two sites are included within the general subdivision provisions. It is suggested that through the plan drafting process alternative methods for structuring these provisions be considered e.g. using a precinct or including all the provisions in a ODP.

Consultation with the land owner is recommended to identify their development intentions.

## 5.4.9 Outline Development Plans

As discussed in Table 5-2, the three ODPs have been effective in achieving localised planning outcomes, such as implementing appropriate road networks and retaining existing vegetation. These are considered an effective method and are required by the CPRS.

No amendments are recommended.

## 6. Conclusion

It was found that District Plan provisions of the Living 3 Zone:

- 1. are providing a transition from urban to rural areas in terms of density and scale of development;
- 2. are mostly creating an environment that reflects the form, function and character outcomes expressed in the RRS14 and relevant CRPS policies;
- 3. require minor amendments to the objectives and policies to rationalise some of the requirements and address an inconsistency with the CRPS;
- 4. require some refinements to the rules relating to setbacks from the road and landscaping. It is recommended that these be explored in the next stage through the Preferred Options Report. These refinements are minor and are recommended to address concerns regarding the dominance of the built form, the number of resource consent applications for infringement of the setback standard and confusion around the implementation of landscaping.

It is unclear what the final forms of the National Planning Standard zones will be, but at this stage, the zone that best aligns with the outcomes sought in the Living 3 Zone is the Low-density Residential Zone. Adoption of this zone will need to be considered in a wider plan context, in terms of the other zone types that could be adopted and the recommendations of other workstreams such as RE007, which looked at the rationalisation of the residential zones.

# Appendices



# Appendix A Living 3 Zone Provisions

Table 6-1: Living 3 Objectives and Policies (as at 24 August 2018)

Plan Reference	Provision
Objective B4.1.1	A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated
Objective B4.1.2	New residential areas are pleasant places to live and add to the character and amenity values of townships.
Objective B4.2.3	The maintenance and enhancement of amenities of the existing natural and built environment through subdivision design and layout.
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.
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 adverse effects on sites of significance and values to Te Taumutu Rununga and Ngãi Tahu;  Avoids adverse effects on the safe and efficient functioning of the arterial road network;  Avoids significant reverse sensitivity effects with strategic infrastructure, including State Highways, quarrying activities, Christchurch International Airport, Transpower high voltage transmission lines and associated infrastructure, Burnham Millitary Camp and the operational capacity of the West Melton Military Training Area, Council's Rolleston Resource Recovery Park and wastewater treatments plants in Roll

Plan Reference	Provision
	facilities, and tertiary education facilities and agricultural research farms associated with Crown Research Institutes and Lincoln University.
Policy B3.4.4 (b)	<ul> <li>Rural residential living environments are to deliver the following amenity outcomes and levels of service:</li> <li>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;</li> <li>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;</li> <li>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);</li> <li>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 44 for examples of such fencing).</li> </ul>
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.
Policy B1.2.3	Require the water supply to any allotment or building in any township, and the Living 3 Zone, 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 B4.1.2	Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones.
Policy B4.1.3	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:  A compact township shape;  Consistent with preferred growth options for townships;  Maintains the distinction between rural areas and townships;  Maintains a separation between townships and Christchurch City boundary;  Avoid the coalescence of townships with each other;  Reduce the exposure to reverse sensitivity effects;  Maintain the sustainability of the land, soil and water resource;  Efficient and cost-effective operation and provision of infrastructure.
Policy B4.1.7	Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500 m2 and in the Living 3 Zone at the lesser of 10% or 500

Plan Reference	Provision
	m2, unless any adverse effects on the spacious character of the area will be minor.
Policy B4.1.9	Avoid erecting more than one dwelling per site in low density living (Living 2 and 3) Zones.
Policy B4.1.11	<ul> <li>Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):</li> <li>Retaining existing trees, bush, or other natural features on sites; and</li> <li>Landscaping public places.</li> </ul>
Policy B4.1.12	Discourage high and continuous fences or screening of sites in Living zones that have frontage but no access on to Strategic Roads or Arterial Roads.
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 Wāhi tapu and Wāhi taonga of Te Taumutu Rūnunga. 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.

#### Rules - Living Zone Rules - C4 Buildings and Landscapes

#### **Permitted Activities**

## Rule 4.2.2 Buildings and Landscaping

Any principal building shall be a permitted activity if:

- i. That apart from one vehicle crossing and access not exceeding 100m² in area all land within the setback areas from roads as specified in Rule 4.9.17, excepting State Highway 1, will be devoted to landscaping; including the provision of at least one specimen tree capable of growing to at least 8m high being planted for every 10 metres of frontage and to be spaced at no less than 5 metres and no greater than 15 metres. The area between all road boundaries (other than with State Highway 1) and a line parallel to and 15m back from the road boundary is landscaped with shrubs and specimen trees covering as a minimum the lesser of 30% of the area or 250m²; and
- ii. The number of specimen trees in this area is not less than 1 per 10m of road frontage or part thereof; and
- iii. The trees are selected from the list below planted at a grade of not less than Pb95; and

- iv. Shrubs are planted at 'aa' grade of not less than Pb3 and a spacing of not less than 1 per square metre, typically located within a garden area dressed with bark chips or similar material; and
- v. Any paved surface area within the area does not exceed 100m<sup>2</sup> in area.
- vi. The list of suitable specimen trees for the purpose of this rule is:
  - Maple, Silk Tree, Alder, Birch, River She Oak, Leyland Cypress, Monterey Cypress, Lacebark, American sweet gum, Magnolia, Pohutukawa, weeping Kowhai, Common Olive, Pine, Lemonwood, Kohuhu, Ribbonwood, Plane, Totara, Poplar, Oak, Elm, Michelia

This list does not apply to the Living 3 Zone on the north east corner of Trents Road and Springs Road.

- vii. The Council will require a planting plan to be submitted at building consent stage, prepared by a suitably qualified landscape professional, identifying compliance with the above control.
- viii. Any trees required to be established or maintained in accordance with the Living 3 Zone (Shands Road) Outline Development Plan are maintained at a minimum height of 3m and a spacing of no greater than 2m.
- ix. The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.

Note: Rule 4.2.2 shall not apply to allotments of 4ha or greater in the Living 3 Zone identified on the Outline Development Plan in Appendix 39 and Appendix 40. Rule 4.2. (i) to (vii) shall not apply to the Living 3 (Shands Road) Zone.

#### Rule 4.2.3 Fencing

Any Fencing in the Living 3 Zone, and the Living 2A Zone in Darfield, as identified in Appendix 47, shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only;

Except that nothing in the above controls shall preclude:

- (i) the use of other fencing types when located within 10m of the side or rear of the principal building. Such fence types shall not project forward of the line of the front of the building.
- (ii) fencing required by an Outline Development Plan and/or rule in this Plan as a noise barrier.

#### Rule 4.6.1 Buildings and Building Density

The erection on an allotment (other than a site at Castle Hill) of not more than either:

- One dwelling and one family flat up to 70m2 in floor area; or
- One principal building (other than a dwelling) and one dwelling, shall be a permitted activity, except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).

#### Rule 4.7.1 Building Coverage

Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.

Living 3 Zone: Lesser of 10% or 500 m<sup>2</sup>

#### Rule 4.8.1 Building Height

The erection of any building which has a height of not more than 8 metres shall be a permitted activity.

#### **Rule 4.9.1 Recession Planes**

Except in Rule 4.9.1.1 and Rule 4.9.1.2, the construction of any building which complies with the Recession Plane A requirements set out in Appendix 11;

### Rule 4.9.2 - 4.9.42(a) Setbacks

Buildings are required to be setback a variety of distances from internal boundaries and road boundaries, as set out in Table 7-2.

Table 6-2: Relevant Setback

Area or ODP	Rule	Setback Rule
	Reference	
Hamptons Road, Prebbleton	4.9.17	Any building in the Living 3 Zone (Hamptons Road) at Prebbleton shall be set back at least  (i) 20 metres from any road boundary except on corner lots a minimum setback of 15m applies to one boundary.  (ii) 15 metres from any other boundary.
Trents Road and Shands Road, Prebbleton	4.9.18	Any building in the Living 3 zone (Trents Road and Shands Road), Prebbleton (as shown on the Outline Development Plans in Appendix 19) shall be set back at least:  (i) 15 metres from any road boundary except on corner lots a minimum setback of 10m applies to one road boundary  (ii) 10 metres from the boundary of Lot 1 DP 52527  (iii) 5 metres from any other boundary
Shands Road, Prebbleton	4.9.19	For the purpose of protection against traffic noise intrusion from Shands Road any dwelling, family flat and any rooms within accessory buildings used for sleeping or living shall be located at least 25 metres from Shands Road and physical acoustic barriers shall be established in the locations indicated on the Outline Development Plan, Trents Road and Shands Road, Prebbleton in Appendix 19. The finished height of any acoustic barrier shall be no less than 3 metres above the adjacent ground level of any residential lot. The mass of any acoustic barrier shall be 8-10 kg/m² and shall be constructed and maintained with no gaps in the barrier construction or at ground level.
Lincoln	4.9.34	Within the Living 3 Zone at Lincoln shown on ODP Area 8, Appendix 37, no dwelling or principal building shall be constructed within 50m of the Business 2B Zone boundary
Rolleston	4.9.37	Any building in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 and Appendix 40) shall be set back at least:  i) 15 metres from any road boundary except that on corner lots a minimum setback of 10m applies to one road boundary;  ii) 5 metres from any other boundary
Rolleston	4.9.38	Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes, and any internal areas associated with noise sensitive activities in the Living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 39) shall be setback at least 80m from State Highway 1. For the purposes of this rule, noise sensitive activities means any residential activity, travellers accommodation, educational facility, medical facility or hospital, or other land use activity, where the occupants or persons using such facilities may be likely to be susceptible to adverse environmental effects or annoyances as a result of traffic noise from State Highway 1 over its location.
Rolleston		Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 (Holmes Block) located outside the 'Odour Constrained Area' as shown in Appendix 40 (Skellerup Block)).

Area or ODP	Rule Reference	Setback Rule
Living 3 Rural Residential densities located within an operative Outline Development Plan	4.9.42	Any building in the Living 3 Zone shall have  (i) 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  (ii) A setback from any other boundary of not less than 15m.
Living 3 Rural Residential densities located within an operative Outline Development Plan	4.9.42(a)	Any building in the Living 3 Zone at East Rolleston (as shown on the Outline Development Plan in Appendix 46) shall be set back at least:  - 20 metres from any road boundary except that on corner lots a minimum setback of 15m applies to one road boundary;  - 40 metres from any boundary with a state highway;  - 15 metres from any other boundary

### **Non-complying Activities**

### Rule 4.9.57 Buildings and Building Position

Erecting any new dwelling in the Countryside Area or the 'Odour Constrained Area' identified on the Outline Development Plan in Appendix 39 and Appendix 40.

### Rules - Living Zones - C10 Activities and the Keeping of Animals

### **Discretionary Activities**

### Rule 10.3.2 Activities and the Keeping of Animals

The keeping of animals other than domestic pets except as provided under Rules 10.3.3 to Rules 10.3.5 shall be a discretionary activity, except

- (a) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 provided that such activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35; and
- (b) within the Living 3 Zone Lower Density Area identified on Outline Development Plan at Appendix 39 and 40 provided that this shall not include intensive livestock production or the keeping of roosters, peacocks, pigs or donkeys.

### Non-complying activities

### Rules – Living Zones – C10 Activities and the Keeping of Animals

#### **Permitted Activities**

### Rule 10.14.1 Countryside Areas - Living 3 Zone, Rolleston

Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a permitted activity provided that such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.

### **Restricted Discretionary Activities**

### 10.14.2 Countryside Areas - Living 3 Zone, Rolleston

Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a restricted discretionary activity except where such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.

### 10.14.3 Countryside Areas - Living 3 Zone, Rolleston

Under Rule 10.14.2, the Council shall restrict the exercise of its discretion to:

10.14.3.1 the degree to which the proposed rural activities maintain open space and/or rural character and rural amenity of the Countryside Area(s);

10.14.3.2 the extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s).

### Rules - Living Zones - C12 Subdivision

#### Rules

#### 12.1.3.3 Water

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 water; and

#### 12.1.3.4 Effluent Disposal

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

### 12.1.3.40 Prebbleton

Any subdivision of land within the Living 3 Zone (Hamptons Road) at Prebbleton is in general accordance with the density of allotments, subdivision layout and access layout of the Outline Development Plan shown in Appendix 19.

#### 12.1.3.41 Prebbleton

Within the Living 3 Zone (Hamptons Road) at Prebbleton, all publicly accessible areas (including the access/local road, stormwater swales and public walkway reserve) are to provide plantings of native species. A landscaping plan is to be submitted with any subdivision consent application showing compliance with this rule.

### 12.1.3.42 Prebbleton

Any allotment created within the Living 3 Zone (Hamptons Road) at Prebbleton is supplied with reticulated effluent treatment and disposal facilities.

### 12.1.3.43 Prebbleton

Within the Living 3 Zone (Hamptons Road) at Prebbleton, the right of way / local road shown on the Outline Development Plan in Appendix 19 shall be constructed in general accordance with Appendix 43.

### 12.1.3.47 Prebbleton

Within the Living 3 Zone (Hamptons Road) at Prebbleton, the right of way/local road shown on the Outline Development Plan in Appendix 19 shall be constructed in general accordance with Figure C12.1.



\* Lights at intersection only

Figure C12.1. Right of way / local road standards for the Hamptons Road ODP Area.

### 12.1.3.49 Rolleston

Any subdivision of land within the area shown in Appendix 39 and 40 (Living 3 Zone at Rolleston)) complies with:

- (a) the Countryside Area layout of the Outline Development Plan at Appendix 39 and 40;
- (b) the location of the Lower Density Area as shown on the Outline Development Plan at Appendix 39 and 40;
- (c) the establishment of shelterbelt planting comprising three rows of Leyland Cypress along the common boundary with Lot 3 DP 20007 in accordance with the Outline Development Plan at Appendix 40
- (d) the roading layout of the Outline Development Plan at Appendix 39 and 40;
- (e) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 39 and 40 shall take precedence; and
- (f) full public access is maintained to internal roads so that the area shown on the Outline Development Plan in Appendix 39 and 40 does not become a gated community.

### 12.1.3.50 Rolleston

- (a) In respect of the land identified at Appendix 39 (Holmes Block), no more than 97 rural residential allotments may be created;
- (b) In respect of the land identified at Appendix 40 (Skellerup Block), no more than 51 rural residential allotments may be created and no subdivision shall take place to densities less than what are provided for under the Rural (Outer Plains) Zone until:
  - (i) a publicly owned sewerage reticulation system has been extended to the site.

### 12.1.3.51 Rolleston

Any subdivision application within the Living 3 Zone west of Dunns Crossing Road that includes any part of the Countryside Areas as identified on the Outline Development Plan included at Appendix 39 and 40 shall be accompanied by a Countryside Area Management Plan which addresses the following matters:

- (a) The ownership and management structure for the Countryside Area(s);
- (b) Mechanisms to ensure that the management plan applies to and binds future owners;
- (c) The objectives of the proposed rural use of the Countryside Area(s);

- (d) Identification of the rural activity or activities proposed for the Countryside Area(s), which meet the above objectives
- (e) Measures to maintain and manage open space and/or rural character;
- (f) Measures to manage plant pests and risk of fire hazard;
- (g) Measures to internalise adverse effects including measures to avoid nuisance effects on occupiers of adjacent rural residential allotments;
- (h) Measures to provide for public access within the Countryside Area(s) along Dunns Crossing Road; and
- (i) Whether there is sufficient irrigation water available to provide surety of crop within the Countryside Area(s).

#### 12.1.52 Rolleston

Any subdivision of land within the area shown in Appendix 46 (Living 3 Zone at East Rolleston) complies with:

- (a) the establishment of discontinuous framework tree planting following some private lot boundaries and planting within the State Highway 1 Landscape Reserve, where the trees shall be comprised of the following species; existing species, or Tulip tree (Liriodendron tulipifera), Chinese poplar (Populus yunanensis), Aspen poplar (P. Tremula), Plane tree (Platanus orientalis), Algerian oak (Quercus caneriensis), Turkey oak (Q. Cerris), Pin oak (Q. Palustris), Sessile oak (Q. Petraea), Large-leafed lime (Tilia plataphyllos), Weeping silver lime (T. Petiolaris), Wych elm (Ulmus glabra) or similar species. A planting plan showing the detail of proposed framework planting shall be supplied and approved at the time of subdivision and the planting shall be undertaken by the developer. Planting shall be maintained at all times. Any dead, damaged or diseased trees shall be removed and replaced. The purpose of the framework planting is to provide shelter and amenity for private lots; maintain and/or create rural character elements; reduce the overall apparent scale of the development; and provide screening of glare and vehicle movement from the proposed southern motorway extension to the east. The planting will not be continuous and will retain vistas through the planting to the surrounding rural landscape.
- (b) The roading layout of the Outline Development Plan at Appendix 46;
- (c) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 46 shall take precedence;
- (d) No more than 36 lots shall be created.

### **Assessment Matters**

- 12.1.1 A subdivision of land, which is not a subdivision under Rules 12.2 or 12.3, shall be a restricted discretionary activity if it complies with the standards and terms set out in Rule 12.1.3.
- 12.1.2 Any subdivision subject to Rule 12.1.1, and which complies with Rule12.1.3, shall not be notified and shall not require the written approval of affected parties. The Council shall restrict the exercise of its discretion to consideration of the matters listed in Rule 12.1.4 following Table C12.1.

 Table 6-3: Matters for Discretion (Section C12.1.4 of the District Plan)

Table 6-3: Ma	itters for Discretion (Section C12.1.4 of the District Plan)
Provision	Matter for Control
12.1.4.76	<ul> <li>In relation to the Living 3 Zone (Holmes and Skellerup) at Rolleston as shown in Appendix 39 and 40:</li> <li>(a) Whether the pattern of development and subdivision is consistent with the Outline Development Plan in Appendix 39 and 40;</li> <li>(b) Whether local roading, and trees and planting on roads and lots, are proposed in general accordance with the Outline Development Plan, road cross section(s) and associated planting schedules and requirements shown in Appendix 39 and 40;</li> <li>(c) Whether the roading and lot pattern follow a rectilinear pattern with orientations generally established by the surrounding road network, consistent with the typical subdivision patterns of the Rolleston rural area;</li> <li>(d) Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve will create a rural character to the development and distinguish it from conventional suburban development;</li> </ul>

#### Provision Matter for Contro

- (e) Whether suburban road patterns and details such as cul de sac, arbitrary curves, and kerb and channels are avoided;
- (f) The extent to which the maximum of 97 lots (Holmes) and 51 lots (Skellerup) within the area defined by the Outline Development Plan in Appendices 39 and 40, respectively, is met;
- (g) Whether the creation of open space in rural production areas is consistent with the Countryside Areas identified on the Outline Development Plan in Appendix 39 and 40.
- (h) Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plan in Appendix 39;
- (i) Whether there is a need for the western public walkway taking into account the ability to connect to future public walkways to the west (Holmes Block, Appendix 39):
- (j) Whether at least 20ha of land is developed as a Lower Density Area with larger allotments (4ha or more) in general accordance with the location identified on the Outline Development Plan in Appendices 39 (Holmes) and 40 (Skellerup);
- (k) In the event that it is developed first, whether the development of a Lower Density Area in advance of other development avoids frustrating the intentions of the Outline Development Plan or the ability to achieve integrated development over the Outline Development Plan area;
- (I) Whether shelterbelt planting will achieve screening of activities occurring on Lot 3 DP 20007 (Skellerup Block, Appendix 40).
- 12.1.4.77 In relation to the Countryside Area Management Plan required for the Living 3 Zone west of Dunns Crossing Road, Rolleston as shown in Appendix 39 and 40:
  - (a) The adequacy of the management plan to achieve open space and/or rural character across the Countryside Area(s) in a manner that is compatible with the surrounding rural residential environment;
  - (b) The adequacy of proposed mechanisms to maintain and manage the Countryside Area(s) long term in a consistent manner;
  - (c) Whether rural landscape, visual and amenity value characteristics of the Countryside Area(s) are able to be maintained;
  - (d) The extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s);
  - (e) The extent to which adverse effects of plant pests and fire hazard risks will be avoided or remedied; and
  - (f) (f) The suitability of proposed access within the Countryside Area(s) along Dunns Crossing Road.
- 12.1.4.81 If the land to be subdivided is located in an area which is identified on the planning maps as being in the Living 1A, Living 2A or Living 3 zones at Tai Tapu:
  - (a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and
  - (b) Any measures proposed to mitigate the effects of a potential natural hazard, including:
    - Building platforms within each allotment, of sufficient size to accommodate
      a dwelling and associated curtilage (to be established at the time of
      building consent in the case of the Living 3 Zone at Tai Tapu as shown on
      the Outline Development Plan at Appendix 48); and
    - The filling (with inert hardfill) of any low lying area: and
    - For the Living 3 Zone at Tai Tapu as shown on the Outline Development Plan at Appendix 48, proposed methods and locations for flood offset areas
  - (c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.
- 12.1.4.45 The extent to which native plant species are used within the street environment (right of way or local road), stormwater swales and public walkway reserve.
- 12.1.4.86 The extent to which features that contribute to rural character, including open space and plantings, have been retained & enhanced
- 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.

Provision	Matter for Control
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 commercia 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	<ul> <li>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</li> <li>Existing water courses, water bodies, wetlands, groundwater and springs;</li> <li>Existing vegetation, such as shelter belts, hedgerows and habitats for indigenous fauna and flora;</li> <li>Heritage values and any sites of archaeological significance;</li> <li>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;</li> <li>View shafts to the Port Hills</li> <li>Provision of green linkages, ecological corridors and interface treatments on boundaries with rural or urban forms of development where appropriate;</li> <li>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;</li> <li>Avoids urban elements, such as street lights (except at intersections), formed kerb and channel, sealed footpaths, or prominent entrance features;</li> <li>Maintains rural residential character through the retention of a low ratio of built form to open space;</li> <li>Reduces any potentially adverse visual effects with adjoining land use activities, in</li> </ul>
12.1.4.100	particular strategic infrastructure and education and research facilities.  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

Provision	Matter for Control
FIOVISION	servicing is designed to readily enable intensification of the area to urban densities to occur in the future
12.1.4.101	<ul> <li>In relation to the Living 3 (East Rolleston) Zones as shown on Appendix 46:</li> <li>Whether the pattern of development and subdivision is consistent with the Outline Development Plan 46;</li> <li>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:;</li> <li>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;</li> <li>Whether suburban road patterns and details such as cul de sacs, arbitrary curves and kerb and channels are avoided;</li> <li>Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plans in Appendix 46:</li> <li>Whether the proposed framework planting meets the purpose of the planting as specified in Rule 12.1.3.51</li> </ul>
12.1.4.101	A In relation to the Living 3 Zone at Tai Tapu as shown on the Outline Development Plan at Appendix 48, 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).

# Appendix B Relevant Outline Development Plan Provisions

### B.1 Outline Development Plan 19 Prebbleton



Figure 6-1: ODP 19 Prebbleton "Penberley" (Operative District Plan)

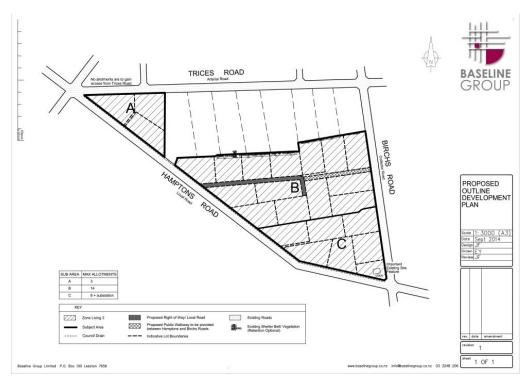


Figure 6-2: ODP 19 Prebbleton "Conifer Grove" (Operative District Plan)

### B.2 Outline Development Plan 37 Area 8

### **B.2.1** Introduction

Area 8 comprises approximately 57.7ha of land located in the south west of Lincoln bounded by the Living Z and Business 2B zones to the east, Rural (Outer Plains) zone to the south and west and Lincoln University to the north. The 'Dairy Block' residential (LZ) subdivision is further to the east on the opposite side of Springs Road.

Area 8 is identified in the Selwyn District Council Rural Residential Strategy as a suitable location for rural residential development.

The ODP is based on sound urban design principles and establishes a framework to guide future development of the site.

### **B.2.2** Integration with Lincoln Township

The ODP is designed to integrate with surrounding landuses and plans for the wider Lincoln Township, including residential subdivision to the west, University land to the north, and potential connections to and through these areas to the existing town centre and Gerald Street neighbourhood centre.

The ODP is based on sound urban design principles and establishes a framework to guide future development of Area 8.

### **B.2.3** Density Plan

A variety of rural residential lot sizes are shown on the ODP in a generally 'random' pattern but with a general approach of locating smaller lots (minimum 3000m2) around the outside of the site, with larger lots towards the centre. The rationale is to enable a sense of spaciousness and ruralness to be present within the centre of the site, especially for those lots that do not have a direct visual connection to the wider Outer Plains rural environment or landscaped buffers on the boundary with the Living Z and Business 2B zones. The exception is at the Business 2B zone boundary where larger (minimum 5000m2) lots are necessary to facilitate a 50m dwelling setback for noise mitigation reasons.

### **B.2.4** Road and Active Transport Network

Key principles of the proposed roading network are to achieve strong connectivity both within Area 8 and to adjacent areas; support the existing and proposed road network for wider Lincoln; and ensure a legible and safe local roading network.

The proposed internal roading pattern is based on an internal circular roading layout, with access to Springs Road via the adjoining Living Z zone. Possible future links are identified on the ODP via University land to the north and to the Business 2B zone to the east.

Given the local traffic volumes anticipated on the internal roads, local roads will provide shared space for cyclists and motorists. In addition, an off-road cycle and pedestrian route is proposed around the proposed stormwater management area and along the western waterway within the proposed 5m esplanade strip area.

### **B.2.5** Green Network

Landscaped buffer areas are proposed around all boundaries of Area 8.

The landscape buffer (30m) is located within the Living Z zone, and can accommodate the possible future Lincoln Bypass.

A 15m landscape buffer incorporating an acoustic mound is proposed along the Business 2B boundary to visually screen the Business 2B development from the Living 3 zone, and, in combination with a 50m dwelling setback along this boundary, provide appropriate mitigation of noise effects generated by future development in the Business 2B zone.

A 5m wide belt of totara trees underplanted with natives will provide an appropriate edge at the boundary with rural land to the south. 1.8m high paling fencing and a 5m high shelterbelt is proposed along the northern boundary with the University, as requested by the University. Whilst paling fencing is not consistent with the fencing typologies for the Living 3 zone specified in Appendix 43, in this case it is considered acceptable as the fencing will be set behind the shelterbelt within the Living 3 zone, and not visible from any public place.

Riparian planting along the western waterway and within the stormwater management area in accordance with the waterway cross – section and planting guide attached to the ODP will provide for enhanced indigenous diversity, mahinga kai and amenity values.

The boundary treatment fencing and planting and riparian planting will be undertaken by the developer at the time of subdivision and consent notices on future lot titles will be required as appropriate to ensure its ongoing protection and maintenance.

The proposed stormwater reserve areas can also be utilized for open space/amenity purposes.

Large scale trees are proposed for street tree planting with the species list comprising mainly exotics but also totara. The intention is to create a significant scale of planting commensurate with the larger scale of the proposed rural residential subdivision pattern. Native planting generally cannot achieve this, other than totara, as species are for the most part smaller in size.

### **B.2.6** Blue Network

Area 8 will be serviced with reticulated water and wastewater services connected to the township reticulation.

Stormwater will be disposed of by gravity to the first flush and stormwater detention ponds within the proposed stormwater management area adjoining the western boundary of the site in the location shown on the ODP, prior to discharge into the private western waterway. This method of treatment and disposal is consistent with the consented Integrated Water Management Plan for Lincoln. A discharge consent from Environment Canterbury is likely to be required for the proposed stormwater management system.

The stormwater conveyance system will utilise swales

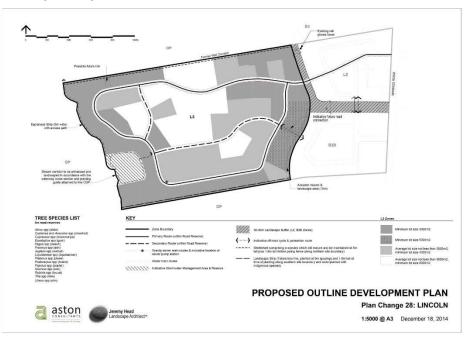


Figure 6-3: ODP 37 (Area 8) (Operative District Plan)

### B.3 Outline Development Plan 39 Holmes Block, Rolleston



Figure 6-4: ODP 39 Holmes Block (Operative District Plan)

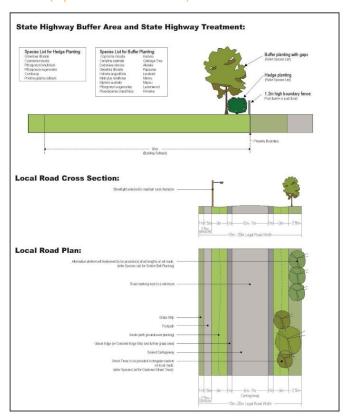


Figure 6-5: ODP 39 Holmes Block (Operative District Plan)

### B.4 Outline Development Plan 40 Skellerup Block, Rolleston



Figure 6-6: ODP 40 Skellerup Block (Operative District Plan)

### B.5 Outline Development Plan 46 East Rolleston

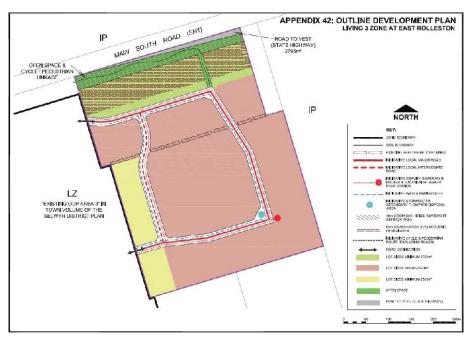


Figure 6-7: ODP 46 East Rolleston (Operative District Plan)

## B.6 Outline Development Plan 48 Tai Tapu

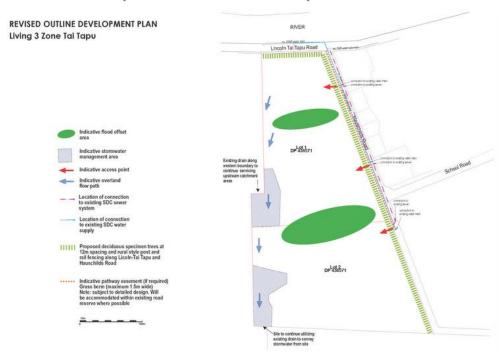


Figure 6-8: ODP 48 Tai Tapu (Operative District Plan)

# Appendix C Appendix 44 of the Operative District Plan

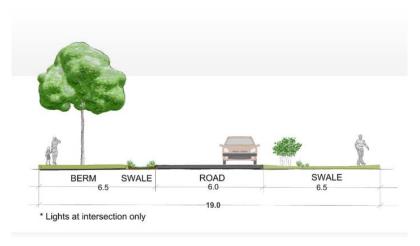
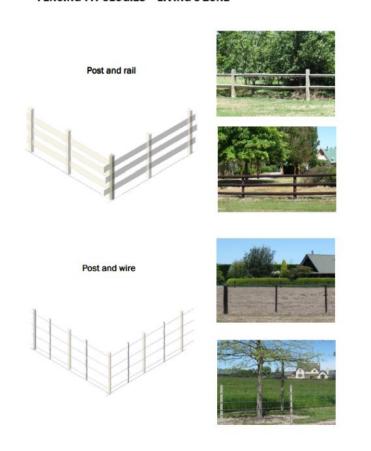


Figure 6-9: Indicative Road Cross Section (Operative District Plan)

### **FENCING TYPOLOGIES - LIVING 3 ZONE**



11

Figure 6-10: Fencing Typologies (Operative District Plan)

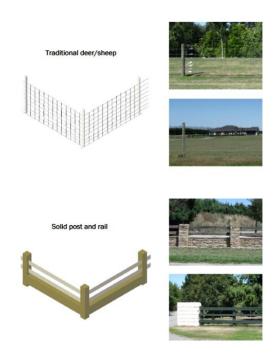


Figure 6-11: Fencing Typologies (Operative District Plan)

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# Appendix D Administration of Living 3 Zone

### D.1 Feedback from Consenting and Monitoring and Enforcement Teams

### **D.1.1** Resource Consents Team

Feedback from a Resource Consent Planner was received through a telephone conversation on 18 July 2018.

The Planner commented that they have received numerous resource consent applications for infringements to the setback standard; these standards are more onerous than what is required in the rural zones. A number of resource consent applications have also been received for non-compliance with the site coverage standard, mainly for accessory buildings.

The Planner also stated that there is sometime confusion around who is required to undertake the on-site planting and landscaping required. On-site planting is not implemented at the subdivision stage by the developer and is offer.

There were no issues with planting of street trees and reserves which was undertaken by the developer.

### D.1.2 Monitoring and Enforcement Team

Feedback from a Monitoring and Enforcement Officer was received through a telephone conversation on 18 July 2018

The Monitoring and Enforcement Officer commented that they have had few compliance issues with the Living 3 Zone. These include removal of planting strips required by resource consent conditions. Property owners are usually not aware that these are required by the resource consent conditions and/or the rules of the District Plan that require planting. The Officer commented that these should be included on the LIM so purchasers are aware of the requirements.

### D.1.3 Building Consents Team

Feedback from Council's Building Manager was received through a telephone conversation on 11 July 2018.

No major concerns regarding the Living 3 Zone were raised. It was noted that there has not been much development in this zone.

The Building Manager raised concerns about water storage on rural sites (without a reticulated potable water supply) with regard to fire-fighting and adequate domestic supply. It was discussed how rural residential in Selwyn requires servicing of both potable water supply and wastewater, and that this is a directive of higher order planning documents such as the CRPS.

### D.2 Key Findings

The following points summarise the key findings following discussions with the Consents and Monitoring and Compliance Teams:

- numerous resource consents have been received for infringement to the setback rule. These are commonly for accessory buildings;
- property owners are sometimes unaware of resource consent condition which apply to their site and/or District Plan provisions i.e. for planting; and
- servicing of potable water and wastewater should be retained which is a requirement of the CRPS.

# Appendix E Character and Amenity Assessment Criteria

Table 6-4: Character and Amenity Assessment Criteria

Criteria	Measurement
	General Characteristics
Sense of Open Space	Allotment sizes
	Building coverage
	Building placement on site
	Number of building
	Fencing
	Structures
Panoramic Views	Viewshafts
	Grouping of buildings (building platforms)
	Topography (flat/undulated)
Rural Outlook	Location (e.g. beyond urban limits/support the consolidated management of Township growth)
	Adjacent zoning
	Adjacent activities (Any rural based activities/potential reverse sensitivity effects)
	Rural Residential Character
Adjacent Public Space	Road width and layout (can be sourced/checked in GIS)
(e.g. road corridor, berm)	Presence of footpaths (can be sourced/checked in GIS)
beililij	Presence of street lighting
	Presence of street tree planting
Site Characteristics	Allotment size (can be sourced/checked in GIS)
	Site coverage (lesser of 10% or 500 m², this can be sourced/checked in GIS)
	Setback from road (can be sourced/checked in GIS)
	Internal setbacks and/or setbacks from neighbours (can be sourced/checked in GIS)
	Fencing
	Quality of building/stewardship (e.g. upkeep/maintenance of buildings and/or landscaping)
	Landscaping (large areas of grass, garden, amount of tree plantings)
	Natural features (water races, mature trees)
Buildings	Number of buildings and layout
	Style of roofing

Criteria	Measurement
	Height
	Presence of chimney
	Materials (wood, corrugated iron)
	Colours ( blending in with surrounds)

# Appendix F Character and Amenity Assessments

# F.1 Coles Field (Rolleston)

36 rural-residential sections and ODP 46 applies.

Table 6-5: Coles Field (Rolleston)

Criteria	Measurement	Findings	Assessment	
Sense of open space	*Allotment size	As per consent: Minimum 2,500m2, with average 4,709m2; consent shows larger 7,000m² allotments along SH 1	The range of sections sizes will affect size and placement of future buildings and will create variation within the development. Overall site layout shows appropriately placed deeper lots along SH to minimize reverse sensitivity issues between arterial transport corridor and residential activities.	
	*Site coverage	N/A; covenant states building has to be minimum of 230m2 including garage	N/A – no buildings yet. The development is its infancy with only the public realm built	
	Building placement on site	N/A No buildings on site at date of survey (14/3/17); DP requirements in terms of setback from SH and road; Covenant states that accessory buildings, carports decking or roof overhang needs to be architecturally integrated. This includes aerials, water tanks and radio masts.	N/A	
	Building design	Covenants stipulate cladding and roof material	N/A	
	Number of buildings on site	N/A; Covenants requires written approval from developer if a separate garaging facility is placed on land; flat pack houses require developers approval	N/A	

Criteria	Measurement	Findings	Assessment	
	Fencing and structures	Covenants state max. 1.2m height for fencing if seen from road; no rough-sawn palings.	The findings show that an overall landscaping concept with a rural aspect has been applied throughout: this becomes especially apparent within the public realm at this point in time when private space is yet to be developed. When reviewing the layout and form of the concept on site it is apparent that fencing and structures have been designed with a clear sense of open space in mind. The low level height fencing allows for views across the sections and to and from future private buildings and the public road reserve. The post and rail and post& wire with under planting respectively are typologies that naturally allow demarcation without blocking views. The timber and wire materials are in keeping with a rural theme and pick up on adjacent post and wire fencing to pastoral land to the South. Varied forms of the same fence creates visual interest, while demonstrating the overall cohesiveness between sites. Boundary fencing towards residential sites to the West has retained the objective of transparency, but has applied it to residential context with the use of pool fencing. The entrance features on the two access roads have continued the theme of using rural inspired materials and shapes in the form of stone veneer pillars and wooden gates.	
	Access to development	The development can only be accessed via driving through established and recently subdivided neighbourhoods; there is no direct access off a main road	The location lacks any direct access and is not accessible from its rural surrounds. Roading access is only provided via two access roads from adjacent residential sites; there are no provisions for pedestrian or cycle linkages to and from this development. Overall the site lacks accessibility on all modes.	
Panoramic views	View shafts	When standing on site there are views to the Port hills from some of the sections; partly only, as tall shelterbelt hedging is running along the Eastern boundary.	Any potential views to the Port Hills could be enhanced by future buildings built to a two-storey height. Enabling views within taller buildings would however also allow views to the	

Criteria	Measurement	Findings	Assessment  undesirable SH1 and the built up environs to the West. It is unclear in what way the extension of the motorway will limit any panoramic views.  Buildings are yet to be established so it is yet to see if they will be positioned and built in a way to harvest views.	
	Grouping of buildings (building platforms)	N/A	N/A	
	Topography (flat/undulated)	The development sits on a generally flat site. Some manmade mounding has occurred along the northern boundary with SH1. Some trees on the mounds have not been staked properly and have bent over.	The change in topography and the subsequent setback adjacent to SH1 has been developed to create separation distance between housing and road and to visually block out traffic. However, the mounds itself are of a low height only and do not successfully prevent views of vehicles when standing on site; trucks in particular are easily visible. The man-made reserve tries to create visual interest on otherwise flat land, however at present it looks very uniform and lacks the softening look of established vegetation. Hopefully once trees have grown, they will provide additional height and a visual barrier to some degree.	
Rural outlook and character	Location (beyond urban limits?)	The development sits within the urban boundary on the fringes/eastern edge of Rolleston township. It is surrounded by the State Highway 1 to the north, rural (inner plains) to the East and South and residential sites to the West.	The proposed site is very much flanked three sides by physical boundaries, being it either infrastructure or housing. Limited option for (L3) expansion/intensification only exists within current rural land to the South. The limitation is due to Levi Road, which runs east west, if not expected with Council's Regional Park being planned on an adjacent site south, which would add to the justification for intensification in this location.	
	Adjacent zoning	Land immediately to the west is zoned Living Z and is currently being developed. The adjacent land to the south and west is zoned Inner Plains and consists of large lifestyle blocks.	The adjacent zoning is appropriate in a rural-residential context. The L3 land is able to create a distinctively different zone to the adjacent Inner Plains zoned land with a low emphasis on housing and large open spaces and the highly populated western boundary zoned Living Z.	
				The second secon

Criteria	Measurement	Findings	Assessment	
	Adjacent activities	Large lifestyle blocks (6ha plus) are situated to the South with pastoral use and grazing the dominant land uses. Sites to the East are utilised for the built of the motorway expansion, while the dominant activity to the West are associated with the uses of housing and residential land use activities. Activities to the North consists of vehicular movements within the transport corridor of SH1.	The surrounding land use activities are expected in a rural-residential environment and complement the L3 environs. Where potential reverse sensitivity issues could occur measurements have been taken to mitigate these. This is the case for having appropriate building setbacks from the SH and/or noise mitigation measures within the built form.	
Adjacent public space	*Road width and layout	The road form shows a narrow 6m carriageway and a formed berm. A threshold (change in paving) is provided at the entrance to Coles Lane and at the entrances to the development. Grassed stormwater swales are positioned either side of the carriageway with planted treatment areas incorporated into the swales. Access to individual sites are provided via culverts or bridges.	The meandering form of the road and the narrow carriageway with the absence of footpaths and urban street character elements such as parking bays, curb and channels etc. is in keeping with a rural environment; however the roads in Coles Field have a formed berm and the stormwater swales and the planted retention basins within the road reserve have a very structured, man-made and hence urban character to it. The narrow carriageway does not allow for on-street car parking.	
	*Presence of footpaths	No footpaths	The absence of footpaths is a character element of rural residential road typologies. However in the case of Coles Field, the berm has been formed which adds some formality/ urban component to it.	

Measurement	Findings	Assessment	
Presence of street lighting		Lamp posts are positioned within the road reserve. Their style and distribution is in keeping with the fencing and landscaping theme on site. Having minimal lighting provisions is in character with a rural-residential theme- the total absence of it would be rural.	
Presence of (tree) planting	Yes. Groups of tree plantings of a variation of deciduous feature tree species such as oak, plane and hazelnut (check consent) are placed on both sides of the road reserve; Hedging occurs also along some of the road frontage post and wire fencing.  Some deciduous tree planting occurs within the mounded landscape reserve along SH 1.	The plantings of large specimen trees within the public realm will in time create a leafy environment that adds amenity value and character to this place. The European type street trees are all deciduous, which will bring variation and colour with the change of seasons.	

Criteria	Measurement	Findings	Assessment	
	Other features	Entrance feature stone clad pillars with wooden gates into each Haymakers Crescent of Seymour Drive and Kendon Drive. A small reserve with seating is positioned in the East/South corner of site.	Locally sourced material, such as greywacke stones are used throughout the public realm. The small reserve provides the opportunity for passive surveillance; it is however not linked	
On site (private)	*Allotment size (criteria is already listed under sense of open space)	Minimum 2,500m <sup>2</sup> , with average 4,709m <sup>2</sup> ; consent shows larger 7,000m <sup>2</sup> allotments along SH 1	The range of sections sizes will affect size and placement of future buildings and will create variation within the development. Overall site layout shows appropriately placed deeper lots along SH to minimize reverse sensitivity issues between arterial transport corridor and residential activities.	
	*Site coverage	N/A	N/A	
	*Setback from road	N/A; rules state 20m setback	N/A	
	*Internal setbacks	N/A	N/A	
	Fencing	The same type of low timber post and rail fencing used for fencing along the road reserve is also put in place for internal fencing between sections. The developer has put covenants in place for height and type of fencing and the visibility from the road.	Covenants will limit additional fencing and thus structures to a minimum with the covenants explicitly excluding rough-sawn timber paling fencing if it can be seen from road.	
	Quality of building /stewardship	High quality materials for public realm, private yet to be developed	N/A	
	Landscaping	Yet to be developed in private realm	N/A	
	Landscaping	ret to be developed in private realin	IV/A	

Measurement	Findings	Assessment	
Natural features	Existing mature row of poplars going east to west	Retaining a row of mature poplars within the development is adding to the rural character and creating a sense of place. Shelterbelts have historically been used in a rural context to provide protection for livestock from prevailing winds.	
Prohibited activities (covenants)	Keeping of particular type dogs Keeping of pigeons	The prohibition of dogs is a typical covenant found for residential subdivisions; the stipulated fencing covenants for height and type of fence make it difficult to contain a dog. The keeping of pigeons as a hobby or sport is an activity that could be accepted in a rural or residential environment, however is prohibited in this case;	

# Penberley (Prebbleton)

16 rural-residential sections and ODP in Appendix 19 (Trents and Shands Road) applies.

Ta	Table 6-6: Penberley (Prebbleton)						
	Criteria	Measurement	Findings	Assessment			
	Sense of open space	*Allotment size	As per consent: Ranging between 5,000 m <sup>2</sup> and 6,196 m <sup>2</sup> . The average allotment size is 5,220 m <sup>2</sup> .	Limited range of sections sizes. On site (visual observance) there is little distinction between sections. Some deeper lots are placed along Shands Road to minimize reverse sensitivity issues between arterial transport corridor and residential activities.			
		*Site coverage	The sections appear to be relatively small in comparison to house sizes on site.  Covenants stipulate a minimum of 200m2 floor area, excluding accessory buildings.	Visual observance is that a large portions of each section is covered by built form. This limits the amount of visual gaps between buildings and affects the sense of open space. The ratio built form vs. open space affects the character, which in this case tends to be more of a residential nature, especially when viewed from the road.			
		Building placement on site	Not all sites have been developed yet, however the majority of sites that have been built on show buildings that have been placed close to the road boundary with short, formed driveways to multi-garages and entrances. Some dwellings have been placed further back.	The observed building placement close to the road boundary is a typical residential characteristic, which allows for a public private interface and passive surveillance. Having a short distance from road to garaging space reduces development costs. Having sealed and formed driveways are common in a residential context, whereas unformed or chip sealed driveways would be more economical and therefore common in a rural context. A number of dwellings have a substantial area of their front yard sealed, which takes away from a softer, open rural character to a more urbanised character.			
		Building design	The majority of dwellings are architecturally designed houses of grand scale; all but one single-storey. There are various styles of housing represented, there is no coherence between buildings and or building material. Some buildings show urban and contemporary characteristics, such as mono-pitched roof-lines and a high level of glazing. Others have chosen a design that with its two-storey height, high pitched gables and use of natural materials could be more associated within the rural realm. Building colour varies, but is of low reflectivity with natural colours dominating.  Covenants forbid relocated or pre-built buildings onsite and requires consent for second-hand materials. Covenants are also in place for stipulating particular cladding and roofing material.	The building design including size, height and form of a house can greatly affect the perceived character of the individual site and the overall surrounding environment. In particular height and bulk affect the sense of openness. In this case, with the majority of built form be one-storey, the bulk of the building has been spread on ground-floor level across the sites. This creates a visual block that prevents views and affects the perceived openness of the site when viewed from public space. The use of natural materials such as timber and stone helps to assimilate the built form with the natural surrounds, however this has only been attempted within a number of houses.			

Criteria	Number of buildings on site	The majority of sites that have buildings on them show one large dwelling with accessory buildings (garages/flats?) that are either attached or integrated into the overall building footprint; some buildings show architecture that visually splits the one dwelling into several separate units that are connected throughout (see photo)	Having accessory buildings and family flats incorporated into the house design results in the appearance of one large built form. Having one built form rather than a number of them makes economic sense and is also easier to service, however this is a distinct urban feature. An agglomerating or cluster of buildings grouped together, is a rural characteristic that stems from times where dwelling, barn and stables etc. where grouped around a sheltered common courtyard. This type of site layout or placement on site visually reduces the overall bulk, but also allows for views into and through to the surrounds.	
	Fencing and structures	The development has used post and rail fencing along the street frontage and for internal fencing. There has been no coherent fencing design scheme applied, different types of post& rail can be seen throughout the development. The fencing is complemented in parts with native (flax) planter beds in the road berm. Some of the fences have been stained differently between sites and gates; posts, pillars and gates have been individualised.  Boundary fencing along the Northwest consists of a 3m high stained close-board fence in front of mature shelterbelt hedging. The Eastern boundary towards the EDA of Kingcraft Drive is demarcated by tall macrocarpa hedging and some post& wire fencing. There is intermittent fencing along Trents Road, with some mature copse of trees alongside the road frontage.  Adjacent fencing to the northeast and the future development of 'Classiebawn Prebbleton' is a post and wire type fence typically used in farming practises.  The development has an entrance structure consisting of stone veneer pillars, post and rail fencing and large wooden gates.  Covenants stipulate height and design of any internal or boundary fencing. Fences are to be at least 50% open and of post and rail or post and wire typology and no higher than 1.2m.	The findings show that while an overall landscaping concept with a rural aspect has been attempted, landowners have largely individualised their road frontage/fencing towards the public realm, taking away to some extent an overall cohesiveness; this individualisation translates into a more rural character and creates visual interest.  Internal boundaries are fenced and some sites have started to complement the structures with native plantings alongside it. The majority of sites aren't established yet to comment on how landscaping will affect the sites.  The type of fencing used have been designed with a sense of open space and rural character in mind. The low level height fencing allows for views across the sections and to and from private buildings and the public road reserve.  The post and rail typology used internally naturally allows for demarcation without blocking views. Boundary fencing on Northwest boundary has noise attenuation functions and designed to block out any noise from heavy traffic from Shands Road, it is therefore designed in a close-board fashion. Both the fence and the tall macrocarpa hedge behind it block any views and somehow encase the site. The entrance features on access road have used rural inspired materials and shapes that complement the development.	
	Access to development	The development has direct access off a main road; it can be reached from rural zoned land.	The location provides direct vehicular access and is accessible from its rural surrounds. The site is however not linked with adjacent land and lacks pedestrian and cycling connectivity. There is no connection for example to the town centre and destinations and services within it.	L UGHTY PL

Criteria	Measurement	Findings	Assessment	
Panoramic views	View shafts	On site there are very limited views to the Port Hills available for a few sites on the eastern corner of Aberdeen Road. The remainder of the sections have their views limited due to mature hedging and built form surrounding them.	Any potential views to the Port Hills for yet to establish sites could be enabled by building taller buildings on a narrower footprint. There are no building platforms proposed so this would have to occur on an individual voluntary basis.  Smaller footprints and multi-storey buildings naturally create a lower site coverage and allow for retaining natural view shafts.	
	Grouping of buildings (building platforms)	The majority of buildings are showing attached accessory buildings.	See above	
	Topography (flat/undulated)	The development sits on a generally flat site.	There is no change in topography across the site. Overall there is a sense of encasement due to the substantial boundary treatment of the site. Visual height variation within the development is provided by tall shelterbelt hedging, trees and built form.	
Rural outlook and character	Location (beyond urban limits?)	The development sits outside the urban boundary on the western edge of Prebbleton township. It is surrounded by rural land use to the north, northwest and to the south and rural-residential lifestyle blocks to the East. The site is about 1.3km from Springs Road and 2.3km from the row of shops along Springs Road. There is no public transport route along or in close proximity to the site.	The proposed site is flanked on three sides by physical boundaries, being it either infrastructure or established housing. The site is within cycling distance from community facilities, however cycling has to occur on-road and the lack of a safe cycling option might deter people to do so opting for driving instead. There are also no pedestrian linkages provided to adjacent development resulting in a very isolated development relying on cars for transport.	
	Adjacent zoning	Land immediately to the north is zoned Living 3. Land to the east is zoned EDA (Existing Development Area). The adjacent land to the south and northwest is zoned Rural Inner Plains and consists of lifestyle blocks. All inner plains zoning is separated by an arterial road.	The adjacent zoning is appropriate in a rural-residential context. The site in question is able to create a distinctively different zone to the adjacent Inner Plains zoned land with a low emphasis on housing and large open spaces. Equally the adjacent EDA is very much rural in character that is complementary to the site in question. Limited option for (L3) expansion/intensification exists to the North. This site is already advertised as 'Classiebawn Prebbleton.' The adjacent site to the East, currently mainly 1ha sized blocks is on its part bound by residential Living Z and might have potential for further intensification.	
	Adjacent activities	Small lifestyle blocks are situated to the East with grazing, horticulture and residential housing being the dominant land uses. Sites to the North are earmarked for rural-residential housing. 4ha lifestyle blocks are situated across Blakes Road to the South and Shands Road to the northwest. Both show activities, such as pastoral grazing, business activities (nursery) and housing.	The surrounding land use activities are expected in a rural-residential environment and complement the L3 environs. Where potential reverse sensitivity issues might could occur physical measures in the form of an acoustic fence, have been taken to mitigate these.	
Adjacent public space	*Road width and layout	The road form shows a narrow 6m? carriageway; the berm is unformed. A threshold (change in paving) is provided at the entrance to Haughty Place and at the entrance to the development. Grassed stormwater swales are positioned either side of the carriageway, with some areas at the entranceway planted in flaxes. Access to individual sites are provided via formed culverts.	The narrow carriageway, no formed kerb and channel and the absence of footpaths and urban street character elements, such as parking bays, curb and channels etc. is in keeping with a rural environment.  The narrow carriageway does not allow for on-street car parking. Overall the street does only cater for access (Haughty Place) and limited through traffic once the adjacent L3 gets underway.	

Criteria Measurement	Findings	Assessment	
		The roading layout does not cater for any public transport or off-road cycling or walking.	
*Presence of footpaths	No footpaths	The absence of footpaths is a character element of rural residential road typologies. Pedestrians are required to walk on the road, as the berm is used for stormwater management swales. While this is an acceptable outcome in this low traffic volume environment there is a lack of integration of this development with the Prebbleton township.	
Presence of street lighting	Yes.	Lamp posts are positioned within the road reserve. Their minimalistic style is in keeping with the character of the fencing and landscaping in the public realm. Having minimal lighting provisions is in character with a rural-residential theme- the total absence of it would be rural.	
Presence of (tree) planting	Yes. Trees are placed on either sides of the road reserve; some complementary natives are used as low level planting as an entrance feature and in proximity to the entrance.	The limited amount of native evergreen specimen trees within the public realm will in time add amenity value and character to this place. The amount and sparse spacing of trees doesn't detract from the openness of the site, it does however rely on further substantial planting within the private site for soft landscaping measures to positively contribute to the rural-residential character.	

Criteria	Measurement	Findings	Assessment	
	Other features	The entrance feature consists of landscaped stone veneer walls with a wooden gate either side of Pemberley Drive.	The use of natives and natural (looking) building material complements the look and feel of the development.	
On site (private)	*Allotment size (criteria is already listed under sense of open space)	Ranging between 5,000 m <sup>2</sup> and 6,196 m <sup>2</sup> . The average allotment size is 5,220 m <sup>2</sup> .	Limited range of sections sizes. On site (visual observance) there is little distinction between sections. Some deeper lots are placed along Shands Road to minimize reverse sensitivity issues between arterial transport corridor and residential activities.	
	*Site coverage	The sections appear to be relatively small in comparison to house sizes on site.  Covenants stipulate a minimum of 200m² floor area, excluding accessory buildings.	Visual observance is that a large portions of each section is covered by built form. This limits the amount of visual gaps between buildings and affects the sense of open space in this area.	
	*Setback from road	The majority of sites show buildings that have been placed close to the road boundary with buildings addressing the road. In some cases dwellings have been further setback. Most garage doors are not facing the road.	Placing buildings close to the road boundary is a typical residential characteristic, which allows for a public private interface and passive surveillance. It also increases street presence and dominance when viewed from the public realm. The narrow road between buildings adds to the feel of having houses close to each other. (see also comments on building placement)	
	*Internal setbacks	In parts houses are placed what seems quite close to each other. In some cases roads are placed between buildings creating extra separation distance.	Size and bulk affect the perception of distance. Overall the large dwellings and accessory buildings are placed in proximity to internal boundaries. It appears the way they are positioned on site less emphasis was put on creating distance to neighbours, but to have good orientation for outdoor living space and street presence.	

Criteria	Measurement	Findings	Assessment	
	Fencing	Different types of low timber post and rail fencing is put in place for internal fencing between sections. As previously mentioned there is variation in the typology and colour within the private realm.  The developer has put covenants in place for height and type of fencing that is allowed.  See earlier comments.	Covenants stipulate a certain type of fencing to retain open space and limits additional fencing and thus structures to a minimum with the covenants.  See earlier comments.	
		see eather comments.		
	Quality of building /stewardship	High end, high-spec housing, whereas quality of public realm has taken step back.	Having an environment where people take ownership and maintain their site adds to a pleasant environment and enhances the character long-term.	
	Landscaping	Limited amount of landscaping, yet to be developed and to mature. Large areas are currently grassed.	The sites have limited landscaping done yet; however what has put in place is used as grassed, mowed areas, not intended for livestock/pets.	
	Natural features	Existing mature rows of macrocarpa hedging to the East and northwest. The site is also bound by a mix of dense mature tree both deciduous and evergreen along the southern boundary.	Retaining mature hedges and trees within and along the development is adding to the character of the site and creating a sense of place. Shelterbelts have historically been used in a rural context to provide protection for livestock from prevailing winds.	
	Prohibited activities (covenants)	Protruding structures (antenna etc.); Waste accumulation on site Removal or relocate of fencing or landscaping Signage except for sale purposes	The proposed covenants will restrict fences and structures and ensures a consistent approach.	

# F.3 Conifer Grove (Prebbleton)

Development consists of three adjacent 'blocks'. 14 rural-residential sections are in Conifer Grove, 3 in the Telfer Block, no sections yet in Orion Block at time of survey

Table 6-7 : Conifer Grove (Prebbleton)

Criteria	Measurement	Findings	Assessment	
Sense of open space	Allotment Size	As per private plan change:  Ranging between 4600m2 and 6789m2. The minimum of 5000m2 has been undercut in some cases. The plan change applied for maximum numbers of sections within each of the three blocks, which in the case of the Telfer block has already been challenged. Section sizes are more aligned to the current Living 2 zone.	There is little onsite distinction between section sizes; larger sections are within the corner block between Trices and Hamptons Roads, referred to from heron as the 'Telfer Block'. The large triangle shaped block between Birchs and Hamptons Road, owned by Orion is not yet developed and gives the area an added sense of open space.	Conifer Sitove
	Site coverage	Limited houses built yet. The ones on site have a large footprint with some having stand-alone accessory buildings on site.  Covenants stipulate a minimum of 250m2 floor area, including accessory buildings.  The sections appear to be relatively small in comparison to house sizes on site.	Visual observance confirms that built form is a dominant feature on developed sites. It is hard to comment on the relationship between neighbouring buildings and the ratio of open space/vs. built form due to the limited number of dwellings built. At the moment there are visual gaps between buildings, which positively contributes to the sense of open space. This fact is further exuberated by the yet unbuilt 'Orion block'. This ratio built form vs. open space has currently a rural-res feel to it, but this character might change once further development occurs.	
	Building placement on site	<ul><li>(shed) set back from the road.</li><li>Covenants stipulate that accessory building require to be architecturally integrated.</li><li>All dwellings that have been built to date are architecturally</li></ul>	bulk of the building has been spread on ground-floor level across the sites. This creates a visual block that prevents views and affects the perceived openness of the site when viewed from public space. The use of natural materials such as timber and stone helps to assimilate the built form with the natural surrounds, however this has not been applied throughout the development and might not be picked up by the remainder of	

Criteria	Measurement Building design	All dwellings that have been built to date are architecturally designed houses and are single storey. There are various styles of housing represented. The houses show largely urban characteristics, with softening features such as wood or stone veneer. Building colour is of low reflectivity with natural colours dominate.  Covenants prevent relocated or pre-built buildings onsite and require consent for second-hand materials.  Covenants are also in place for stipulating particular cladding and roofing material.	Assessment  The building design including size, height and form of a house can greatly affect the perceived character of the individual site and the overall surrounding environment. In particular height and bulk affect the sense of openness. In this case the bulk of the building has been spread on ground-floor level across the sites. This creates a visual block that prevents views and affects the perceived openness of the site when viewed from public space. The use of natural materials such as timber and stone helps to assimilate the built form with the natural surrounds, however this has not been applied throughout the development and might not be picked up by the remainder of builds yet to come.	
	Number of buildings on site	The majority of sites that have buildings on them show one large dwelling with accessory buildings (garages/flats?) that are either attached or integrated into the overall building footprint. One site shows however a detached barn structure of substantial bulk and two-storey height.	Having accessory buildings and family flats incorporated into the house design results in the appearance of one large built form. Having one built form rather than a number of them makes economic sense and is also easier to service, however this is a distinct urban feature. An agglomerating or cluster of buildings grouped together, is a rural characteristic that stems from times where dwelling, barn and stables etc. where grouped around a sheltered common courtyard. This type of site layout or placement on site visually reduces the overall bulk, but also allows for views into and through to the surrounds.	
	Fencing and structures	The development has used post and rail fencing along the road frontages and post and rail and post& wire for internal fencing. Boundary fencing along the Northern site consists of post& wire fencing supported by mature hedging and tree plantings either side of the boundary.  Adjacent fencing to the south and the 'Orion Block' is a post and wire type fence typically used in farming practises. A public pedestrian/cycle link between the end of Taylor Place and Birchs Road is bound by post& rail fencing.  The development has an entrance fencing structure with a wooden sign on it.  Covenants stipulate height and design of any internal fencing to be no more than 1.2m in height and that any other fence to be no more than 1.8m in height.	There has been no coherent fencing design scheme applied throughout the site, other than the use of either post and rail or post and wire typology. The same fence is used for the entrance feature and the public walkway.  All fences built are in keeping with maintaining a sense of open space. The low level height allows for views across the sections and to and from private buildings and the public road reserve.  The fence style and material used adds a rural aspect to the development. Post and rail/post and wire allows for a fluid transparency between sites. Due to some sites being established (Telfer block) they have individual road frontage/fencing treatment towards the public realm; the only common feature being the post and rail type fencing. This individuality takes away to some extent an overall cohesiveness; it also translates into a more rural character and creates visual interest.  Internal boundaries are fenced. Planting along internal post and wire fencing has been used to create a softer demarcation without blocking views. The majority of sites aren't established yet to comment on how landscaping will affect the sites.  Along the northern boundary established hedging/landscaping mostly block any views between sites.  The entrance feature on Taylors Place uses rural inspired materials and shapes that complement the development.	

Criteria	Measurement	Findings	Assessment	
	Access to development	The development has direct access off a main road; it can be reached from rural zoned land. Taylor place can be reached via a public pedestrian cycle link off Birchs Road.	The location provides direct vehicular access and is accessible from its rural surrounds. The site is linked to the East via a public pedestrian and cycle path. This path has however no street lighting limiting its safety and usability from a CPTED perspective. There are no other pedestrian connections for example to the southern Orion Block, which limits the integrating of the new development with surrounding established communities.	
Panoramic views	View shafts	When on site there are very limited views to the Port Hills available above some mature trees on the other side of Birchs Road.	The views to the Port Hills are limited due to tall established trees on the other side of Birchs Road. A two –storey built could potentially be able to get a better views and outlook- this would also reduce the overall footprint. Smaller footprints and multi-storey buildings naturally create a lower site coverage and allow for retaining natural view shafts. However, there are no height suggestions and no individual building platforms proposed in the covenants, so this would have to occur on an individual voluntary basis.	
	Grouping of buildings (bldg platforms)	The majority of buildings are showing attached accessory buildings.	Large building footprints reduce visual separation distances and the ability for views between built forms.	
	Topography (flat/undulated)	The development sits on a generally flat site.	There is no great change in topography across the site. Overall there is a sense of openness due to the undeveloped block on the southern boundary and surrounding rural environment. There is visual height variation within the development due to established hedging and trees along the adjacent northern boundary, trees in the established Telfer Block along Hamptons Road and the rural surrounding blocks.	

Criteria	Measurement	Findings	Assessment	
Rural outlook and character	Location (beyond	The development sits outside the urban boundary on the southern edge of Prebbleton township. It is surrounded by rural- residential lifestyle blocks to the north and rural land uses to the east, west and south. The site sits within cycling distance from the town centre. There is a bus stop available on Birchs Road near Hamptons Road.	The proposed sites are flanked on three sides by physical boundaries, being it either roading or established housing. A public pedestrian/cycle way within the conifer grove block provides connectivity to Birchs Road. Birchs Road itself has on one side a walk/cyleway that provides an important linkage between Prebbleton and Lincoln, adding cycling and walking as a transport mode. Public transport is provided via the number 80 bus to Christchurch/Riccarton, which runs along Birchs Road and stops in proximity to the site.	
	Adjacent zoning	Land immediately to the north is zoned Living 2A. Land to the east, south and west is zoned Rural Inner Plains. All inner plains zoning is separated by a local road.	The adjacent zoning is appropriate in a rural-residential context. The sites in question are able to create a distinctively different zone to the adjacent Inner Plains zoned land with a low emphasis on housing and large open spaces. The adjacent L2A to the north is very much rural- residential in character with established planting and setback buildings. The site is physically bound by roading and contained, with no apparent expansion options, beyond that of developing the Orion Block.	

	Measurement	Findings	Assessment	
	Adjacent activities	The Conifer Grove block is surrounded by larger lifestyle blocks with grazing, horticulture, residential housing and horse training facilities being the dominant land uses. The Telfer Block is surrounded by residential housing to the north and lifestyle blocks on the remaining sites.	The surrounding land use activities are expected in a rural-residential environment and complement the L3 environs. Potential reverse sensitivity issues between rural and rural-residential activities are mitigated by a sufficient separation distance created by roading. Any future development on the Orion Block will have to have a significant buffer to the substation situated in the corner of Birchs and Hamptons Roads.	
Adjacent public space	*Road width and layout	Conifer Block: Taylor place is formed as a cul de sac with a narrow carriageway and an unformed berm. Very shallow grassed stormwater swales are positioned either side of the carriageway. Access to individual sites is via formed driveways.  Telfer Block: Hamptons Road is a formed rural road, which connects through to Springs Road and the wider network, as well as the town centre. The road has a wide unformed grass berm on both sides with a water race running within the eastern side of it.	The narrow carriageway, no formed kerb and channel and the absence of footpaths and urban street character elements, such as parking bays, etc. is in keeping with a rural environment. The narrow carriageway does not allow for on-street car parking. The Telfer Block roading layout has a wider configuration with the ability to cater for parking in the berm.	
	*Presence of footpaths	No footpaths	The absence of footpaths is a character element of rural residential road typologies. Pedestrians are required to walk on the road, berms are used for stormwater management. A pedestrian connection off Taylor Place links to the walk /cycleway along the eastern side of Birchs Road. This provides an important linkage to community facilities and the town centre and helps to integrate the development with the remainder of the township.	
	Presence of street lighting	Yes.	Lamp posts are positioned within the road reserve. Their industrial style is not in keeping with the character of the fencing and landscaping in the public realm. Having minimal lighting provisions is typical within a rural-residential theme- the total absence of it would be rural. Street lights haven't continued throughout the public reserve link, which creates a CPTED issue.	

Criteria	Measurement	Findings	Assessment	
On site (private)	Presence of (tree) planting	Yes/No. Trees are placed on either sides of the road reserve of Taylor Place; however the Telfer Block shows that there is no tree planting within Hamptons Road reserve. All tree planting occur within private properties.	The deciduous specimen trees within the public realm will in time add amenity and character to the new development. The amount and sparse spacing of trees doesn't detract from the openness of the site, it does however rely on further substantial planting within the private sites for soft landscaping measures to positively contribute to a rural-residential character.	
	Other features	The site's mailboxes are grouped and located at the entrance to Conifer Grove along Hamptons Road.	Having letterboxes placed together along the main road rather than at the entrance to a house is a feature that is usually used on sites that are difficult to access or in situations where multiple dwelling units are within one house (flats). This feature symbolises a communal approach linking the sites together as one 'settlement'.	
	*Allotment size (criteria is already listed under sense of open space)	As above	As above	
	*Site coverage	As above	As above	
	*Setback from road	The limited amount of sites developed show buildings that have been placed close to the road boundary with buildings addressing the road. Most garage doors are not facing the road.	Placing buildings close to the road boundary is a typical residential characteristic, which allows for a public private interface and passive surveillance. It also increases street presence and dominance when viewed from the public realm. The narrow road between buildings adds to the feel of having houses close to each other (see also comments on building placement).	

Measurement	Findings	Assessment	
*Internal setbacks	The limited amount of houses developed are placed what appears close to internal boundaries and each other. In the case of the Telfer Block these distances appear a lot bigger.	Size and bulk affect the perception of distance. Overall the large dwellings and accessory buildings are placed in proximity to internal boundaries. It appears the way they are positioned on site less emphasis was put on creating distance to neighbours, but to have good orientation for outdoor living space and street presence.	
Fencing	Predominantly post&wire fencing is put in place for internal fencing between sections. Fencing is complemented with planting along most internal boundaries.  The developer has put covenants in place for maximum height of 1.2m along internal boundaries	Covenants stipulate maximum height for fencing, but don't stipulate the type of fencing. Regardless, the fencing in place so far is designed in a way to have a demarcation of space without taking away from a transparent open view through the site.  See earlier comments.	
Quality of building /stewardship	New housing within Conifer Grove, existing development within Telfer Block, whereas development of public realm has been minimal.	Having an environment where people take ownership and maintain their site adds to a pleasant environment and enhances the character long-term.	
Landscaping	Limited amount of landscaping, yet to be developed and to mature. Large areas are currently grassed.	The sites have limited landscaping done yet; however what has put in place is developed as decorative gardens, not intended for livestock/pets.	
Natural features	Existing water race within road reserve of Hamptons Road. Adjacent sites to Hampton Road within Telfer Block have mature tree plantings. There is also significant hedging and tree plantings along the northern boundary of the Conifer block.	Retaining mature trees within private properties is adding to the character of the site and creating a sense of place. Conifer Grove has limited established greenery apart from trees on adjacent sites to the North.	
Prohibited activities (covenants)	Protruding structures (antenna etc.) that are not architecturally integrated with the design of the building; There are strict covenants in terms of keeping of animals; excluding the keeping of roosters, pigeons, pigs and peacocks and certain type of dogs.	The proposed covenants restrict fences and structures and ensures a consistent approach. However covenants that restrict the keeping of certain animals restrict a potentially more rural character that comes with the keeping of animals on site.	

