

Part 4 Rural Zones

1.0 Zone descriptions

1.1 General description and purpose

Updated 15 April 2013

Within the overall area of about 31,000 ha of rural land within the city boundary, there are a variety of different activities ranging from those which directly utilise rural resources, to others primarily concerned with residential, recreational, industrial, or institutional uses. Primarily urban activities are catered for by separate zones and rule provisions in the Plan. A range of rural zones is provided to cater for those activities primarily reliant upon utilising rural resources. The distinction between each rural zone reflects the physical location, environmental influences and environmental results anticipated in these areas. Ten rural zones have been identified as follows:

- Rural 1 (Coastal) Zone
- Rural 2 (Templeton-Halswell) Zone
- Rural 3 (Styx/Marshland) Zone
- Rural 4 (Waimakariri) Zone
- Rural 5 (Airport influences) Zone
- Rural 6 (Grasslands) Zone
- Rural 7 (Port Hills Intensive Farming) Zone
- Rural Hills Zone
- Rural Q (Quarry) Zone
- Templeton Special Rural Zone

The Styx/Marshland and Templeton/Halswell zones include extensive areas of highly versatile soils, capable of a wide range of potential horticultural uses. Localised pockets of such soils also occur elsewhere in other rural zones. A small intensive farming zone comprising parts of two Port Hills valleys has been recognised. A specific rural zone has been provided to cater for dry land quarrying.

The maintenance of primary production and of rural amenities is a desired outcome in the rural zones generally, although a limited degree of urbanisation is expected which will alter the location of the rural/urban interface.

Important areas for landscape and ecological heritage purposes comprise much of the Rural Hills and Rural 6 Zone and also occur on some identified sites outside these zones. These are identified in Appendix 2 to the rules.

1.2 Rural 1 (Coastal) Zone

Updated 15 September 2006

Zone description and purpose

The Rural 1 Zone covers the area between Rothesay Road and the mouth of the Waimakariri River and extends westwards from the coastal sand dune system (Conservation 1A Zone) to surround the Bottle Lake Plantation and the Brooklands and Spencerville communities. Natural resources in this zone are strongly influenced by its coastal environment and the lower reaches of the Styx River. Soils within the zone are prone to erosion and are generally unsuitable for sustaining intensive cultivation.

In order to maintain and enhance soil resources forestry activities are encouraged. In addition, the Bottle Lake Plantation also provides for a variety of recreational experiences. Public access to the Brooklands Lagoon, beach areas and camping facilities are provided at Spencer Park.

An area of approximately 90ha is separately zoned Special Purpose (Landfill) immediately to the west of the coastal dune system. The presence of this separately zoned facility has a major impact on any changes in land use in the adjoining Rural 1 Zone.

The zone surrounds pockets of living zoned land at Kainga, Riverlea Estates, Spencerville and Brooklands, and adjoins the Business 6 (Rural Industrial) Zone at Chaney's.

Environmental results anticipated

- Recognition and protection of the coastal environment while facilitating public access.
- Protection of the operational requirements of forestry and waste management activities, in the interests of soil stability, community health and safety.
- Recognition of the scale and extent of existing residential, recreational or camping activities in the Spencer Park and Brooklands communities adjoining the Rural 1 Zone, and the protection of landscape and amenity values adjoining these communities by the limitation of any significant expansion of the effects of non-rural activities in these areas.
- Maintenance of the predominant visual characteristics of the zone, including the open coastal, wetland and forest environment present in this area.
- Maintenance and enhancement of the stability of soil resources in this zone.
- Maintenance of an overall low density of building and residential activity compatible with the soil resources and the visual and environmental characteristics of this zone.
- Management of the nature and location of activities and building so as to minimise the risk of fire damage within the zone.

1.3 Rural 2 (Templeton-Halswell) Zone

Updated 11 July 2011

Zone description and purpose

The Rural 2 (Templeton/Halswell) Zone extends from an old river terrace north of the Old West Coast Road and the southern boundary of the Rural 5 (Airport Influences) Zone, south to the base of the Port Hills; and from the Selwyn District boundary in the west, to the southern and western edge of the urban area.

The zone surrounds the separately zoned urban areas of Templeton and Halswell, and adjoins residential areas at Kennedy's Bush and Westmorland. It also contains significant areas of land owned by the health authorities, and Justice Department and the Ruapuna and Carrs Road motor sport facilities.

Soils in the northern part of this zone while generally versatile, tend to be stony, and prone to drought. Soils to the south of Springs Road are affected by wetness, drainage and ponding difficulties in periods of high rainfall.

The zone covers a large part of the Christchurch-West Melton ground water recharge area where there are particular concerns about both the rate of abstraction of ground water, and its potential contamination by discharges from land use activities in the zone. There are likely to be limitations on the availability of groundwater in the western part of the zone.

There are substantial existing areas of active mineral workings within the northern part of this zone which are separately zoned Rural Q (Quarry). Quarrying has significant actual and potential impacts on adjoining properties in the Rural 2 Zone.

The zone includes significant parts of the upper Halswell and Heathcote River catchments and in particular, flood retention areas at Wigram East and in Hendersons Road, Sparks Road and Cashmere Road area.

One site within the zone has been identified for its ecological heritage value (refer to Appendix 2).

The primary purpose of the zone is to provide for continued primary production south and west of the city.

Environmental results anticipated

- The management of versatile soil resources in the zone for activities which will support and encourage their present and future productive potential.
- A relatively low density of rural dwellings consistent with maintaining the quality and/or the quantity of ground water resources, and appropriately located and permitted rural activities in this and adjoining zones.
- Avoidance of building activity in areas subject to flooding.
- Maintenance of the potential productivity of versatile soils.
- Protection of the operational requirements of the Christchurch International Airport and mitigation of the likely noise environment through noise insulation in dwellings.

- (f) Protection and enhancement of visual amenities in the zone.
- (g) Maintenance and enhancement of the ecological heritage site identified within the zone.
- (h) The presence of appropriately located rural selling places of a scale consistent with the economic well-being of the local community, traffic safety, and the protection of visual amenity.
- (i) Management of land use activities consistent with the sustainable management of ground water resources and the protection of them from contamination.

1.4 Rural 3 (Styx - Marshland) Zone

Updated 19 September 2006

Zone description and purpose

The Rural 3 (Styx-Marshland) Zone extends westwards generally from Marshland Road and the vicinity of Lower Styx Road, to the south-eastern river terrace of the Waimakariri River, and from Spencerville Road in the north to the edge of the urban area south of Winters Road and the Northcote New Brighton Expressway. It includes the majority of the Styx River catchment.

This zone contains large areas of versatile soils overlying a peat sub strata, as well as more versatile soils towards the western side of the zone.

While the southern and western parts of the zone contain many market gardens and orchards, to the north there is more open pastoral farmland adjoining the Styx River.

The zone as a whole contains significant areas of the City's versatile soil resources. However, the Marshland soils also have some limitations as this area is subject to soil moisture considerations resulting in drainage limitations and potential differential settlement problems upon building. There are significant areas of high visual amenity adjoining the Styx River. The zone includes two ecological heritage sites.

The zone surrounds the northern edge of the urban area and is potentially subject to pressures for urban expansion particularly in the western part of the zone.

As with the Rural 2 Zone, this zone has as its main purpose the maintenance of primary production.

Environmental results anticipated

- (a) The management of versatile resources in the zone for activities which will support and encourage their present and future productive potential.
- (b) Avoidance of adverse physical and economic effects arising from ground settlement and artificial drainage systems in such areas by controls over the scale and location of building activity.
- (c) Maintenance and enhancement of the rural landscape and visual amenities within the Styx River catchment and encouragement of appropriate public access to that area.
- (d) Recognition of the spatial separation needs and other operational effects of existing and potential agricultural and horticultural activities located or likely to locate in this zone because of its soil qualities.
- (e) Avoidance or mitigation of flooding effects in the Styx River catchment.
- (f) The presence of appropriately located rural selling places of a scale consistent with the economic well-being of the community, traffic safety and the protection of visual amenity.
- (g) Recognition and protection of ecological heritage sites within the zone

1.5 Rural 4 (Waimakariri) Zone

Updated 31 January 2011

Zone description and purpose

The Rural 4 Zone covers that part of the city immediately to the south of its boundary with the Waimakariri River. It covers the area from Willows Road in the west (Selwyn District Boundary) to the northern motorway and the margins of the Waimakariri River. It extends southwards beyond the line of the stop banks of the Waimakariri River to the Open Space 3A Zone which adjoins both sides of McLeans Island Road and the Rural 3 Zone.

The north western parts of this zone, including McLeans Island, are characterised by some forestry plantations of primarily exotic species, together with significant areas of open pastoral farm land. Much, though not all, of the land in this zone is in the ownership of the Canterbury Regional Council and is leased for a variety of recreational or farming activities.

The general nature of soils in this zone, except parts of the Coutts Island area, are considered to have limited potential for agricultural and/or horticultural activities. Much of the zone also forms part of the Christchurch-West Melton ground water recharge area, with consequences for those activities involving either discharges to, or abstraction, from ground water.

The purposes of this zone are primary production, recreation and floodplain management.

Environmental results anticipated

- (a) Limitation of intensive subdivision, or residential development in this zone, particularly in the vicinity of the northern edge of the Rural 5 Zone, where exposure to high ambient noise levels associated with the airport is likely; and the need for flood plain protection and recognition of limited soil versatility in the zone.
- (b) Management of land use activities consistent with the sustainable management of ground water resources, and the protection of them from contamination.
- (c) Continuation of flood protection activities and related management of land use activities and building development in areas potentially susceptible to flooding.
- (d) Maintenance and enhancement of the stability of soil resources in the zone.
- (e) A range of primarily passive recreational activities and associated facilities set in extensive grassland areas, planted and maintained in harmony with existing visual amenities.
- (f) A limited number of buildings of a density subservient to the extensive open space character and substantial tree plantings in the zone.
- (g) Management of the nature and location of activities and buildings so as to minimise the risk of fire damage within the zone.
- (h) Recognition of the likely airport noise environment affecting part of the zone and the consequent mitigation of adverse environmental effects which might otherwise be experienced by activities in this zone.
- (i) The operation of intensive livestock management and other agricultural activities with some potential for adverse odours over much of the sparsely settled areas of the zone.

1.6 Rural 5 (Airport Influences) Zone

Updated 31 January 2011

Zone description and purpose

The Rural 5 (Airport Influences) Zone surrounds most of Christchurch International Airport and extends to include the majority of that area within the 50 dBA Ldn noise contour. This contour denotes the area within which noise levels are likely to normally exceed the 50 dBA Ldn sound level measurement resulting from the operation of aircraft in and around the airport. The zone also contains areas particularly subject to height restrictions relating to the "approach slopes" to airport runways. A separate Special Purpose (Airport) Zone containing the operational and commercial activities of the Airport itself, is located within the Rural 5 Zone.

This zone also includes areas of mixed rural activities, and soils of varying versatility. Those soils to the north and west of the airport tend towards being drier and less versatile, while those soils which adjoin the urban area to the east and south are more versatile and have the potential to support a more varied range of activities. The zone also forms part of the Christchurch-West Melton ground water recharge area with consequences for those land use activities involving either discharges to or abstraction of ground water.

Russley Road and Johns Road (State Highway 1) pass through the zone and serve as an important heavy traffic by-pass route, as well as being major arterial roads. A Rural Industrial (Business 6) Zone is located between the Rural 4 and Rural 5 Zones on the northern side of Johns Road.

The zone's purpose is primarily the continuation of primary production while managing land use activities to avoid compromising airport operations and development.

Environmental results anticipated

- (a) The operation of activities within the Rural 5 (Airport Influences) Zone in a manner which maintains the continued safe and uncurfewed operation and development of the International Airport.
- (b) Some adverse environmental noise effects associated with the proximity of aircraft operations and associated activities at the airport with gradual use of quieter aircraft, but with substantially greater numbers of aircraft movements.

- (c) A level of intensity of land use activities and future subdivision activities within this zone so as to ensure that neither of these lead to demands for curfewed airport operations.
- (d) Management of land use activities consistent with the sustainable management of groundwater resources and the protection of them from contamination.
- (e) The maintenance of safe and efficient traffic movement on Russley Road, and Johns Road while continuing to make provision for activities of an industrial or processing nature which require a rural location.
- (f) The maintenance and enhancement of the potential of versatile soils.
- (g) The presence of appropriately located rural selling places of a scale consistent with the economic well-being of the community, traffic safety, and the protection of visual amenity.
- (h) Recognition of the likely airport noise environment and achievement of noise insulation as a means of ensuring adequate mitigation of adverse environmental effects which might otherwise be experienced by residents in this zone.

1.7 Rural 6 (Grasslands) Zone

Updated 31 January 2011

Zone description and purpose

The Rural 6 Zone covers a large area west of the Airport, generally bounded by the Open Space 3A Zone to the north, Chattertons Road to the west, and the Rural 2 Zone to the south. It is similar in many respects to the Rural 4 Zone in character, being also part of the Waimakariri Floodplain, and within which the soils are generally of limited versatility. Most, but not all, of the land in the zone is in the ownership of the Canterbury Regional Council.

The zone has been specifically identified in recognition of two factors. The first of these is the significance of the zone which comprises areas of indigenous grassland and shrub vegetation of unique ecological significance in Canterbury, and especially in the Christchurch area. It is relatively unmodified, and as such is of importance in terms of Section 6 of the Act.

Secondly, the area is largely an open and expansive landscape which, although subject to some modification, would have been typical of the plains environment prior to its settlement. For these reasons buildings are encouraged to locate on the periphery of the zone, where their impact on this landscape will generally be less.

The purpose of the zone is to enable management of activities such that they are compatible with the natural, particularly ecological, values of the area and the maintenance of a predominantly open landscape. Accordingly the zone is suitable for the current use of extensive pastoral farming, and suitable recreational activities associated with the adjoining McLeans Island area. Measures to protect vegetation in particularly important areas within the zone are incorporated in the rules.

Over time, it is anticipated that some additional areas within the zone will be protected for their ecological values through a combination of both regulatory and other means. This will entail the development of a strategy for management of land in the zone undertaken in consultation with landowners (particularly the Canterbury Regional Council and its lessees) to achieve a compatible mix between pastoral and recreational activities and environmental protection and landscape enhancement.

Environmental results anticipated

- (a) A low density of buildings or structures in the zone, except around parts of the periphery of the zone, and a relative absence of exotic trees or extensive areas of introduced grasses.
- (b) The maintenance and enhancement of areas of significant botanical and ecological value within the zone, and in particular those sites identified in Appendix 2 (Ecological heritage sites).
- (c) The maintenance of a predominantly open landscape, uncluttered by structures, representative of the Canterbury Plains prior to settlement.
- (d) Protection of the quality of groundwater or environmental amenities generally, particularly where activities may involve discharges.
- (e) Management of land use activities consistent with sustainable management of groundwater resources and the protection of them from contamination.
- (f) Continuation of flood protection activities and related management of land use activities and building development in areas potentially susceptible to flooding.
- (g) Maintenance and enhancement of the stability of soil resources in the zone.
- (h) Extensive pastoral farming and a range of primarily passive recreational activities and associated facilities set in extensive grassland areas, planted and maintained in harmony with existing visual amenities.
- (i) Management of the nature and location of activities and buildings so as to minimise the risk of fire damage within the zone.
- (j) Recognition of the likely airport noise environment and the consequent mitigation of adverse environmental effects which might otherwise be experienced by activities in this zone.

1.8 Rural 7 (Port Hills Intensive Farming) Zone

Updated 14 November 2005

Zone description and purpose

This small zone comprises two valleys at the eastern end of the Port Hills, being the Avoca and Horotane Valleys. The rules of the zone also apply in the interim to part of the eastern side of the Heathcote Valley, which has a deferred Living HA Zoning. With a long established pattern of intensive farming, and microclimate associated with the local terrain and its northerly aspect, these areas have a unique rural character within the City. The Horotane and Avoca Valleys have only one access point and all three areas have an existing pattern of small lot subdivision and a generally high level of rural amenity values. While their total production is small in a regional context, they provide an ongoing opportunity for agricultural activity of a full or part time nature while retaining amenity values.

Environmental results anticipated

- (a) The management of the soil resources in the zone for activities which will support and encourage their present and future productive potential.
- (b) Maintenance of the currently high density of rural dwellings, but with only limited scope for intensification of future rural dwelling densities.
- (c) Maintenance of the unique visual character and high amenity values in the zone.

1.9 Rural H (Hills) Zone

1.9 Rural H (Hills) Zone

Updated 14 November 2005

Zone description and purpose

The Rural Hills Zone extends from Godley Head in the east to Old Tai Tapu Road in the west and generally from the base to the crest of the Port Hills excluding existing urban development areas.

The topography of the Port Hills and its outstanding natural features, open landscape and rural characteristics, provide one of the most important visual amenities for the whole of the city, especially in terms of views of them from the city and views from them across the Canterbury Plains. Unique features that contrast these hills with the remainder of the plain on which the city is located, include large areas identified for their ecological heritage value comprising native flora and fauna, rock outcrops, tussock land, an imposing skyline, and upper spurs largely free of visible buildings. The zone recognises that the landscape values of the Port Hills are particularly important in much of the area east of Dyers Pass Road as these slopes form the back drop to the city. The Summit Road Protection Act also provides for some protection of visual amenity in the immediate vicinity of that road.

Much of the grassland areas on the Port Hills, particularly its upper and eastern parts, contain sites of considerable ecological significance.

In addition to their importance to visual amenities, the topography and soil characteristics of the hills present particular problems of erosion and soil stability as well as resulting impacts on the catchments of the Halswell and (particularly) Heathcote Rivers and in consequence the management of those natural resources.

The hills provide the location of significant recreational areas of public reserves, walking tracks and scenic drives. In other areas extensive forestry plantations have been established. Apart from recreation, extensive pastoral farming is the dominant activity on much of the hills.

Environmental results anticipated

- (a) The maintenance of the predominantly open landscape character and quality of the visual amenities of the Port Hills and in particular the protection of areas of outstanding natural features and landscape.
- (b) The recognition of the Port Hills as a distinctive area with somewhat more development activity and potential change in landscape character on the lower slopes, while still maintaining a more natural open character on the upper slopes and ridges.
- (c) The protection of opportunities for the public to enjoy access to and views from the Port Hills and especially the Summit Road.

- (d) Management of the soils and vegetative resources of the Port Hills so as to reduce erosion and instability.
- (e) Management of surface water drainage from the Port Hills and minimised effects upon downstream river catchments.
- (f) Protection and enhancement of a representative and viable range of natural vegetation, soil and landform associations of the Port Hills environment.
- (g) Conservation and enhancement of the natural bio-diversity of the Port Hills, and in particular those sites identified in Appendix 2 (Ecological heritage sites).
- (h) Management of the nature and location of activities and buildings so as to minimise the risk of fire damage within the zone.

1.10 Rural Q (Quarry) Zone

Updated 16 November 2009

Zone description and purpose

The Rural Q (Quarry) Zone provides for the extraction and processing of sand and gravel within the zone, with these activities being undertaken with due regard to the effects on occupiers of adjoining land.

The Rural Quarry Zone comprises two areas. The first is between the Old West Coast Road and State Highway 73 and is referred to as the Miners Road area. The second is between Pound Road and Hasketts Road and adjacent to Leggett Road, referred to as the Pound Road area.

Outside of the Quarry Zone, other quarry operations and processing takes place within the bed of the Waimakariri River (Conservation 3W Zone), the Open Space 3D (Isaac Conservation Park) Zone and in the Business 6 Zone. Plan provisions to manage the effects of this activity in the Isaac Conservation Park are contained within Volume 2 Section 14 and Volume 3 Section 6 of the Plan.

The "dry land" quarry sites (including within the Isaac Conservation Park) have sufficient aggregate resources to meet current city demands for in excess of 50 years, assuming current extraction rates of approximately 1 million cubic metres per annum. The rules in the zone provide for three types of activities - rural, mineral extraction, and other activities.

The rules associated with activities in the quarry zone are to an extent a compromise which takes into account the longstanding pattern of quarry zoning west of the city. No new zoning is provided for, and more stringent standards would have to apply to any "out of zone" quarrying, including within the Open Space 3D (Isaac Conservation Park) zone to ensure appropriate standards of amenities for surrounding land uses.

The Council wishes to encourage restoration of quarried land generally (similar to that undertaken in the Peacock Springs area) and in this respect it is intended that restoration be achieved to at least a pastoral grassland landscape. It is anticipated that major restoration will occur in the Pound Road area first, as it is that part of the zone in which the resource is likely to be exhausted earlier.

Environmental results anticipated

- (a) Continued extraction of sand and gravel, recognising that there will be some unavoidable adverse effects, but with measures to ensure that these effects, particularly noise, dust, traffic and visual detractor, are minimised to the maximum extent practicable.
- (b) Associated processing and screening of sand and gravel with measures to mitigate adverse effects to the maximum extent practicable.
- (c) Protection of groundwater quality.
- (d) Progressive restoration of quarried land to a state where visual amenities are enhanced and the land is capable of sustaining at least pastoral farming.
- (e) Subsequent use of quarried land which is compatible with surrounding rural amenities and the amenities of rural residents, and excluding activities of an industrial or a noisy recreational character.
- (f) The containment of "dry land" quarrying to these specified zones, in recognition of the adverse effects of quarrying and processing of materials, and the difficulty of mitigating the effects of quarrying near rural residences.

1.11 Templeton Special Rural Zone

Updated 15 April 2013

Zone description and purpose

The Templeton Special Rural Zone applies to the former Templeton Hospital site, situated north of Templeton and bordered by Kirk and Maddisons Roads. The hospital closed in 2000 but numerous buildings and items of infrastructure remain on the site. The site is surrounded by Rural 2 and Rural 5 land and a number of uses which are not traditional rural activities, including residential health-care, drug and alcohol rehabilitation, corrections facilities, and small scale education facilities. Development should be managed so as to avoid reverse sensitivity issues affecting lawfully established operations on adjoining land, including on Corrections land.

The use of the site for a hospital involved a significant number of buildings and internal road network and servicing infrastructure, much of which remains. The site was formerly zoned Special Purpose (Hospital) and Rural 2 (Templeton - Halswell) to enable its use as a hospital and, in the event a non-healthcare use is proposed, for general rural activities. Large scale healthcare facilities are considered unlikely to re-establish at the site, and the remaining buildings and infrastructure make the site unsuitable for agricultural or horticultural activities generally anticipated in rural zones.

The Templeton Special Rural Zone (refer to the Outline Development Plan in Appendix 6) is traversed by a high voltage transmission line (Roxburgh - Islington A single circuit 220kV line on towers). In accordance with the National Policy Statement on Electricity Transmission 2008 (NPSET) the Council is required to manage development or ensure that development in the transmission corridor does not affect the on-going operation, maintenance, up-grading and development of the line or result in any reverse sensitivity effects.

While the site was zoned SP(H) / Ru2, some temporary activities established, including driver training, a school, and rural research. Of these uses only rural research is promoted within the zone, as it is considered to fit well with the Templeton Special Rural Zone.

The location of the site outside the urban limit and under the airport noise contours as defined in this Plan effectively precludes it from being used for urban or noise sensitive activities. Residential occupation is restricted to two (2) custodial units within strict parameters as to scale and acoustic attenuation.

The zone provides for the remediation of the site and efficient re-use of existing resources through re-development, including the removal of buildings and infrastructure which cannot be re-used and which could potentially lead to adverse visual effects and servicing issues.

At a finer scale, the zone provisions seek to achieve a high standard of visual amenity through building setbacks, outdoor storage area limits, and landscaping requirements in recognition of the rural character and amenity of the site and the surrounding land. The zone also seeks to enable the efficient re-use of existing buildings, facilities, and infrastructure.

The zone is divided into three precincts to help achieve the expected environmental results, as described below. The Rural Business 1 precinct is key in delivering these outcomes. It provides for a low density built environment with a significant landscaping component, but also with a focus on achieving sufficient returns to facilitate remediation of the site. Anticipated land uses in this precinct might include plant for processing agricultural or horticultural produce, rural research facilities, farm machinery sales or hire, rural contracting businesses, warehousing of rural produce or supplies, and rural-based light engineering and mechanical repairs.

The Rural Business 2 Precinct provides for activities which require larger areas of open space relative to building footprint. Uses might include vet clinic, equestrian centre, small scale horticulture or agriculture, rural research facilities, landscape supplies, depots for strategic infrastructure, and similar uses.

The Facilities Precinct includes the existing pool/gym, and hall. Other facilities might include a small dairy or café servicing the zone. Otherwise uses similar to those expected for the Rural Business 1 precinct are likely to be predominant.

Environmental results expected

- (a) Retention of the rural character and amenity to ensure compatibility with the existing activities on the site and surrounds, including through the identification and protection of a significant number of existing trees.
- (b) Rural activities as defined for the Templeton Special Rural Zone which occur within a relatively low density built environment, including rural research facilities.
- (c) Maintenance of the relatively quiet environment in keeping with the surrounding rural area and to ensure compatibility with current activities on and adjoining the site.
- (d) Development which generates low volumes of traffic to minimise effects on residential and other activities in the area.
- (e) Re-use of existing infrastructure, facilities, and buildings when and where appropriate.
- (f) Limitations on discharges of trade wastes and the storage and handling of hazardous substances in recognition of the location of the site on the periphery of the City's reticulated services, and the need to protect aquifer recharge areas from contamination.
- (g) Minimised risk of reverse sensitivity which could potentially arise from development within the zone adjoining rural land and sensitive land-use activities.
- (h) The protection of the security of supply of electricity to the City and prevention of reverse sensitivity effects in respect to the National Grid.

2.0 Rules - Rural 1- 7 and Rural Hills Zones

Guide to using these rules

Step 1: Establish what rural zone the site is located in.

Step 2: Establish whether the activity is a rural activity, or an other activity.

Step 3: Check whether the proposal complies with all of the development standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity (with the exercise of the Council's discretion limited to the matter(s) subject to that standard).

Step 4: Check whether the proposal complies with all of the community standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Check whether the proposal complies with all of the critical standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 6: Check whether (in the case of a new residential unit) it is within the 65 dBA Ldn/95 SEL dBA air noise boundary around the airport. If so, the residential unit is a prohibited activity.

Step 7: Check whether the proposal complies with all of the city rules for the activity, cross referenced in the zone rules.

If not, application will need to be made for consent in respect of those rules.

If the activity complies with all of the zone rules and city rules, it shall be a permitted activity.

An activity may also be specified as a controlled discretionary or non-complying activity in the standards.

Note : Special rules apply to areas of high ecological value in the Rural Hills and Rural 6 Zones, and on a small number of sites in other rural zones - refer Appendix 2.

2.1 Reference to the Summit Road (Canterbury) Protection Act 2001 and the Forest and Rural Fires Act 1977

Updated 14 November 2005

2.1.1 Summit Road (Canterbury) Protection Act 2001

Updated 14 November 2005

Attention is drawn to the provisions of the Summit Road Protection Act which applies to land in the Rural Hills Zone above the Summit Road and within 30 metres vertically below the Summit Road and Dyers Pass Road (refer to Summit Road Protection Act and gazette notice).

2.1.2 Forest and Rural Fires Act 1977

Updated 14 November 2005

Attention is drawn to Section 27 of the Forest and Rural Fires Act 1977 which gives the Rural Fire Officer wide ranging powers to limit and require the clearance of vegetation to provide defensible space for fire fighting. This Act is of particular relevance to the Rural 1, 4, 5, 6 and Rural Hills Zones which contain areas where there is the risk of considerable damage to property from fire, particularly where houses are located in the proximity of plantation forests or dense vegetation.

2.2 Categories of activities

Updated 15 April 2013

2.2.1 Rural 1-7, Templeton Special Rural Zone, and Rural Hills Zones

Updated 15 April 2013

- (a) Any rural activity or other activity which complies with:
- all of the development standards under Clause 2.3;
 - all of the community standards under Clause 2.4; and
 - all of the critical standards under Clause 2.5

shall be a permitted activity .

- (b) Any rural or other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards under Clause 2.3, shall be a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

- (c) Any rural or other activity which complies with all of the critical standards, but does not comply with any one or more of the community standards under Clause 2.4, shall be a **discretionary activity** .

- (d) Any rural or other activity which does not comply with any one or more of the critical standards under Clause 2.5, shall be a **non complying activity** , except where specified as a **prohibited activity** .

- (e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary (community or development standards) or non-complying (critical standards). In the case of non-compliance with a development standard, the exercise of the Council's discretion is limited to the matter subject to that standard.

Note - Prohibited activities relate only to buildings subject to aircraft noise within the 65 dBA Ldn/95 SEL dBA air noise boundary marked on the planning maps.

2.2.2 Meadow Mushrooms, Wilmers Road

Updated 14 November 2005

On Meadow Mushrooms site in Wilmers Road, Wigram (described as Lots 1 and 2 DP 45957 (CT 24F/296) and Lot 1 DP 42549, Lot 1 DP 51028, and Pt RS 4872 BM 315 (CT 6B/826), mushroom farming (except composting) shall be a permitted activity subject to the rules applicable in the Business 5 Zone; in respect to any other activities on the site, the provisions of the Rural 2 Zone shall apply.

2.3 Development standards

2.3 Development standards

Updated 14 November 2005

Any application arising from non-compliance with clause 2.3.1 will not require the written consent of other persons for notification, and shall be non-notified.

2.3.1 Road scene

Updated 15 April 2013

The minimum building setback from road boundaries shall be 15 metres except that;

- (a) for sites of less than 0.4 hectares in area, the minimum building setback shall be 6 metres;
- (b) for rural selling places or sites with frontage to a major or minor arterial road listed in Part 8, Appendix 3, the minimum building setback shall be 30m;
- (c) for the Templeton Special Rural Zone - Rural Business 1 Precinct, the minimum building setback from internal road boundaries shall be 10 metres.

2.3.2 Separation from neighbours

Updated 15 April 2013

- (a) The minimum building setback from internal boundaries shall be 10 metres except that for sites of less than 0.4 hectares in area, the minimum building setback shall be 3 metres.
 - (b) For a residential unit in the Rural 2, 3 and 7 Zones; Rural 5 Zone (that part south or east of the Special Purpose (Airport) Zone as shown in Part 4 Appendix 4); Rural Hills Zones; the minimum setback from a building, compound or part of a site used for intensive livestock management, shall be 200 metres.
 - (c) for the Templeton Special Rural Zone:
 - (i) in the Rural Business 1 Precinct - the minimum building setback from internal or precinct boundaries shall be 5 metres; and
 - (ii) in the Rural Business 2 and Facilities Precincts, the minimum building setback from internal or precinct boundaries shall be 10 metres.
- (Refer also to critical standard 2.5.8)

2.3.3 Height of buildings

Updated 14 November 2005

The maximum height of any building shall be 9 metres.

2.3.4 Family flats - Rural activities

Updated 14 November 2005

Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m². Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:

- (a) the family flat shall be relocated from the site; or
- (b) shall have the kitchen removed so that the family flat is no longer a self-contained residential unit.

2.3.5 Zone boundary setbacks - Templeton Special Rural Zone

Updated 15 April 2013

For the Templeton Special Rural Zone, the minimum building setback from zone boundaries shall be 5 metres, in addition to the 20 metre buffer shown on the Outline Development Plan in Appendix 6 (Volume 3, Part 4).

2.3.6 Strategic Infrastructure - Templeton Special Rural Zone

Updated 15 April 2013

Use of the land for strategic infrastructure shall occur only where it is a depot or storage facility, and where associated outdoor storage does not exceed a total of 20000m² within the zone.

Refer also to Community Standard 2.4.9 Site Coverage - Rural Activities, Critical Standard 2.5.4 (Site Coverage - Rural Activities) and Critical Standard 2.5.11 (Land use - Templeton Special Rural Zone).

2.3.7 Servicing - Templeton Special Rural Zone

Updated 15 April 2013

- (a) There shall be no creation of waterbodies, except for stormwater facilities for the disposal and/or treatment of stormwater.
- (b) Stormwater facilities shall be a discretionary activity, with the exercise of the Council's control limited to the extent to which the design, layout and plan species proposed have been undertaken and selected having consideration to the operations of the Christchurch International Airport and the need to minimise potential birdstrike. The stormwater system shall be certified by a suitably qualified person to the following standards:
 - (i) The design, operation and management of the stormwater system shall avoid attracting bird species which constitute a hazard to aircraft;
 - (ii) Stormwater infiltration basins are designed to fully drain within 48 hours of the cessation of a 2% AEP storm event;
 - (iii) Rapid soakage overflow chambers in sufficient numbers and with sufficient capacity to minimise any ponding of stormwater outside of the infiltration basin areas;
 - (iv) The use of plant species within the basin (including its margins) that are suitable for inundation by stormwater and are not attractive to birds; and
 - (v) Basin size and side slope dimensions that are suitable for stormwater management and are not attractive to birds.

Any proposal that does not comply with either of these provisions shall be limited notified to Christchurch International Airport Limited.

Reference to other community standards

Electricity Transmission Line Corridor

(refer Part 4, Clauses 4.4.7 and 4.4.8)

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, Clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Building adjacent to waterways and the coastline
(refer Part 9, Clause 5)

Airport protection surfaces
(refer Part 9, Clause 6)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising

(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 5)

Sale of liquor
(refer Part 10, Clause 4)

Hazardous substances
(refer Part 11, Clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

2.4 Community standards

Updated 14 November 2005

2.4.1 Vehicle generation - Other activities only

2.4.1 Vehicle generation - Other activities only

Updated 14 November 2005

The maximum number of vehicle trips per site, shall be 100 per day.

2.4.2 Intensive livestock management

Updated 14 November 2005

Rural activities - Rural 1, 4 and 6 Zones, Rural 5 Zone (that part north or west of the Special Purpose (Airport) Zone as shown in Part 4 Appendix 4).

No building, compound or part of a site used for intensive livestock management shall be located within 60 metres of any site boundary, or 200 metres of any living zone boundary except that no building, compound or part of a site used for the keeping of pigs or poultry shall be located within 600 metres of a living zone boundary.

(Refer also to critical standard, Clause 2.5.8, for other zones.)

2.4.3 Boarding of domestic animals

Updated 14 November 2005

No building, compound or part of a site used for the housing of domestic animals shall be located within 50 metres of any site boundary, or 200 metres of any living zone boundary.

2.4.4 Protection of native vegetation, natural features and existing landscape character -Rural Hills Zone

Updated 14 November 2005

(a) Vegetation removal

The maximum removal or loss of native vegetation indigenous to the site in any continuous five year period shall be 100m² per hectare (the area per hectare shall not be aggregated over the total area of the site) except for:

- (i) native shrubland/forest sites identified in Part 4, Appendix 2, there shall be no removal or loss of native vegetation indigenous to the site (except for the trimming of vegetation underneath transmission lines pursuant to (iii) below);
- (ii) maintenance and weed control (including the clearance of existing drains and ponds);
- (iii) the trimming of vegetation underneath transmission lines;
- (iv) the construction or maintenance of tracks provided their width is not greater than 2.5m *;
- (v) the planting of species indigenous to the site;
- (vi) vegetation removal to allow construction of any permitted or approved buildings.

(* Refer to Part 9, Rule 5.3.4, which excludes the construction and maintenance of vehicle and foot tracks from Rule 5.3 "Rules: filling and excavation on other land" provided that the width is no greater than 1.5m).

(b) Planting - West of Dyers Pass Road

The planting of exotic species (including exotic trees) or native plants of non-local origin, shall be a discretionary activity on that part of the Rural Hills Zone west of Dyers Pass Road, except where:

- (i) shelter belts are established provided that plantings do not exceed 500m² on any site, or takes place within 30m vertically of the Summit Road;
- (ii) planting consists of oversowing with exotic grasses.
- (iii) planting involves the reintroduction of native species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally).

(Refer also to critical standards, Clause 2.5.10 - Planting, for the Rural Hills Zone east of Dyers Pass Road.)

(c) Site coverage

Any building below the 160m height contour within this zone shall be a discretionary activity, except that:

- (i) this rule shall not apply to any building of less than 40m² gross floor area (the 160m contour is shown on the planning maps);
- (ii) on Lots 3 and 4 DP 28817 on Huntsbury Avenue, the erection of a dwelling house only on each lot shall be a controlled activity with the exercise of the Council's discretion limited to landscaping, siting of the buildings and design and appearance.

(Refer also to critical standards, Clauses 2.5.4 and 2.5.5.)

(d) Rock removal

The maximum rock size that may be removed from any site shall have a dimension not exceeding 250mm in any direction and shall be naturally occurring loose rock or rock removed from areas of improved surface pasture. An exception is made permitting the relocation of rocks posing a rockfall hazard to a safe location on the same site.

(Refer also to Part 9, Clause 5.)

2.4.5 Protection of native vegetation, natural features and existing landscape character - Rural 6 Zone and ecological heritage sites 3.13, 8.10, 15.21 and 15.06

Updated 14 November 2005

(a) Vegetation removal

Within ecological heritage sites in the Rural 6 Zone and ecological heritage sites 3.13, 8.10, 15.21 and 15.06, identified in Part 4, Appendix 2, the maximum removal or loss of native vegetation indigenous to the site in any continuous five year period shall be 100m² per hectare (the area per hectare shall not be aggregated over the total area of the site) except for:

- (i) within ecological heritage site 6.41 the rule shall only apply to the area of that site shown on the Map in Appendix 3;
- (ii) maintenance and weed control (including the clearance of existing drains and ponds);
- (iii) the trimming of vegetation underneath transmission lines;
- (iv) the construction or maintenance of tracks provided their width is not greater than 1.5m;
- (v) the planting of species indigenous to the site;
- (vi) Vegetation removal to allow construction of any approved buildings.

(b) Planting

In the Rural 6 Zone planting of exotic trees that are located more than 50 metres from the zone boundary or in an ecological heritage site identified in Part 4, Appendix 2 shall be a **discretionary activity** .

Within ecological heritage sites in the Rural 6 Zone and ecological heritage sites 3.13, 8.10, 15.21 and 15.06 identified in Part 4, Appendix 2 planting of exotic species (including oversowing with introduced grasses) or native plants of non-local origin shall be a **discretionary activity** **except that** :

- (i) for ecological heritage site 6.41 the rule shall only apply to the area of that site shown on the Map in Appendix 3;
- (ii) where planting involves the reintroduction of native species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally).

(c) Site coverage

- (i) In the Rural 6 Zone the maximum net area of any site covered by buildings or impervious surfaces shall not exceed 500m².
 - (ii) Any building erected on an ecological heritage site within the Rural 6 Zone identified in Part 4, Appendix 2, shall be a discretionary activity.
 - (iii) Any building exceeding 40m 2 and which is erected more than 50m from the Rural 6 Zone boundary or within ecological heritage sites 3.13, 8.10, 15.21 and 15.06, shall be a discretionary activity.
- (Refer also to critical standards, Clause 2.5.5 - Site coverage - other activities.)

2.4.6 Fire hazard avoidance

Updated 14 November 2005

All activities - Rural 1, 4 and 6 Zones, Rural 5 Zone (that part north or west of the Special Purpose (Airport) Zone as shown in Part 4, Appendix 4 and Rural Hills Zone.

(a) Means of fighting fire

A storage tank which contains at least 2,000 litres of water at all times, with suitable fire service fittings or couplings shall be located within 30 metres of any residential unit, except where there is a reticulated water supply available to fire fighting standard.

(b) Separation distances - trees and residential units

- (i) Any residential unit shall not be erected within 30 metres of any trees in a woodlot, conservation, or production forest.
- (ii) Any trees in a woodlot, conservation, or production forest shall not be planted within 30 metres of any residential unit, or a living zone boundary.

(c) Access for fire appliances and other emergency vehicles

Where any residential unit is more than 20 metres from a road frontage:

- (i) a vehicle access to the residential unit shall be provided which is at least 4 metres wide and 5 metres high, unobstructed by trees or structures; and
- (ii) a manoeuvring area at the end of the vehicle access shall be provided complying with the standards for a 90 percentile two axle truck (refer Part 13, Appendix 6).

2.4.7 Odour - stockpiling or spreading of manures

Updated 14 November 2005

(a) Any stock pile of animal, fowl, or fish manure shall be setback a minimum of 60 metres from any site boundary, 200 metres from any residential unit, or 600 metres from any living zone.

(b) No spreading of animal, fowl, or fish manure shall take place within 20 metres of any site boundary, 60 metres of any residential unit, or 600 metres of a living zone boundary.

2.4.8 Offal Pits

Updated 14 November 2005

- (a) Any offal pit shall be setback a minimum of 20m from any site boundary.
- (b) Any offal pit shall be located a minimum of 200m up gradient or 50m down gradient of any public or private water supply well, and shall be located a minimum of 50m from any stream, drain, river, lake or stock water race;
- (c) The bottom of any offal pit shall be a minimum of 1 metre above the normal maximum groundwater level;
- (d) Any offal pit shall only be used for the disposal of offal and carcass wastes;
- (e) Any offal pit shall be covered in such a manner to ensure public safety and exclude vermin;
- (f) Any offal pit shall have a depth greater than 1m;
- (g) When use of any offal pit is terminated, it shall be covered with soil. The soil shall have a minimum depth of 1m. The finished level shall be the same as the surrounding ground level.

2.4.9 Site coverage - Rural activities

Updated 15 April 2013

Maximum percentage of the net area of any site covered by buildings and impervious surfaces shall be as follows:

(a)	Rural 1 and 4 Zones, Rural 5 Zone (that part north or west of the Special Purpose (Airport) Zone) as shown in Part 4 Appendix 4	3% of net site area or 6000m ² , whichever is the lesser
(b)	Rural 2 and 3 Zones, Rural 5 Zone (except that part north or west of the Special Purpose (Airport) Zone) as shown in Part 4 Appendix 4	5% of net site area or 2000m ² , whichever is the lesser
(c)	Rural 7 Zone	10% of net site area or 2000m ² , whichever is the lesser
(d)	In the Templeton Special Rural Zone the maximum percentage of the net area of any site covered by buildings and impervious surfaces shall be: Rural Business 1 and Facilities Precincts Rural Business 2 Precinct	20% of net site area 10% of net site area

except for:

- (i) existing lots in the above zones less than 4ha in area, but greater than 0.4ha in area, where the maximum coverage shall be 10% of the net area of the site or 2000m², whichever is the lesser;
- (ii) existing lots of less than 0.4 ha in area in the above zones where up to 35% of net area of the site may be covered;
- (iii) ecological heritage sites 3.13, 8.10, 15.21 and 15.06 identified in Part 4, Appendix 2 (refer 2.4.5(c));
- (iv) shade houses, tunnel houses and glass houses which are excluded from site coverage calculations provided that they are not located over an impervious surface.

(Refer also to critical standard clause 2.5.5 - Site coverage - Other activities), Development Standard 2.3.5 (Land use - Templeton Special Rural Zone), Critical Standard 2.5.4 (Site Coverage - Rural Activities) and Critical Standard 2.5.11 (Land use - Templeton Special Rural Zone)

2.4.10 Landscape character - Templeton Special Rural Zone

Updated 15 April 2013

- (a) Landscaping for each allotment shall cover a minimum of 20% of the site, up to 2000m².
- (b) Buildings shall be painted or powder coated such that reflectivity is less than 35%.

- (c) No building, sign, outdoor storage area, or car park shall be established in the 20m buffer shown at Appendix 6 (Volume 3 Part 4).

Advice note:

Vegetation to be planted within the transmission corridor shown on the Outline Development Plan for the Templeton Special Rural Zone should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulation 2003. To discuss works, including tree planting near any electrical line, contact Transpower.

Reference to other community standards

Reference to other community standards

Updated 14 November 2005

Protected buildings, places and objects
(refer Part 10, Clause 1)

Protected trees
(refer Part 10, Clause 2)

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

2.5 Critical standards

Updated 14 November 2005

2.5.1 Protection of coastal environment

Updated 14 November 2005

Within the Rural 1 Zone, the minimum setback of any building shall be 100 metres from the landward margin of the Conservation 1A Zone.

2.5.2 Minimum net site area for a residential unit

Updated 22 May 2006

Each residential unit shall be contained within its own separate site with a minimum area (less any area subject to a designation for any purpose, and/or any strip of land 6m or less in width, and/or any strip of land where that land is the shared access for more than one site) as follows:

(a)	Rural 1 Zone, Rural 4 Zone and that part of the Rural 5 Zone north or west of Christchurch International Airport, as shown in Part 4, Appendix 4	20ha
(b)	Rural Hills Zone, Rural 6 Zone	100ha
(c)	Rural 2 Zone, Rural 3 Zone and that part of the Rural 5 Zone east and south of the Christchurch International Airport as shown in Part 4, Appendix 4	4ha
(d)	Rural 7 Zone	2ha
(e)	For the purpose of this rule and notwithstanding the definition of "site" in Volume 3 Part 1, "own separate site" means a physically contiguous area of land shown on a site plan with defined boundaries, whether legally or otherwise defined boundaries, and includes:	
	• a single legally defined parcel of land that is held in a single certificate of title or for which a single certificate of the title could be issued without further consent of the Council; or	
	• a group of physically contiguous legally defined parcels of land that are held in a single certificate of title or for which a single certificate of title could be issued without further consent of the Council ;	
except that		
(i)	in respect to subclause (c) above, for allotments existing as at 24 June 1995 within the Rural 2, Rural 3 and Rural 5 Zones, the minimum area shall be 2ha, provided that there shall be not more than one residential unit on any allotment. (This exception does not apply to land within that part of the Rural 5 Zone north or west of Christchurch International Airport as shown in Part 4, Appendix 4, or where the dwelling is proposed to be sited within the 50 dBA Ldn noise contour around Christchurch International Airport as shown on the Planning maps) and;	
(ii)	one residential unit may be erected on Lot 3 DP 81533; and	
(iii)	where three additional lots have been created from Lot 1 DP 79425 in accordance with Rule 4.3.1 in Part 14, one residential unit may be erected on each of these lots, provided that each residential unit excluding non-habitable accessory buildings is constructed south of the building line shown on the outline development plan in Part 4, Appendix 5; and	
(iv)	in all Rural zones listed in (a) (b) (c) & (d) above, a family flat may be provided in conjunction with a dwelling on the same allotment, where it complies with Clause 2.3.4.	

Notwithstanding the above, the erection of any dwelling in the part of the Rural 3 Zone described as Lots 7 and 8 DP 5998 and Lot 3 DP 17557, excluding that part zoned Living 1 Deferred (Philpotts Road), shall be a non-complying activity.

(Refer also to critical standard 2.5.9.)

2.5.3 Separation from special purpose areas (Rural 1, 2, 3, 4 and 5 Zones)

Updated 26 August 2016

(1) Any residential unit shall not be erected within:

- (a) 400 metres of the Special Purpose (Landfill) Zone boundary;
- (b) 250 metres of the boundary of scheduled sewage treatment plants at Belfast and Templeton;
- (c) 250 metres of the Carrs Road Speedway (Open Space 3 Zone boundary);
- (d) 200 metres of a Rural Quarry Zone boundary.

(2) Any new noise sensitive activity shall not be located within the Ruapuna Inner Noise Boundary surrounding Ruapuna Motorsport Park as shown on the relevant planning maps;

2.5.4 Site coverage - Rural activities

Updated 15 April 2013

- (a) Rural Hills Zone
Any building above the 160m height contour shall be a non-complying activity.
(Refer also to community standard 2.4.4(c) and critical standard 2.5.2.)
- (b) Templeton Special Purpose Zone

The maximum percentage of the net area of any site covered by buildings and impervious surfaces shall be:	
Rural Business 1 and Facilities Precincts	30% of net site area
Rural Business 2 Precinct	20% of net site area

Refer also to Critical Standard 2.5.11 (Land use - Templeton Special Rural Zone)

2.5.5 Site coverage - Other activities

Updated 14 November 2005

- (a) The combined site coverage for rural activities and other activities must not exceed the standard specified for rural activities.
- (b) The maximum area of any site covered by buildings, impervious surfaces and outdoor storage for other activities shall be 100m², except any building in the Rural Hills Zone above the 160m height contour shall be a non-complying activity (the 160m height contour is shown on the planning maps).

2.5.6 Retailing

Updated 15 April 2013

1. For all Rural Zones except Templeton Special Rural Zone
 - (a) Retail activities shall be restricted to rural selling places of not more than 75m² in area.
 - (b) The retail sale of goods shall be restricted to rural produce grown, or grown and processed, on that site and ancillary quantities of rural produce grown off the site to a maximum of 30% of the floor area of the rural selling place.
 - (c) The access point to any rural selling place shall be laid out in accordance with the provisions of Part 13, Clause 2.3.7 and Appendix 7.
 - (d) Rural selling places shall not be located on any site where vehicular access is from a state highway, limited access road or major arterial road listed in Appendices 3, 4, and 5, Part 8.
(Refer also to Clause 2.3.1, Road scene)
2. For the Templeton Special Rural Zone
 - (a) wholesale or retail activity shall only consist of the display and sale of goods where:
 - i. It is a rural activity as defined in Volume 3, Part 1;
 - ii. The gross leasable floor area for retail activities shall not exceed 250m² per site;
 - iii. Any outdoor display area shall not exceed 250m² per site; and
 - iv. The total gross leasable floor area and outdoor display area for retail activities over the whole area contained within the Outline Development Plan in Appendix 6 Part 4 shall not exceed 5000m².

2.5.7 Aircraft noise exposure

Updated 26 August 2016

- (a) Rural 2, 4, 5, 6 Zones and Templeton Special Rural Zone:
 - (i) Subject to subclause (a) (iii) below, any new residential unit, or any building or part of a building described in Part 4 Appendix 1, and which is between the 55 dBA Ldn noise contour and the 65 dBA Ldn/95 SEL dBA air noise boundary shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.
 - (ii) Subject to subclause (a) (iii) below, any additions to existing residential units, or to any buildings or parts of a building described in Part 4, Appendix 1, and which is within the 55 dBA Ldn noise contour shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.
 - (iii) Subject to subclause (b) below, any proposed residential unit, or any building or part of a building described in Part 4, Appendix 1, which is within 800m of the engine testing area (located in the Special Purpose (Airport) Zone and shown on Planning Map 23) shall be a non-complying activity.
- (b) Rural 4 and 5 Zones

Construction of residential units, education facilities including pre-school places or premises, travellers' accommodation, hospitals, healthcare facilities, elderly persons housing or complexes (excluding in all cases accessory buildings, outdoor storage or car parking) on land that is within the 65 dBA Ldn/95 SEL dBA air noise boundary as shown on the Planning Maps, shall be a prohibited activity, and no resource consent shall be granted;

except that one residential unit may be erected on each of Lot 5, DP 18488; Lot 6, DP 23538; Lot 9, DP 23538; Lot 3, DP 58380 and Lot 3, DP 67673 as a discretionary activity, provided that:

- (i) the lots remain above the minimum size specified in the Rural 5 Zone under Part 4, Rule 2.5.2, and
- (ii) the dwelling is insulated from aircraft noise so as to comply with the provisions of Appendix 1, and
- (iii) that the owner enters into a covenant, registered against the title, that the use of any building on the property for any of the purposes specified in Part 4, Appendix 1 shall endure only for so long as no complaint relating to the noise of aircraft using Christchurch International Airport (or any operation arising thereto) is made; and that upon registration the covenant shall be binding on the owner and the owner's successors in title.

Advice note:

- Refer to Volume 3 Part 4 Rule 2.5.15 Noise Sensitive Activities – Ruapuna Noise Boundary and Volume 3 Part 8 Rule 2.5.5 Noise Sensitive Activities – Ruapuna Noise Boundary

2.5.8 Intensive livestock management

Updated 14 November 2005

Rural activities - Rural 2, 3, and 7 Zones; Rural 5 Zone (that part south or east of the Special Purpose (Airport) Zone as shown in Part 4 Appendix 4) and Rural Hills Zone.

No building, compound, or part of a site used for intensive livestock management shall be located within 60 metres of any site boundary, 200 metres of any residential unit or 200 metres of

any living zone boundary except that no building, compound or part of a site used for the keeping of pigs or poultry shall be located within 600 metres of a living zone boundary or within the Rural 7 Zone.

(Refer also to community standard, Clause 2.4.2, for other rural zones.)

2.5.9 Grazing

2.5.9 Grazing

Updated 14 November 2005

In the Rural Hills Zone, on any site identified as native shrubland/forest in Part 4, Appendix 2, there shall be no grazing of stock.

2.5.10 Planting - East of Dyers Pass Road

Updated 14 November 2005

The planting of exotic species (including exotic trees) or native plants of non-local origin, shall be a non-complying activity on that part of the Rural Hills Zone east of Dyers Pass Road, except where:

- (i) shelter belts are established, providing that planting does not exceed 500m² on any site, or takes place within 30m vertically of the Summit Road;
- (ii) planting consists of oversowing with exotic grasses;
- (iii) planting involves the reintroduction of native species no longer occurring naturally in the Christchurch area (these species are to be procured from the next most appropriate source where they still occur naturally).

(Refer also to community standards, Clause 2.4.4.)

2.5.11 Land use - Templeton Special Rural Zone

Updated 15 April 2013

- (a) New buildings shall have specific foundation design prepared in accordance with the Department for Buildings and Housing "Guidelines for the geotechnical investigation and assessment of subdivisions in the Canterbury region 2011."
- (b) Research facilities and laboratories shall not have an education or healthcare component within the zone.
- (c) No more than one residential unit shall be established per site. Any residential unit must be for the purposes of security or management of the business activity on the site only. No residential unit shall have a floor area greater than 65m² and no more than 2 such units shall be established within the zone.
- (d) Offices, other than those associated with rural research facilities or laboratories, shall not exceed 250m² gross leasable floor area and shall only be for administrative and professional activities which directly and primarily service a rural activity.
- (e) Outdoor storage shall not:
 - i. occur between the primary building and any street frontage, including to Kirk and Maddisons Roads;
 - ii. occur within the 20m buffer shown at Appendix 6 Part 4;
 - iii. occur such that the net site area covered by buildings/structures, impervious surfaces, and outdoor storage exceeds 30%
- (f) Any use or activity must be a rural activity or strategic infrastructure
- (g) No retail or manufacturing or heavy goods vehicle movements occur outside the hours of 6am - 10pm.

Refer also to Development Standard 2.3.5 (Strategic Infrastructure - Templeton Special Rural Zone), Development Standard 2.4.9 (Site Coverage - Rural Activities), and Development Standard 2.3.8 (High Traffic Generators) at Volume 3 Part 13.

2.5.12 Landscape character - Templeton Special Rural Zone

Updated 15 April 2013

- (a) Shelterbelt planting shall be retained, maintained or provided along the zone boundary.
- (b) A minimum of 80 existing established trees shall be retained within the zone, excluding shelterbelts and excluding trees within the 20m buffer shown on the Outline Development Plan at Appendix 6 to Volume 3 Part 4. A plan identifying the trees shall be submitted prior to the issue of any subdivision or land-use consent.
- (c) The 20m buffer along the western boundary as shown on the Outline Development Plan at Appendix 6 to Volume 3, Part 4 shall be established and maintained in accordance with the cross-section forming part of that Outline Development Plan.

2.5.13 Servicing - Templeton Special Rural Zone

Updated 15 April 2013

Trade waste disposal is constrained to a daily average sewage flow not exceeding 0.09 litres/second/hectare. Provision shall be made for the disposal of wastewater via the Christchurch City Council reticulated wastewater system.

2.5.14 Outline Development Plan - Templeton Special Rural Zone

Updated 15 April 2013

In the Templeton Special Rural Zone, subdivision, development and use of land shall be consistent with the Outline Development Plan at Volume 3 Part 4 Appendix 6.

2.5.15 Noise Sensitive Activities - Ruapuna Noise Boundary

Updated 26 August 2016

In any Rural zone other than the Rural Quarry Zone, any new noise sensitive activity and any addition to an existing noise sensitive activity proposed between the Ruapuna Inner and Outer Noise Boundary relating to Ruapuna Motorsport Park as shown on the relevant planning maps shall be designed and constructed to ensure compliance with the indoor design sound levels in Volume 3, Part 4, Appendix 1 - Aircraft Noise Exposure.

Advice note:

These rules are intended to mitigate the effects of motorsport noise within internal building spaces only. Noise from motorsport activities will also be audible outside of buildings to a varying degree. When constructing new dwellings, residents are encouraged to consider orientating outdoor living spaces away from the Motorsport Park. Where this is not practical, the use of solid continuous walls or fencing encircling the outdoor space, can be used to help mitigate noise.

2.5.16 Outline Development Plan - Upper Styx - Interim Activities

Updated 06 December 2013

New buildings or structures shall not be located within 20 metres of:

- *the elements of the proposed stormwater network;*
- *the indicative proposed roads and pedestrian/cycle accessways;*
- *the indicative local commercial centre; and/or*
- *the proposed extension to Tulett Park*

as shown on the Outline Development Plan for the Upper Styx Area.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)
Airport protection surfaces (Prohibited activities)
(refer Part 9, Clause 6)
Protected buildings, places and objects
(refer Part 10, Clause 1)
Protected trees
(refer Part 10, Clause 2)
Outdoor advertising
(refer Part 10, Clause 3)
Fortified sites
(refer Part 10, Clause 5)
Noise
(refer Part 11, Clause 1)
Hazardous substances
(refer Part 11, Clause 3)
Subdivision
(refer Part 14)

3.0 Rules - Rural Q (Quarry Zone)

Updated 14 November 2005

Guide to using these rules

Step 1: Establish whether the activity is a rural activity, or an other activity, or a mineral extraction activity.

Step 2: Check whether the proposal complies with all of the development standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

Step 3: Check whether the proposal complies with all of the community standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a discretionary activity.

Step 4: Check whether the proposal complies with all of the critical standards for that category of activity in the zone.

If not, application will need to be made for a resource consent, assessed as a non-complying activity.

Step 5: Check whether (in the case of a new residential unit) it is within the 65 dBA Ldn/95 SEL dBA air noise boundary around the Airport.

If so, the erection of a residential unit is a prohibited activity (Pound Road Area only).

Step 6: Check whether the proposal complies with all of the city rules for the activity, cross referenced in the zone standards.

If not, application will need to be made for consent in respect of those rules.

If the activity complies with all of the zone rules and city rules, it is a permitted activity.

An activity may be specified as discretionary or non-complying in the standards.

3.1 Categories of activities

3.1 Categories of activities

Updated 14 November 2005

3.1.1 Rural Q (Quarry) Zone

Updated 14 November 2005

(a) Any rural activity, mineral extraction activity or other activity which complies with:

- all of the development standards under Clause 3.2;
- all of the community standards under Clause 3.3; and
- all of the critical standards under Clause 3.4

shall be a **permitted activity**.

(b) Any rural activity, mineral extraction activity or other activity which complies with all of the critical standards and community standards, but does not comply with any one or more of the development standards under Clause 3.2, shall be a discretionary activity with exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any rural activity, mineral extraction activity or other activity which complies with all of the critical standards but does not comply with any one or more of the community standards under Clause 3.3, shall be a **discretionary activity**.

(d) Any rural activity, mineral extraction activity or other activity which does not comply with any one or more of the critical standards under Clause 3.4, shall be a **non-complying activity** except where specified as a **prohibited activity**.

(e) Clarification of categories of activities

The standards may also specify that an activity is discretionary (community or development standards). In the case of non-compliance with a development standard, the exercise of the Council's discretion is limited to the matter(s) subject to that standard.

Notes :

- (1) Prohibited Activities relate only to buildings subject to aircraft noise in the Pound Road Block, within the 65 dBA Ldn/95 SEL dBA air noise boundary marked on the planning maps.
- (2) "Other" activities do not include mineral extraction activities in the Rural Q (Quarry) Zone.

3.1.2 Reference to city rules

Updated 14 November 2005

Attention is drawn to the provisions of the city rules (cross referenced in these zone rules) which may separately specify, or result in, an activity being prohibited, non-complying, discretionary, controlled, or permitted, notwithstanding the provisions of these zone rules.

3.2 Development standards

Updated 14 November 2005

Any application arising from non-compliance with clause 3.2.3 will not require the written consent of other persons for notification, and shall be non-notified.

3.2.1 Road scene

Updated 14 November 2005

(a) Rural and other activities

The minimum building setback from road boundaries shall be 15 metres.

(b) Mineral extraction activities

The minimum building setback from road boundaries shall be 20m, **except that** for properties with frontage to the Old West Coast Road the minimum setback shall be 50 metres.

3.2.2 Height of buildings

Updated 14 November 2005

The maximum height of buildings shall be 8 metres above the ground level that existed prior to any mineral extraction activity taking place on the site.

3.2.3 Staged restoration of quarried land - mineral extraction activities

Updated 14 November 2005

Any mineral extraction activity which results in an area of completed excavation exceeding 2ha in area and/or has been discontinued for a period of more than three years, without being resilled and left with an established vegetative cover, shall be a controlled activity unless the Council has approved a rehabilitation plan for the site(s).

Reference to other development standards

Updated 14 November 2005

Clarification of rules
(refer Part 9, clause 2)

Excavation and filling of land
(refer Part 9, Clause 5)

Financial contributions on land use activities
(refer Part 9, Clause 7)

Protected trees
(refer Part 10, Clause 2)

Outdoor advertising
(refer Part 10, Clause 3)

Relocated buildings
(refer Part 10, Clause 6)

Hazardous substances
(refer Part 11, clause 3)

Transport (Parking, access and manoeuvring)
(refer Part 13)

Subdivision
(refer Part 14)

3.3 Community standards

Updated 14 November 2005

3.3.1 Outdoor storage - Other activities only

Updated 14 November 2005

No outdoor storage shall exceed an area of 200m², or a height above existing ground level of 4m, and shall in any event be screened so as not to be visible from any public road or place.

3.3.2 Vehicle generation - Other activities only

3.3.2 Vehicle generation - Other activities only

Updated 14 November 2005

The maximum number of vehicle trips per site shall be 100 per day.

3.3.3 Intensive farming and commercial livestock management - Rural activities

Updated 14 November 2005

No building, compound or part of a site used for intensive farming and commercial livestock management shall be located within 60 metres of any site boundary.

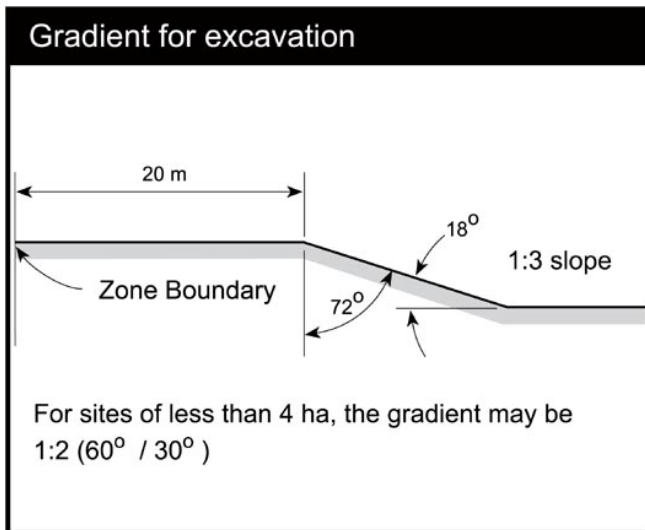
3.3.4 Setback distance and gradient for excavation - Mineral extraction activities

Updated 14 November 2005

(a) No extraction shall take place within 20 metres of the zone boundary or a road boundary, except on that part of the Pound Road block (adjacent to Leggetts Road and west of Pound Road) where no extraction shall take place within 6 metres of the zone boundary.

(b) No extraction shall take place within 6m of the boundary of an adjoining allotment, unless it is held in common ownership or the written agreement of the adjoining owner has been obtained.

(c) No excavation shall cut below the surface with a gradient greater than 1:3 measured from a point 20 metres from the zone boundary as shown on the diagram below; provided that where an allotment being worked is less than 4ha, the maximum gradient shall be 1:2 (see diagram below).



3.3.5 Loading - Mineral extraction activity

Updated 14 November 2005

All loading and unloading of vehicles shall occur within the Quarry Zone and not on legal roads, and any spillage of quarried materials on land in adjoining road zones must be cleared within 24 hours.

3.3.6 Visual amenities - screening - Mineral extraction activity

Updated 14 November 2005

Quarry sites shall be screened from road frontages and zone boundaries by tree planting and such screening shall be 20 metres in depth, and consist of at least five rows of trees. This may be reduced to one row of trees, provided vegetated earth mounding is provided behind the row of trees to a height of at least 3m, and the total depth of trees and moundings is 20m.

3.3.7 Hours of operation - Mineral extraction activity

Updated 14 November 2005

All extraction, transportation and processing of materials from quarrying shall be limited to the following hours:

Monday to Saturday 0600 hours to 1800 hours.

3.3.8 Hours of operation - Other activities

Updated 14 November 2005

Other activities shall be limited to the following hours:

Monday to Saturday 0600 hours to 1800 hours.

3.3.9 Stockpiling - Mineral extraction activity

Updated 14 November 2005

Stockpiles of extracted minerals or other material shall not exceed 5 metres in height above the natural ground level before excavation, or be located within 50 metres of the zone boundary, or from the boundaries of Lot 2 DP 33019.

3.3.10 Location of crushing plant - Mineral extraction activity

Updated 14 November 2005

All equipment involved in the crushing of aggregates, or the screening of imported fill material, shall be located at least 100m from the zone boundary, and below original ground level or as close as possible to ground level, having regard to groundwater levels and stability of foundations.

3.3.11 Offices and Workshops - All activities

Updated 14 November 2005

Any offices and/or workshops for the repair and maintenance of equipment, shall be in association with, and ancillary to, a mineral extraction activity or rural activity on the same site.

3.3.12 Odour - stockpiling or spreading of manures

Updated 14 November 2005

- (a) Any stock pile of animal, fowl, or fish manure shall be setback a minimum of 60 metres from any site boundary, 200 metres from any residential unit, or 600 metres from any living zone.
- (b) No spreading of animal, fowl, or fish manure shall take place within 20 metres of any site boundary, 60 metres of any residential unit, or 600 metres of a living zone boundary.

3.3.13 Offal Pits

Updated 14 November 2005

- (a) Any offal pit shall be setback a minimum of 20m from any site boundary.
- (b) Any offal pit shall be located a minimum of 200m up gradient or 50m down gradient of any public or private water supply well, and shall be located a minimum of 50m from any stream, drain, river, lake or stock water race;
- (c) The bottom of any offal pit shall be a minimum of 1 metre above the normal maximum groundwater level;
- (d) Any offal pit shall only be used for the disposal of offal and carcass wastes;
- (e) Any offal pit shall be covered in such a manner to ensure public safety and exclude vermin;
- (f) Any offal pit shall have a depth greater than 1m;
- (g) When use of any offal pit is terminated, it shall be covered with soil. The soil shall have a minimum depth of 1m. The finished level shall be the same as the surrounding ground level.

Reference to other community standards

Updated 14 November 2005

Noise
(refer Part 11, Clause 1)

Glare
(refer Part 11, Clause 2)

Hazardous substances
(refer Part 11, Clause 3)

3.4 Critical standards

Updated 14 November 2005

3.4.1 Provision for residential units

Updated 14 November 2005

- (a) Any residential unit shall only be used in conjunction with mineral extraction activities for custodial or management purposes, and shall be relocatable.
- (b) The minimum net site area shall be 4 ha.
- (c) No more than one residential unit may be erected on any allotment.

3.4.2 Aircraft noise exposure

Updated 06 December 2013

- (a) Any new residential unit, or any building or part of a building described in Part 4 Appendix 1, and which is between the 55 dBA Ldn noise contour and the 65 dBA Ldn/95 SEL dBA air noise boundary shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that clause.
- (b) Any additions to existing residential units, or to any building or part of a building described in Part 4, Appendix 1, and which is within the 55 dBA Ldn noise contour shown on the planning maps, shall be insulated from aircraft noise so as to comply with the provisions of that appendix.

3.4.3 Site coverage - Other activities

Updated 14 November 2005

- (a) The combined site coverage for rural activities, mineral extraction activities and other activities must not exceed the standard specified for rural activities in the Rural 2 Zone.
- (b) The maximum site area covered by buildings, impervious surfaces and outdoor storage for other activities shall be 100m².

3.4.4 Retailing

Updated 16 November 2009

Retail activities shall be restricted to rural selling places of not more than 75m² in area for the sale of the following:

- (a) Rural produce grown, or grown and processed on that site and ancillary rural produce grown off the site to a maximum of 30% of the area of the rural selling place.
- (b) Minerals extracted from the same site.
- (c) Screened soil extracted from the site in quantities of not less than 1m² per customer except that retailing shall not take place from any site where vehicular access is from a state highway, Old West Coast Road, a limited access road or a major arterial road listed in Appendices 3-5, Part 8.

3.4.5 Protection of groundwater - Mineral extraction activities

Updated 14 November 2005

No extraction of sands, gravels or other materials shall take place to a depth greater than 1m above maximum recorded groundwater level.

(Maximum recorded groundwater level will be determined upon consultation with the Canterbury Regional Council.)

3.4.6 Establishment of visual screening - Mineral extraction activities

Updated 14 November 2005

No extractions or processing of materials shall take place within 100m of a road frontage or zone boundary until landscape planting along the full length of that boundary, and to a depth of 20 metres, reaches a minimum height of 3 metres.

3.4.7 Vehicle access - Mineral extraction activities

Updated 14 November 2005

Within the Miners Road area, vehicle access to or from the Quarry Zone shall not be obtained from State Highway 73 or Old West Coast Road where the site has alternative legal access from another road.

3.4.8 Asphalt production

Updated 16 November 2009

Any activity involving the manufacturing processes for making hot-mix asphalt paving mixes in the Rural Q (Quarry) Zones shall be a non-complying activity.

Reference to other critical standards

Updated 14 November 2005

Excavation and filling of land
(refer Part 9, Clause 5)

Airport protection surfaces (Prohibited activities)
(refer Part 9, Clause 6)

Outdoor advertising
(refer Part 10, Clause 3)

Fortified sites
(refer Part 10, Clause 5)

Noise

(refer Part 11, Clause 1)

Hazardous substances
(refer Part 11, Clause 3)

Subdivision
(refer Part 14)

4.0 Assessment matters for resource consents

4.1 General

Updated 14 November 2005

4.1.1

Updated 14 November 2005

The matters contained in Sections 104 and 105, and in Part II of the Act, apply to consideration of all resource consents for land use activities.

4.1.2

Updated 14 November 2005

In addition to the matters covered under 4.1.1 above, the Council shall also apply the relevant assessment matters set out in Clause 4.2 below to discretionary activities.

4.2 Assessment matters - Rural Zones and Rural (Quarry) Zones

Updated 14 November 2005

In considering whether or not to grant consent or impose conditions, the Council shall have regard to the following assessment matters.

4.2.1 Road scene

Updated 14 November 2005

- (a) The extent to which the building will detract from the open rural character as viewed from the road.
- (b) The extent of building area and scale within the setback.
- (c) The ability to provide adequate opportunity for planting in the front yard, or for existing planting to be retained, to mitigate the effects of the reduced setback.
- (d) The extent to which the building will be compatible with the appearance, layout and scale of other buildings and sites in the vicinity, including the setback of other buildings.
- (e) The character classification and formation of the road, and the volume of traffic using it in the vicinity of the site.

4.2.2 Separation from neighbours

Updated 14 November 2005

- (a) Any potential adverse effects on adjoining sites of the activity to be carried out in the proposed building.
- (b) The extent of building area and scale within the setback.
- (c) Any adverse effects on adjoining sites in terms of the proximity and bulk of buildings or structures.
- (d) The extent to which any existing or proposed landscaping may mitigate any adverse effects.
- (e) The scale and appearance of the proposed building.
- (f) In the case of a residential unit within the required setback from an intensive livestock management activity:
 - (i) the extent to which alternative practical locations are available on the site for the location of the residential activity, without intruding into the setback;
 - (ii) The number, type and management of the livestock and their likely potential to generate adverse effects;
 - (iii) The extent to which prevailing climatic conditions and landscaping may reduce adverse impacts.

4.2.3 Height of building

Updated 14 November 2005

- (a) The extent to which the proposed building will be compatible with the scale of other buildings in the vicinity.
- (b) The scale and appearance of the building.
- (c) The extent to which the character of the site and the surrounding area remains dominated by open space, rather than buildings.
- (d) The ability to provide adequate opportunity for landscaping in the vicinity or for existing planting to be retained which will mitigate the effect of increased height.

4.2.4 Vehicle generation

Updated 14 November 2005

- (a) The ability to provide adequate carparking on-site and safe vehicular access and circulation.
- (b) The classification and formation of the roads providing access, in respect to their ability to adequately cope with greater traffic generation.
- (c) The hourly, daily and weekly pattern of vehicle movements.
- (d) The appropriateness of the proposed activity being located within a rural area.

4.2.5 Intensive livestock management

Updated 14 November 2005

- (a) The location and proximity of adjoining residential units, in both rural and living zones.
- (b) The potential for more residential units to be erected in the vicinity having regard to existing and potential subdivision patterns.
- (c) The number and type of livestock and their likely potential to generate adverse effects.
- (d) The extent to which effects may be mitigated having regard to:
 - the frequency and nature of management and supervision;
 - means of ventilation, including treatment of exhaust air, where relevant;
 - the frequency and method of effluent management and disposal;
 - building design.
- (e) The extent to which prevailing climatic conditions and landscaping may reduce adverse impacts.
- (f) The visual appearance of buildings for housing livestock, and measures including landscaping, for reducing any adverse visual impacts.
- (g) Any recognised standards promulgated by industry groups, such as the Pork Industry Board, Poultry Association of New Zealand and the Egg Producers Association of New Zealand.

4.2.6 Boarding of domestic animals

Updated 14 November 2005

- (a) The location and proximity of adjoining residential units, in both rural and living zones.
- (b) The potential for more residential units to be erected in the vicinity having regard to existing and potential subdivision patterns.
- (c) The number and type of animals.
- (d) The extent to which effects may be mitigated having regard to:
 - the frequency and nature of management and supervision;
 - building design including soundproofing.
- (e) The extent to which prevailing climatic conditions and landscaping may reduce adverse impacts.

4.2.7 Protection of native vegetation, natural features and existing landscape character - Rural 6, Rural Hills Zones and sites 3.13, 8.10, 15.06 and 15.21 identified in Appendix 2

Updated 14 November 2005

- (a) General matters for assessment as applicable
 - (i) The availability of alternative sites within the applicants' property, not being an ecological heritage site with reference to Appendix 2, which could accommodate the activity.
 - (ii) The availability of an alternative location within the ecological heritage site with reference to Appendix 2 which could accommodate the activity and would have less of an impact on the sites' ecological values.
 - (iii) The relative biological importance of the affected area in relation to the rest of the site with respect to:
 - number of native species present;
 - the population sizes of native species;
 - the density of species present;
 - the ecological units present;
 - rarity or unusualness of the ecological unit(s) and the individual species
 - (iv) The relative biological importance of the affected area in a local, regional and nationwide context with respect to:
 - number of native species present;
 - the population sizes of native species;
 - the density of species present;
 - the ecological units present;
 - rarity of the ecological unit(s) and the individual species
 - the significance/rarity/quality of the landform/ soil/vegetation system;
 - its representative value as a soil/ landform/ vegetation system.
 - (v) The potential effect of the activity on the overall biodiversity, particularly indigenous biodiversity, of the site.
 - (vi) Whether the activity will affect the microclimate and/or hydrological characteristics of the site and if so what the effect will be upon the soil/landform/vegetation system.
 - (vii) The extent to which an activity will interfere with the ecological continuity between adjoining sites or between disconnected sites essential to the habitat requirements of native fauna.
 - (viii) The extent to which recognised heritage research, landscape and conservation advice has been sought and implemented.
 - (ix) Whether any proposals are likely to affect matters of cultural or spiritual significance to tangata whenua, the adequacy of any consultation undertaken and the response to that consultation.
 - (x) Whether the retention of the natural area or feature causes significant additional costs (monetary or non monetary) and the likelihood of compensating or mitigating the loss through protection and enhancement of other sites of similar or better quality.
 - (xi) The ability to mitigate any adverse effects of the activity within the area concerned.
 - (xii) Whether any enhancement of the site with genetically local native plants appropriate to the site will be carried out.
 - (xiii) The nature and extent of existing landscape characteristics on the site, its visual prominence and/or relationship to the immediate vicinity, and potential cumulative landscape effects including effects on its vegetation species and its topography.

(b) Vegetation Removal

In considering any application for vegetation removal regard shall be had to the general matters in Clause 4.2.7 (a) and the following specific assessment matters.

- (i) Whether vegetation removal will lead to increased soil erosion.
- (ii) Whether vegetation removal will decrease bank stability or increase the erosion of waterways.
- (iii) The methods by which vegetation is to be removed and the likelihood of effects on non-target plants, especially native species.
- (iv) The difficulty, time and cost involved in the natural and/or human restoration of the vegetation/soil/landform system.

(c) Planting

In considering any application for exotic planting regard shall be had to the general matters in Clause 4.2.7 (a), and the following specific assessment matters.

- (i) Whether the species to be planted are likely to spread into adjoining land.
- (ii) The likelihood of any of the exotic species to be planted crossing with the native species present on the site.
- (iii) The likelihood of any of the non-local provenance native species to be planted crossing with local species.
- (iv) Whether there are appropriate native plants that could be substituted for the exotic species to be planted.
- (v) Whether the planting is intended for eventual harvest and the effect of such harvesting on the viability of the area including such matters as soil erosion and loss of biodiversity.
- (vi) The extent to which the planting of exotic plants, rather than local native species, is essential for the control of areas of localised soil erosion.
- (vii) The extent to which any exotic species that are planted could occupy sites that are suitable for the regeneration of native forest, shrub or woodland species. Such sites include:
 - those with existing native woody species;
 - locations on the Port Hills over 300m altitude (or lower altitudes with a south, south-west or east facing aspect) and adjoining native forest/woodland species.
- (viii) The source of any native species of non-local provenance and whether it is the most appropriate, ie. the closest source and from the most similar environment.
- (ix) In the case of forestry planting whether regard has been made to the following matters:
 - Use of species other than Pinus Radiata, to provide contrast in colour and texture;
 - The rotation periods and the avoidance of a "solid block" appearance including the extent to which planting patterns follow along contours;
 - The density of planting towards the perimeter of any block, and provisions made to ensure that edges of any plantation visible to the public at close quarters, maintain a natural appearance;
 - In the Rural 6 Zone, the impact and extent of any tree planting beyond the periphery of the zone, and its impact on landscape and natural values;
 - The extent to which native bush in gullies is retained so as to provide a permanent landscape "framework" for any adjoining exotic planting, as well as to secure the reduction of soil loss and run-off during harvesting.
- (x) Whether, in the case of forestry re-planting, the area forms part or all of an existing exotic plantation and it would be unreasonable in the circumstances to require the rule to be complied with.
- (xi) In the Rural 6 Zone:
 - The need for exotic trees to provide shelter for farming activities, in particular stock shelter.
 - The proneness of the soil to wind erosion, particularly from North West wind and the ability of exotic tree planting to mitigate soil erosion.
 - The ability to use both exotic and native plants to provide shelter for farming and mitigation of soil erosion.

(d) Site coverage

In considering any application for buildings regard shall be had to the general matters in Clause 4.2.7 (a) and the following specific assessment matters.

- (i) The extent to which building site coverage will alter the physical qualities of the soil type, soil pattern and natural contour of the site.
- (ii) The extent to which ancillary paths, driveways or sheds will be required to facilitate the function or construction of the proposed building and the likely ground disturbance.
- (iii) The size and scale of any building and its visual impact.
- (iv) In the Rural 6 Zone, the alternative of providing for building near the periphery of the zone.
- (v) Any measures to reduce the visual impact of the building by design, colour or screening, having regard to the visual character of the surrounding environment.

Rural Hills Zone only:

- (vi) The alternative of siting the building on to a lower or less visible part of the site, or adjoining a Living Zone.
- (vii) The visual impact and effects on landscape character of the buildings, especially when viewed from Christchurch or the Summit Road.
- (viii) The measures taken to minimise any adverse effects from any excavation, filling and retaining walls.
- (ix) Whether the site chosen for construction is sensitive to the landscape character of the Port Hills and will minimise any adverse visual effects, especially on the skyline.
- (x) Whether any landscaping, screening or access roads are within the area protected by the Summit Road (Canterbury) Protection Act 2001.

(e) Rock removal

In considering any application for rock removal, regard shall be had to the general matters in Clause 4.2.7 (a) and the following specific assessment matter.

- (i) The extent to which any removal of rock will result in loss of flora and fauna on the site and increase its susceptibility to erosion and further loss.

4.2.8 Fire hazard avoidance

Updated 14 November 2005

- (a) The nature and scale of any proposed residential units in relation to the size of the site concerned.
- (b) The nature of any existing or proposed vegetation on the site concerned and on immediately adjoining sites and the degree to which it is combustible.
- (c) The ability to provide adequate fire fighting capacity to and on the site.
- (d) The ability to provide adequate supplies of water for fire fighting purposes either on site or in close proximity to it.
- (e) The extent to which the nature of activities proposed and/or the design and layout of buildings on the site, affects the ability of fire fighting appliances to gain access to the site in the event of fire.
- (f) The nature and proximity of buildings and activities on adjoining sites.

4.2.9 Outdoor storage (Quarry Zone only)

Updated 14 November 2005

- (a) The type of materials being stored, and their age, characteristics and appearance.
- (b) The area of land utilised for storage, whether or not the materials are stored in one place, and the height of stored materials with respect to visual impacts.
- (c) The extent of storage in respect of loss of potential productivity.
- (d) The potential for stored materials to contaminate soil or groundwater.
- (e) The location and distribution of stored materials on the property with respect to its visibility from roads or adjoining residences.
- (f) The length of time that materials are proposed to be stored on site.
- (g) Any screening measures proposed, and their adequacy in screening unsightly views.

4.2.10 Odour - Stockpiling or spreading of manure

Updated 14 November 2005

- (a) The location and proximity of adjoining residential units, in rural and living or other zones.
- (b) The potential for more residential units to be erected in the vicinity, having regard to existing and potential subdivision patterns.
- (c) The extent to which prevailing climatic conditions and landscaping may reduce adverse impacts.
- (d) The extent to which effects may be mitigated having regard to the frequency and method of stockpiling or application of manure.
- (e) The source and type of manure.

4.2.11 Offal Pits

Updated 14 November 2005

- (a) The sensitivity of the surrounding natural and physical environment to odour.
- (b) The location and proximity of adjoining residential units in both rural and living zones.
- (c) The extent to which prevailing climatic conditions and landscaping may reduce adverse effects.
- (d) The nature and frequency of public access in the vicinity.
- (e) The location and nature of the water supply in the vicinity.
- (f) The extent to which adverse effects may be mitigated having regard to the size and use of the offal pit.
- (g) The ability of the proposed activity to be located at an alternative location or be managed by alternative methods.

4.2.12 Restoration of quarried land (Quarry Zone only)

Updated 14 November 2005

- (a) The visual impacts of unrestored land as seen from rural properties or roads.
- (b) The risk of adverse effects on neighbours such as dust nuisance.
- (c) The likelihood that the land will be restored at a later date and the purpose for which it will be restored.
- (d) Alternative land use proposals for the use of unrestored quarried land.
- (e) The risk of undesirable filling materials or refuse being deposited.

4.2.13 Setback distance and gradient for excavation (Quarry Zone only)

Updated 14 November 2005

- (a) The ability to provide adequate landscaping with reduced setback.
- (b) The effect on the stability of any adjoining land or roads, taking account of potential slope erosion or collapse.
- (c) The ability to adequately plant the slopes of an excavation.
- (d) The visual impacts of a reduced setback or a steeper gradient.
- (e) The potential of the land to be redeveloped for other activities compatible with a rural zone.

4.2.14 Loading (Quarry Zone only)

Updated 14 November 2005

- (a) Any likely adverse noise, dust or traffic generation on rural properties.
- (b) Any likelihood that quarry materials could accumulate on road surfaces and create a nuisance or hazard.

- (c) Any adverse effects on traffic safety or efficiency.

4.2.15 Visual amenities screening (Quarry Zone only)

Updated 14 November 2005

- (a) The type, scale, density and appearance of vegetation proposed for screening.
- (b) The visibility of the quarry, buildings and machinery from properties in the adjoining rural zone or from external roads.
- (c) The likely visual impacts of reduced screening or mounding, and its implications for increasing actual or perceived noise from quarrying activities.
- (d) Whether any rural land use has been established on the site since restoration, making screen planting or mounding unnecessary.

4.2.16 Hours of operation (Quarry Zone only)

Updated 14 November 2005

- (a) The intensity, frequency and duration of increased hours of quarry operations and its likely impacts on residents in adjoining zones.
- (b) The number and proximity of adjoining residential units.
- (c) The likely additional or prolonged adverse effects associated with quarrying activities, including lighting, noise and traffic generation.
- (d) The extent to which activities (other than mineral extraction activities and rural activities) generate adverse effects including noise and traffic generation that are incompatible with surrounding activities.
- (e) The potential for cumulative effects to be created when activities other than mineral extraction activities and rural activities seek to locate in the Rural Q (Quarry) Zone.

4.2.17 Stockpiling (Quarry Zone only)

Updated 14 November 2005

- (a) The visibility of the stockpile from residential units or roads.
- (b) The quality and effectiveness of any existing or proposed screen planting on the zone or site boundary.
- (c) The extent and appearance of the total amount of stockpiling on the site.
- (d) The proposed duration of stockpiling proposed.

4.2.18 Location of crushing plant (Quarry Zone only)

Updated 14 November 2005

- (a) The appearance and size of crushing plant employed on the site.
- (b) The period of time in which the plant is proposed to be located closer to the zone boundary, or above ground level.
- (c) The depth of the groundwater on the site.
- (d) The proximity and number of residential units near the site with particular regard to potential noise disturbance.
- (e) Any proposed measures to reduce the visual or noise impacts of the plant to be used.

4.2.19 Family flats

Updated 14 November 2005

- (a) Any need for a larger family flat to accommodate the particular requirements of its occupants such as the need to provide for more than one dependant family member or a disabled person.
- (b) Where the family flat or the kitchen of the family flat is not to be removed, any likely long-term needs of the residents of the site to care for dependant family members.
- (c) Any adverse effects of the family flat on the surrounding rural environment in terms of increased visual dominance of the site by buildings.
- (d) Any likelihood that the family flat could be used as an independent dwelling and subsequent potential demand for subdivisions.

4.2.20 Site coverage - Rural activities

Updated 14 November 2005

- (a) The extent to which building site coverage will alter the physical qualities of the soil type, significantly diminish the productive potential of the land, the soil pattern and natural contour of the site.
- (b) The extent to which ancillary paths, driveways or sheds will be required to facilitate the function of the proposed building and the likely ground disturbance.
- (c) The size and scale of any building and its visual impact, including any cumulative effect from other buildings in the vicinity.
- (d) Any measures to reduce the visual impact of the building by design, colour or screening.

4.2.21 Offices and Workshops (Quarry Zone only)

Updated 14 November 2005

- (a) The number and proximity of adjoining residential units.
- (b) The potential for vehicle conflict to occur both within the site and on the adjoining roading network.
- (c) Whether the proposed office or workshop will inhibit the rehabilitation of land that has been used for quarrying purposes.

4.2.22 Landscape Character - Templeton Special Rural Zone

Updated 15 April 2013

- (a) The impact of the activities on the rural character of the zone and surrounding land;
- (b) The visibility of the buildings from roads, parks, public places and the surrounding land, both internal and external to the zone;
- (c) The appropriateness of the selected 80 established trees in terms of location, condition, type and proximity to roads or services where the health of the tree or driver visibility may be affected;
- (d) The number of identified trees proposed to be removed, the health and significance of the tree(s) and whether appropriate replacements are provided and the impact on the character of the site and locality.

4.2.23 Strategic Infrastructure - Templeton Special Rural Zone

Updated 15 April 2013

- (a) The amount of traffic generated and the effect of the development on the road network in terms of safety, efficiency and capacity.
- (b) The scale and dimensions of buildings and the impact on the surrounding area, taking into account the extent of landscaping and the degree to which it screens or softens the buildings.
- (c) The storage of materials, taking into account the type and volume of material.
- (d) The significance of the facility in regional or national terms, including whether it has a function in ensuring the supply of essential services during an emergency.
- (e) The impact such a facility would have on the visual amenity of the site and the area.

4.2.24 Waterbodies and Birdstrike risk - Templeton Special Rural Zone

Updated 15 April 2013

- (a) The extent to which the proposed water features will be attractive to birdlife that might pose a birdstrike risk to the operation of Christchurch International Airport Limited;
- (b) Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater system to minimise birdstrike risk for the life of the stormwater system.

5.0 Reasons for rules

5.1 Rural 1-7, Templeton Special Rural Zone, and Rural Hills Zone

Updated 15 April 2013

5.1.1 Road scene

Updated 14 November 2005

The set back of buildings from road boundaries is an important determinant of the visual character in rural areas. This rule is intended to maintain the existing predominantly "open character" of rural areas with a dominance of open space over buildings and to provide opportunity for planting.

A larger setback for rural selling places on major and minor arterial roads is required for the purposes of pedestrian and traffic safety.

5.1.2 Separation from neighbours

Updated 14 November 2005

The extensive nature of the majority of rural allotments, together with the wide variety of environmental effects which may be anticipated from rural activities, means that greater separation can and should be provided between buildings and internal boundaries, so as to further mitigate the possibility of adverse effects between adjoining sites. There is also a greater expectation of open space and separation between buildings in rural zones.

A greater setback requirement has been provided between proposed residential dwellings in the higher density rural zones and existing intensive livestock management activities to avoid potential conflicts.

5.1.3 Height of buildings

Updated 14 November 2005

Visual amenity in the rural area is characterised by the dominance of the natural landscape over buildings or other structures. The height of buildings can detract from visual amenities particularly in open rural areas.

Height rules have been set so as to enable the majority of buildings or structures related to rural activities to be accommodated within the height limit specified, and to ensure that assessment of high structures can be undertaken in respect to visual effects on neighbours and the amenity of the rural area.

5.1.4 Vehicle generation

Updated 14 November 2005

The number of vehicles visiting any site can serve as an indicator of the intensity of use of that site and the associated environmental effects on roads and other activities in the vicinity. The rule applies only to non-rural activities to ensure that only those activities of a scale appropriate in a rural environment may establish as of right. The rule is aimed at protection of neighbours' amenities from excessive traffic movement, and of the safety and efficiency of the highway network.

5.1.5 Intensive livestock management

Updated 14 November 2005

(Community and critical standards - Clauses 2.4.2 and 2.5.8)

Intensive farming and management of livestock may have adverse effects in terms of smell and to a lesser extent, visual appearance and noise. Rules in relation to separation distances have been set in order to mitigate such potential adverse effects in relation to living zones and to reduce the effects on adjoining rural dwellings. The rule imposes greater separation distances for pig and poultry farming because of its greater potential for adverse effects, particularly smell.

This rule is a critical standard in those rural zones with smaller allotment sizes and therefore having a greater actual or potential density of residences and less opportunity for adequate separation. The rule is a community standard in other zones with generally greater allotment sizes and lower dwelling densities.

5.1.6 Boarding of domestic animals

Updated 14 November 2005

The primary potential adverse effects on the environment from this form of activity are likely to be noise and, to a lesser extent, smell. Rules in relation to separation distances have been set in order to mitigate such potential effects in relation to living zones and to reduce the effects on adjoining rural dwellings. Siting buildings closer than the specified distance for boarding purposes will enable necessary assessment of site suitability or mitigation measures that may be required.

5.1.7 Protection of native vegetation, natural features and existing landscape character

Updated 14 November 2005

(a) General

Extensive parts of the Rural 6 and Rural Hills Zones comprise areas of high ecological heritage value. In addition three ecological heritage sites within other rural zones have been specifically identified within the rule. The ecological heritage sites are shown on the planning maps and listed in Appendix 2. In addition a map has been included as part of Appendix 2 which shows the sites within the Rural 6 Zone. The sites listed in Appendix 2 have been identified as having high ecological heritage values based on five criteria - biodiversity, representativeness, rarity, naturalness and extent of the area.

In the Rural 6 and Rural Hills Zones the standards are also to protect the existing open and natural landscape character in particular the rules relating to site coverage and planting and vegetation removal. Given the distinct open and natural landscape characteristics and the ecological heritage values of the areas identified the standards have been incorporated as community standards.

(b) Vegetation removal

In ecological heritage sites removal of native vegetation lowers the ecological viability of a site and of certain rare species overall, therefore the purpose of this rule is to place greater restriction on the removal of native vegetation. Provided vegetation removal is not concentrated in one area the standard provides for small amounts to be removed as this would have a minor effect on the ecological diversity while enabling general farming activities to continue without requiring resource consent.

An exception to the rule is made for the planting of natives. On some sites there are several successional stages of vegetation types which are native to the site. Some of these vegetation types are better represented than others and so some planting of species from the less well represented vegetation types may be appropriate. An example is on the Port Hills where some tussock grassland areas occur where it may be appropriate to replant forest species. Where large areas of planting are carried out the area involved may exceed the 100m² vegetation removal limit, and hence an exception for this has been allowed.

In the Rural 6 Zone clearance of drains and the provision of small tracks are also exempt as these are seen as necessary works and if carried out sensitively are unlikely to be detrimental.

In the Rural Hills Zone, the provision of tracks up to 4m wide is also an exemption, taking into account topography and the scale of use of farm vehicles.

In the Rural Hills Zone greater control is placed on native shrubland/forest sites in recognition that there are very few of these sites remaining. Consequently any removal of indigenous native vegetation could be detrimental to the sites' long term viability and therefore needs to be carefully assessed.

(c) Planting

This rule is intended to help retain the genetic integrity of areas of ecological heritage and landscape value.

In respect of the Rural Hills Zone any revegetation with trees is restricted to original native species and some areas, particularly gullies, are seen as suitable for this purpose. Scope for limited exotic planting is seen as appropriate but more particularly west of Dyers Pass Road (including Victoria Park). To the west the landscape values, particularly on lower slopes, are not quite as important as in the east which forms the backdrop to the city. The planting of exotic forestry, particularly for commercial purposes, could dramatically alter the visual and ecological character of the Port Hills. This is particularly so during the harvesting cycle in respect to visual effects. Accordingly, a measure of control over such planting is considered justified through a consent process. An exception is made for shelter belt planting up to 500m² in area over a continuous period of 5 years. This level of planting is unlikely to have a significant visual effect.

In the Rural 6 Zone, the rule aims to retain the predominantly open landscape large parts of which are, with only some modification, typical of the open grassland that would have existed prior to settlement. Exotic tree planting such as shelter belts and plantation forestry have the potential to adversely affect this open landscape. In addition to landscape values exotic planting also has the potential to adversely affect ecological values. Some shelter for farming activities is considered necessary and for this reason exotic trees are permitted on the periphery of the zone where they would have less effect on landscape and ecological values.

Within ecological heritage sites planting of exotic species is a discretionary activity. These sites have significant ecological value that would potentially be compromised by the introduction of exotic species. Within the zone native species regenerate within many of the paddocks and it is common farming practice to replant these areas with introduced grasses. Oversowing with introduced grasses is controlled within the ecological heritage sites as it would result in a significant loss of native vegetation.

Within the Rural Hills Zone and ecological heritage sites an exception allows for the few species that may have been eliminated entirely within the local area to be replaced with the closest possible source. This is considered acceptable as local genetic stock would not be affected.

(d) Site coverage

The rules in both the Rural Hills and Rural 6 Zones are intended to avoid adverse visual effects and loss of ecological value associated with building and hard surfaces.

In respect of the Rural Hills Zone buildings are discretionary activity below the 160m contour, except where small buildings of limited visual impact are permitted up to 40m² below this level. Above the 160m height contour, the visual impact of buildings can be much more pronounced, and accordingly they are a non-complying activity.

This is seen as particularly important in order to retain a distinct visual contrast with the adjoining urban area. The rules allow assessment of likely impacts on the more visible and sensitive upper areas of the Port Hills.

Special exemptions have been included for two rural lots adjoining the Living Hills Zone on Huntsbury. Development rights have been given to these two lots as part of an exchange of land higher up the spur which has resulted in its protection. That exchange was initiated by the former Heathcote County Council and processed as a change to the Transitional District Plan.

The site coverage rule in the Rural 6 Zone restricts the total amount of buildings and areas of impervious surfaces permitted and limits the size of buildings to 40m² unless they are located on the periphery of the zone. The reason for this rule is to retain the predominantly open "Canterbury grasslands" landscape character of the zone. Buildings are a discretionary activity within ecological heritage sites due to their potential impact on the viability and survival of ecological values.

(e) Rock removal

The standard on rock removal is directed to prevent the removal of rock for sale in landscaping and similar activities.

Rock within some ecological heritage sites provide an important habitat for certain species, some of which are of regional importance. Indiscriminate removal of the rock can be detrimental to the species present and may disturb the surrounding area. The standard recognises that adequate assessment will be required to ensure this does not occur.

5.1.8 Grazing

Updated 22 May 2006

The exclusion of grazing from native shrubland/forest areas is intended to enable regeneration to occur in these areas and thereby retain/restore their long-term viability. It is recognised that a number of these sites are adjacent to or within pastoral areas and some payment from the Council towards the cost of fencing of such areas may be reasonable in some cases.

5.1.9 Fire hazard avoidance

Updated 14 November 2005

These rules are necessary to reduce the hazard of fire to dwellings in rural areas which are at some distance from urban water supplies and fire fighting facilities. Such areas are also often prone to wind and weather conditions which exacerbate fire hazards. It also addresses fire risk to dwellings in living zones adjoining forests in a rural zone.

These rules focus on mitigating the effects of fire damage to dwellings, in those rural areas where fire risk is known to be most severe. Rules are set out to ensure:

- the availability of water for fire fighting purposes on site;
- separation between buildings/structures and combustible vegetation, particularly trees;
- access for fire appliances to all parts of any site.

Account has been taken of experience in fire prone rural areas overseas, particularly Australia, and in New Zealand. The rules are selectively imposed as a means of reducing fire risk, and are not a means of eliminating risk. Further development and refinement of rules is anticipated in the longer term.

The rules are seen as one measure, and not the only one, for reducing fire risk, with an emphasis on dwellings where the trauma of personal loss is greatest.

5.1.10 Odour - Stockpiling or spreading of manure

Updated 14 November 2005

Applications of manure to rural land, while an accepted farming practice in many areas, may result in adverse effects in terms of odours. The rule in relation to separation distances has been set in order to mitigate such potential effects in relation to residential units in living zones and to reduce the effects on adjoining rural dwellings. Stockpiled manures will generally have greater adverse odour effects than spread manures, so the separation distances are greater. The degree of separation possible for rural dwellings is less than for dwellings in living zones in recognition of established farming practices. The stockpiling or spreading of manure may also be subject to separate regional consent procedures in respect to discharges and groundwater quality.

5.1.11 Protection of the coastal environment - Rural 1 Zone only

Updated 14 November 2005

The Conservation 1 Zone extends inland from mean high-water springs for a variable distance generally parallel to the coastline. This zone includes the environmentally sensitive foredune and secondary dune systems. Landwards of that zone boundary, any buildings are still likely to be visible from these dune systems and construction and access could also affect sand/soil stability as a result of wind action. A separation distance has therefore been provided within the adjoining Rural 1 Zone, so as to provide protection from soil erosion/instability effects and also to provide for the preservation of the visual natural character of the coastal environment, resulting from buildings in that part of this zone.

5.1.12 Offal pits

Updated 14 November 2005

Offal pits are an accepted part of farming practice in many areas. However, as they may result in adverse effects, the rule ensures that they are used for their recognised purpose and are appropriately managed.

The location and operation of offal pits can have significant adverse effects not only in terms of the quality of adjacent waterways but also in terms of rural amenity values and public access to waterways. Accordingly, setback distances have been set in order to mitigate such potential effects in relation to adjoining rural dwellings, water quality and stream sides (which can be used for public access).

5.1.13 Minimum area for a residential unit

Updated 14 November 2005

This rule is an essential tool for protecting and sustaining the potential of rural land and soil resources for utilisation for farming activities. The minimum areas reflect minimum subdivision standards, recognising the strong link between subdivision and the subsequent desire to erect a dwelling on each allotment.

Detailed reasons are set out in the Rural Objectives and Policies in respect to the need to manage dwellinghouse densities in rural areas, and the relationship with subdivision. As implemented through these rules, the basis of the minimum areas selected is one or more of the following factors:

- (a) Rural 7 Zone
 - An existing pattern of generally small lots and intensive land use.
 - High soil versatility and local micro-climate enabling a range of intensive farming activities on small allotments.
 - Unique local character and high standard of visual amenity associated with existing rural density and local topography.
- (b) Rural 1 and Rural 4 Zones, and that part of the Rural 5 Zone north or west of the Special Purpose (Airport) Zone shown in Part 4 Appendix 4
 - Generally poor soil versatility with a limited range of alternative potential farming uses except on large sites.
 - Groundwater protection through limiting potential dwelling/septic tank densities (especially Rural 4 and part Rural 5 Zones).
 - Floodplain area over a large part of these zones.
 - Airport noise influences of parts of these zones.
 - Retention of existing open rural landscape character.
 - Potential use for farming or forestry or recreation activities with adverse impacts in more densely settled rural areas.
- (c) Rural Hills, Rural 6 Zones
 - Generally poor soil versatility with a limited range of alternative potential farm uses except on large sites.
 - Groundwater protection through limiting potential dwelling/septic tank densities (Rural 6 Zone).
 - Poor subsoil drainage conditions and potential for erosion (Rural Hills Zone).
 - Potential for detracting from landscape values and in particular "open landscape".
 - Potential for detracting from, or destruction of, ecological heritage sites and their natural values, which are an important part of these zones.
 - Floodplain area (Rural 6 Zone).
- (d) Rural 2 and 3 Zones; Rural 5 Zone except that part north or west of Christchurch International Airport, as shown in Part 4, Appendix 4
 - Existing pattern of generally small lots and intensive land use.
 - Close proximity to urban boundaries for parts of these zones, with pressure for urban expansion and lifestyle opportunities.
 - Groundwater protection through limiting densities over these large zoned areas to a level consistent with on-site (septic tank) disposal.
 - Important part of the city's rural environment and surrounding landscape.
 - Generally good soil versatility but with water limitations in the west and soil wetness in the Marshlands and Upper Heathcote areas.
 - Airport noise influences in the Rural 5 Zone.

Overall, the range of minimum areas reflects differences in topography, soil and groundwater characteristics, existing and potential activities, and constraints such as airport noise intrusion. It is noted that proper technical design and/or reticulation may be required if necessary to ensure ground water contamination is avoided, particularly from building on smaller allotments between 2 and 4ha in area.

It also reflects the potential adverse cumulative effects, including present and future cumulative effects, that would be likely to occur with the establishment of dwellings on areas less than the minimum specified in the plan having regard to the environmental constraints applicable in particular rural zones.

The number of dwellings per allotment is limited to one, in order to prevent a proliferation of dwellings and subsequent demands for further subdivision.

5.1.14 Separation from special purpose areas

Updated 14 November 2005

Within the rural zones there are four major facilities which have (or potentially have) particular adverse effects on surrounding land uses, particularly residential units which may seek to establish. These include the landfill (noise, smell, visual detracting, dust); and the Ruapuna and Carrs Road motor sport areas (noise). Quarrying activities within the Rural Q Zones also have particular adverse effects which may affect surrounding land uses and residential units including noise, dust, and visual detracting.

5.1.15 Site coverage

Updated 14 November 2005

This rule is also an important tool for protecting the potential of rural land to be used for rural activities. If land is covered by buildings or impervious surfaces its potential to be used for rural purposes is denied. Site coverage controls are also important to ensure the protection of visual amenity and the landscape character of rural sites. (Special rules apply in the Rural 6 and Rural Hills Zones. See 5.1.7(d).)

The levels of site coverage have been determined having regard to likely needs of rural activities. In those zones where more extensive site areas and activities may be anticipated lower coverage rules have been set in comparison to more intensively used areas where allotment sizes are generally smaller. More liberal standards have been applied to very small existing sites with only limited potential to be used for rural activities.

Site coverage rules for non-rural activities have been set at a significantly lower level than for rural activities, in order to discourage such uses being large scale without assessment through a resource consent process.

5.1.16 Retailing

Updated 15 April 2013

The type of goods able to be offered for sale and the maximum floor area specified, are intended to ensure that rural resources are sustainably managed in support of rural activities, rather than being able to develop or expand as of right into predominantly commercial activities which have little relationship to the limited rural land and soil resources.

The ability to sell produce grown on the site, and also limited produce from outside the property, recognises the importance of this type of retailing to the economic viability of some rural activities.

The rule restricting access from major arterial roads or limited access roads is designed to protect the function of these roads and is imposed in terms of traffic safety, and enabling vehicles to enter/exit without disturbing traffic flows on rural roads.

At the Templeton Special Rural Zone, a more substantial amount of retail is provided for, where it aligns with the definition of rural activity in Proposed Change 1 to the Regional Policy Statement and as reflected in the City Plan in relation to this zone. A significant number of buildings and infrastructure assets remained on the site following the closure of the Templeton Hospital and in order to facilitate remediation, the Council has created a special zone. The zone allows for a limited amount of retail, in keeping with the character of the area and the nature of the existing and proposed road network.

5.1.17 Aircraft noise exposure

Updated 11 July 2011

Rules have been established so as to mitigate the effects of aircraft noise on noise sensitive activities in the vicinity of the International Airport while recognising the need to operate an airport efficiently. These rules are based upon the New Zealand standards set down in "Airport Noise Management and Land Use Planning" NZS 6805 : 1992.

Within the 55 dBA Ldn noise contour shown on the planning maps, noise insulation measures are required for buildings, depending on the sensitivity of the internal building space for specified uses.

Within the air noise boundary, defined as the composite line formed by the outer boundaries of the 65 dBA Ldn noise contour and the 95 SEL dBA noise contour where noise levels are expected to be most intrusive and potentially damaging to health, new residential buildings, education activities including pre-school places or premises, travellers' accommodation, hospitals, healthcare facilities and any new elderly persons housing or complex is a prohibited activity. These activities are most sensitive to noise intrusion. The air noise boundary has been derived having regard to the additional intrusive effects of single event aircraft movements, particularly at night. The rules are more flexible for extensions to existing buildings within the air noise boundary, where the "affected buildings" already exist, and for some vacant lots which otherwise meet minimum area standards for the zone existing at the time of Plan notification on 24 June 1995.

The purpose of the rules is to ensure new noise sensitive uses in buildings, especially dwellings, are prevented from establishing in areas of high aircraft noise intrusion. The noise insulation rules are acknowledged to be only one means of reducing noise impacts but are an important one. In rural areas, the dwelling house and subdivision controls act to limit the density of

dwellings in rural zones, which is complemented by the noise insulation rules. This has the twofold effect of at least minimising likely complaints about airport operations (and pressures for restrictions) and to protect residential amenities, and to a lesser extent, occupiers of other buildings.

A limited exemption is available to some existing landowners of larger vacant allotments in the Rural 5 Zone who were caught by the prohibition on new dwellings in the City Plan within the airnoise boundary. The allotments must be of the minimum area specified for the zone and to have existed at the date the Plan was notified. Ongoing use is subject to agreement that no complaints shall be made in respect to airport noise. This exception is to avoid hardship for a small number of affected owners who are subject to a much greater degree of restriction than landowners generally in the zone, while ensuring reasonable protection for aircraft operations.

5.1.18 Family flats

Updated 14 November 2005

Family flats for the care of dependant family members are seen as a desirable and often necessary addition to any residential unit when required by family circumstances. It is noted that the definition of family flat requires a legal instrument to be registered against the relevant title to ensure the family flat is being used by dependant relatives. The legal instrument will usually be a bond registered on the title of the property. In order to mitigate the effects of the additional buildings on the rural environment and to assist in ensuring their use is limited to family needs, the size of each family flat is limited. The requirement for the family flat to be relocated from the site or for the kitchen to be removed is to avoid family flats being used as a separate residential unit with a risk of subsequent demand for rural subdivision and still further intensification of building density in the rural area.

5.1.19 Landscape Character - Templeton Special Rural Zone

Updated 15 April 2013

The Canterbury Plains are a largely rural area with a distinctive pattern formed by road layout and shelterbelts. Care needs to be taken to ensure that the rural aspect is maintained with the Templeton Special Rural Zone. The rule therefore requires retention of the existing shelterbelts, specific treatment of the 20m buffer adjoining the western boundary of the zone, and landscaping internal to each site within the zone, which is expected to result in a pattern similar to the wider Canterbury Plains. The rule also requires a significant percentage of the site to be landscaped to assist with retention of the rural aspect.

5.1.20 Outline Development Plan - Templeton Special Rural Zone

Updated 15 April 2013

The Outline Development Plan for the Templeton Special Rural Zone has been included to ensure that the development proceeds in a manner which achieves the objectives and policies relating to the rural zones, particularly as they relate to rural character, amenity values, and transport. The Outline Development Plan provides a general indication of where vehicle access to the site will be provided and where the three precincts are located and the extent of landscape buffer treatment along the zone boundaries.

5.1.21 Servicing - Templeton Special Rural Zone

Updated 15 April 2013

The zone is on the periphery of the City's reticulated water and sewer systems, and there is no reticulated stormwater in the area. The rule seeks to limit trade waste because of capacity at the Bromley Treatment Plant.

5.1.22 Land use - Templeton Special Rural Zone

Updated 15 April 2013

The rule addresses a range of issues and activities as may occur within the zone. Firstly, a limit is set on the amount of impervious surfaces. This forms part of the stormwater management package, but also seeks to minimise the adverse visual effects of large hardstand areas, and the loss of rural soils as sought by objectives and policies in Volume 2 Part 13 of this Plan.

Secondly, the rule sets limits the number of custodial residences. While it is acknowledged that there may be activities establish at the site requiring custodial management, the site is located largely under the airport noise contours identified in this Plan. Accordingly, residential activity is restricted to ensure that it does not impact on operations of the Christchurch International Airport. In addition, rule 3-4-2.5.7 provides that any residence under the airport noise contour shall have the appropriate acoustic attenuation.

Thirdly, the rule sets parameters around the use of the site for specific activities as defined in Volume 3, Part 1, in particular rural activities - Templeton Special Rural Zone, and strategic infrastructure. The rule provides criteria in order to manage adverse effects, particularly relating to the road network, noise, and visual effects, and to help maintain the character of the site and surrounds.

5.1.23 Waterbodies and Birdstrike risk

Updated 15 April 2013

The Templeton Special Rural Zone is located in proximity to the Christchurch International Airport Limited aircraft approach path. As such, it is important that the risk of birdstrike on Airport operations is minimised. Water features are therefore not anticipated in the zone, apart from any basins necessary for the management and disposal of stormwater. Such basins are to be designed to minimise their attractiveness for bird species that potentially create a birdstrike risk. Proposals that do not comply with this rule are to be limited notified to Christchurch International Airport Limited so that CIAL can have the opportunity to respond to potential risk posed by such proposals.

5.2 Rural Q (Quarry) Zone

Updated 14 November 2005

5.2.1 Road scene

Updated 14 November 2005

The provisions for road setback are the same as for rural zones, in respect of rural and "other" activities. However, the setback for Mineral extraction activities is much larger in view of the need to protect amenities of surrounding properties and to allow space for the screening provisions required elsewhere in the rules. Quarry activities have demonstrated that their adverse effects on neighbours are much greater than most rural activities. The setback on Old West Coast Road frontage of the Miners Road Block is larger in recognition of known land use conflict along the Rural 2 Zone boundary in this area.

5.2.2 Height of buildings

Updated 14 November 2005

The height provision for all activities has been made consistent with those in other rural zones.

5.2.3 Outdoor storage

Updated 14 November 2005

This rule complements rules in other rural zones to ensure that outdoor storage other than that associated with mineral extraction does not create visual detracting for adjoining properties particularly outside the Rural (Quarry) Zone. The intention is to ensure that quarry zone activities are not used as a pretext for successive land uses, thus reinforcing and perpetuating any negative visual or other impacts initiated by quarrying.

5.2.4 Vehicle generation

Updated 14 November 2005

This rule has the same basis as that in other rural zones. While a high level of heavy traffic is inevitably associated with mineral extraction, this rule is to ensure that the Rural (Quarry) Zone does not become a location for successive inappropriate activities which may seek to locate, including industrial activities.

5.2.5 Intensive livestock management

Updated 14 November 2005

This rule has the same basis as for the other rural zones, and is to ensure that activities other than quarrying are compatible with surrounding rural activities.

5.2.6 Staged restoration of quarried land

Updated 14 November 2005

These rules are intended to ensure that the extent of any mineral working does not become unsightly, and that a programmed restoration of worked land proceeds at the same time as active extraction or, in any event, when quarrying is completed. This is intended to avoid situations where quarries, having different ownerships over time, are never effectively rehabilitated. An exception from the standard is allowed where a restoration plan has been approved.

5.2.7 Setback distance and gradient for excavation

Updated 14 November 2005

Effective screening of quarrying operations necessitates a combination of earth-mounding and/or tree planting on the road or zone margins of any land being worked. While 20 metres is generally appropriate to enable such treatment, in the specific case of Leggetts Road, a lesser set-back is permitted because the restricted shape of the site would otherwise render it unworkable with 20 metre set-backs. For reasons of safety in both working and rehabilitation, edges of excavations are required to have moderately sloping faces. Where allotments are restricted in area, a slightly steeper gradient is permitted so as to enable effective utilisation of the mineral resource. In addition the rule is designed to prevent erosion of the slope and undermining of roads or adjoining land.

A setback is required on internal property boundaries in order to protect the adjoining land, unless the adjoining property is in common ownership or the work has the written agreement of the adjoining owner.

5.2.8 Loading

Updated 14 November 2005

The loading and unloading of vehicles associated with quarrying activities is required to be within the site for reasons of both traffic safety and amenity protection.

5.2.9 Visual amenities - screening

Updated 14 November 2005

This rule sets out planting and mounding for quarrying operations and sets a 20m landscaping strip to ensure such measures are visually effective. The undertaking of quarrying activities has considerable potential for distraction from amenities, with associated machinery, stockpiles and excavations. Screening the quarry from view also reduces the "psychological" effects of other aspects of quarrying, particularly noise.

5.2.10 Hours of operation

Updated 14 November 2005

These limits are set to ensure the amenities of existing and potential residents in the vicinity of quarry zones are protected, particularly in relation to noise, and traffic effects which are likely from such operations. The intrusive impacts of quarrying, which are to some extent unavoidable, are less acceptable during night hours, the early morning, and on weekends.

The expectation of the Rural Q (Quarry) Zone is for increased noise and traffic generation during the hours of 0600 - 1800 with regard to mineral extraction activities. Given the intention to restrict the scale of activities unrelated to quarry processes in the zone, it is inappropriate to reduce amenity values for adverse effects outside the quarry operating hours. Rural activities such as grazing have minimal noise levels and should be permitted. However, other activities involving retailing, manufacturing or processing of any materials, goods or articles may have an associated noise and traffic generation component to their operation.

5.2.11 Stockpiling of minerals or other material

Updated 14 November 2005

This rule is to protect visual amenities and to lessen the potential intrusiveness of large stock piles as seen from the edges of the zones (and from the boundaries of an established farming operation in the Miners Road quarry area).

5.2.12 Location of crushing plant

Updated 14 November 2005

This rule is intended to protect visual amenities and to reduce adverse effects from the noise of such machinery on areas beyond quarry zone boundaries. Experience has shown that such equipment is extremely noisy, and that mitigation options are limited. Siting the machinery below ground level within an excavation results in a substantial reduction in noise levels.

5.2.13 Odour - Stockpiling or spreading of manure

Updated 14 November 2005

This rule has the same basis as for the other rural zones and is to ensure that non-quarrying activities which involve the application of manure to land are compatible with surrounding rural activities.

5.2.14 Offal pits

Updated 14 November 2005

This rule has the same basis as for the other rural zones and is to ensure that non-quarrying activities which involve offal pits are compatible with surrounding rural activities.

5.2.15 Provision for residential units

Updated 14 November 2005

These rules are intended to ensure that residential occupation only occurs in quarry zones either in a custodial role in connection with such activity, or when adverse environmental effects of such quarrying activity are no longer likely to affect any residential activity on that site. The rule attempts to ensure quarrying is not compromised by the establishment of "rural" dwellings within the zone on ground that has not been worked. The requirement for dwellings to be relocatable offers the required flexibility.

5.2.16 Aircraft noise exposure

Updated 14 November 2005

Areas within airport noise boundaries are controlled for consistency with provisions in other rural zones and restrictions only apply to the Pound Road area.

See reason for rule for other rural zones (Clause 5.1.17).

5.2.17 Site coverage

Updated 14 November 2005

These rules reflect similar controls on the size of buildings located in other rural areas and used for other than Rural Activities. As with other rules in this zone, a clear indication is being given that the rehabilitation of the zone is for activities consistent and compatible with those in surrounding rural zones.

5.2.18 Retailing

Updated 21 September 2007

The provisions for retailing are essentially to limit adverse effects of traffic movement and intensive activities on adjoining land, and on the arterial road network. The rules for rural produce are consistent with those in rural zones.

Provision is specifically made in the zone for the sale of aggregates extracted from the site and of soil. The minimum soil volume specified to be sold per customer is to avoid generation of retail sales to numerous small customers, and its associated additional traffic impacts.

The rules recognise the need to avoid sales direct to State Highways and limited access roads for reasons of traffic safety and efficiency, while the limit on the Old West Coast Road is to protect the amenities of properties on the opposite side of that road.

5.2.19 Protection of groundwater

Updated 14 November 2005

Excavation of minerals has the potential to penetrate groundwater levels, leading to a risk of pollution of groundwater. This rule seeks to ensure prior establishment of groundwater levels and the maintenance of adequate separation during excavation.

5.2.20 Establishment of visual screening

Updated 14 November 2005

Mineral workings are almost inevitably visually unsightly and establishment of landscape planting is intended to screen such effects from view. This rule aims at ensuring that until such planting becomes visually effective, no workings are to be commenced unless they are set well back from both roads and adjoining zone boundaries. This will act as an incentive to undertake screen planting at an early date prior to planned excavations.

5.2.21 Vehicle access

Updated 14 November 2005

This rule is to ensure that wherever possible traffic turning into or from the Miners Road quarry area does not use the road frontages specified, in the interests of protecting visual and other amenities of local residents and the travelling public.

5.2.22 Offices and workshops

Updated 14 November 2005

Stand alone office and workshop activities have been restricted in the Rural Q (Quarry) Zone. This provision limits adverse effects of traffic movement and intensive activities on adjoining land, and on the arterial road network. It recognises the existing infrastructural constraints on stormwater disposal and consequent effect on groundwater resources. The rule also attempts to ensure that rehabilitation of quarried land is not compromised by the establishment of office or manufacturing activities that are not directly related to the quarrying activity.

5.2.23 Asphalt production

Updated 14 November 2005

Asphalt production involves the use of materials, which have the potential to pollute ground water. For this reason it is an inappropriate activity to be permitted within the free-draining gravels of the Quarry Zone, which are part of the catchment area for the ground water for Christchurch.

Appendix 1 - Aircraft noise exposure

Updated 16 November 2009

Appendix 1 - Aircraft noise exposure		
This appendix derives from Rule 2.5.7 (Rural 2, 4, 5 and 6 Zones), Rule 3.4.2 (Rural Quarry Zone), Part 8 Rule 3.3.1 Special Purpose (Airport) Zone, Part 2, Rule 2.4.9 (Living 1 and 2 Zones), Rule 3.4.2 (Living 1E Zone), Rule 5.2.5 (Living 5 Zone) and Part 6, Clause 2.4.9 (Open Space 3D Zone).		
1.1 Indoor design sound levels		
New buildings and additions to existing buildings located within the 55 dBA Ldn line as shown on the planning maps shall be designed to ensure the indoor sound levels stated in the table below, are not exceeded with all windows and doors closed.		
Note:		
Any new residential units or other building subject to the provisions of this appendix within the air noise boundary shall be a prohibited activity, except as provided for under Part 4, Clause 2.5.7 (b).		
Indoor design sound levels		
Building type and activity	Indoor design and sound levels	
	SEL dBA	dBA Ldn
Residential units and elderly persons housing		
Sleeping areas	65	40
Other habitable areas	75	50
Traveller's accommodation, resort hotels, hospitals and healthcare facilities		
Relaxing or sleeping	65	40
Conference meeting rooms	65	40
Service activities	75	60
Education activities		
Libraries, study areas	65	40
Teaching areas, assembly areas	65	40
Workshops gymnasias	85	60
Retail activities commercial services and offices		
Conference rooms	65	40
Private offices	70	45
Drafting, open offices, exhibition spaces	75	50
Typing, data processing	80	55
Shops, supermarkets, showrooms	85	60
1.2 Noise insulation calculations and verification		
(a) Building consent applications must contain a report detailing the calculations showing how the required sound insulation and construction methods have been determined.		
(b) For the purpose of sound insulation calculations the external noise levels for a site shall be determined by application of the airport noise contours Ldn and SEL. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.		
(c) If required as part of the final building inspection, the sound transmission of the facade shall be tested in accordance with ISO 140-5 or ASTM to demonstrate that the required facade sound insulation performance has been achieved. A test report is to be submitted. Should the facade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.		

Appendix 2 - Ecological heritage sites

Updated 14 November 2005

Appendix 2 - Ecological heritage sites					
Category	Site No.	Location	Vegetation Type	Zone	Map(s)
Coastal dunes	14.09	Waimakariri River to South Brighton Spit	Coastal dune grassland	C1A, SP (Landfill) Ru1, O1	2, 5, 12, 20, 27, 34, 41, 48 & 49
Native shrubland/forest	12.01	Riccarton Bush	Kahikatea semi-swamp forest	C1	38
	21.09	Hoon Hay Scenic Reserve	Bracken and wood regeneration	C1, RuH	66
	21.15	Upper Hoon Hay Valley, true right	Hardwood Forest	C1	60 & 66
	22.05	Cashmere Valley, true right	Kanuka woodland and pines	RuH	53
	23.04	Dry Bush, Bowenvale	Podocarp hardwood forest grass	C1	61
	29.04	Central Barnett Valley, top bush	(Matai) - hardwood bush	RuH	62

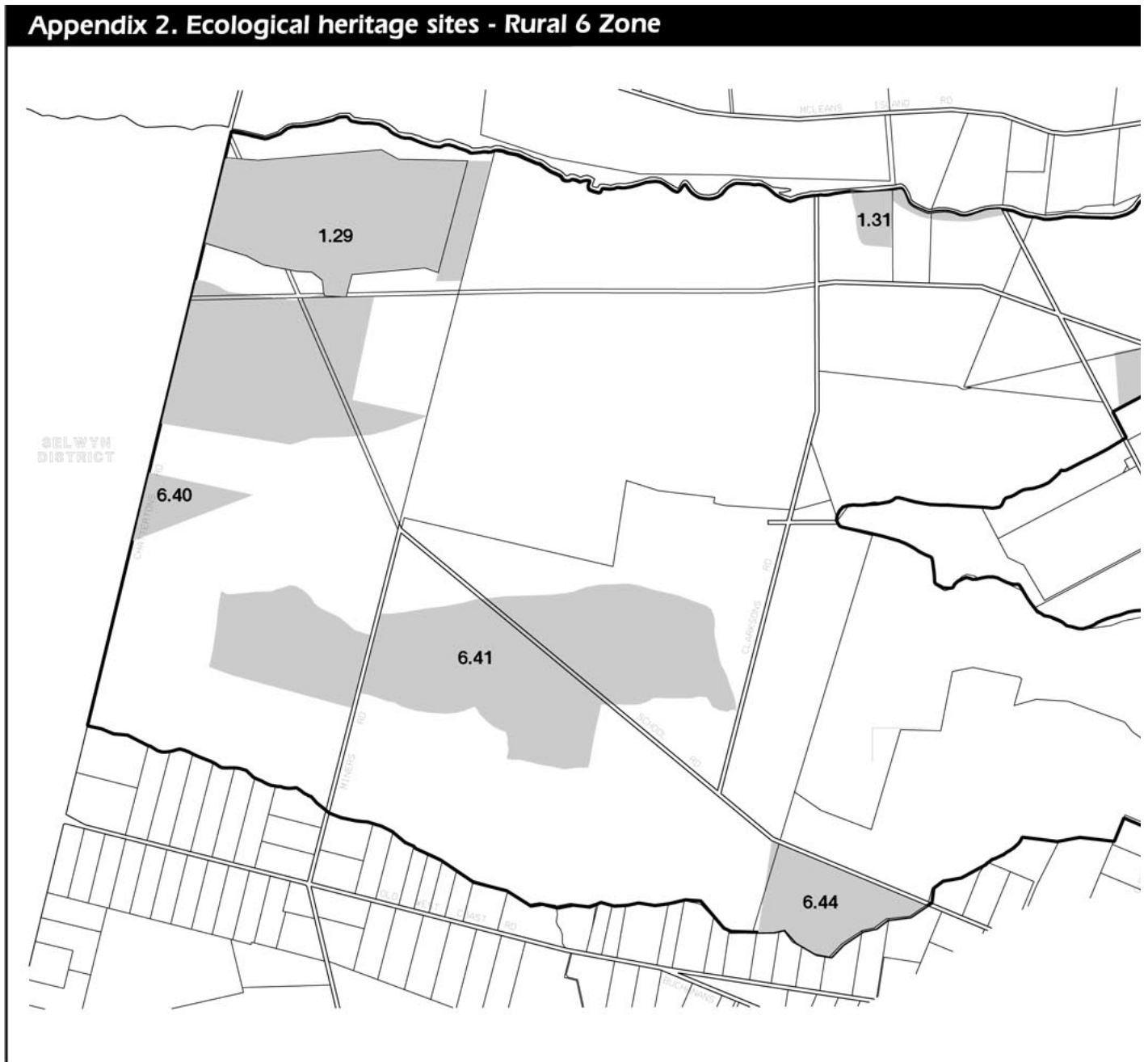
	30.01	Jollies Bush	Hardwood forest	C1	55 & 62
Grassland/shrubland	1.29	Chattertons Rd, east side, south of stopbank	Shrubland grassland kowhai	Ru6	14 & 21
	1.31	McLeans Island Rd, stopbank to water race	Danthonia grassland kowhai	Ru6, Ru5	15 & 22
	1.33	Conservators Road, north east	Danthonia grassland kowhai	Ru6	22 & 23
	6.40	Chattertons Road, middle, east	Danthonia grassland	Ru6	21
	6.41	Miners Road, both sides, north of embankment	Shrubland danthonia grassland	Ru6	21, 22 & 28
	6.44	South of School Road	Danthonia grassland	Ru6	29
	11.05	Templeton Country Golf Club	Danthonia grassland kowhai	O2	36
	15.06	Corner Wilmers Road and Springs Road	Danthonia grassland	B5	44
	20.04	Kennedys Bush Ridge	Silver tussock, grassland	C1	66
	21.19	Hoon Hay Valley, true left	Silver tussock grassland	RuH,LHA(Def)	59
	23.01	Hidden Valley, Bowenvale	Silver tussock, gully bush	C1	60 & 61
	23.02	Lower Bowenvale, <200m	Silver tussock, gully bush	C1	53, 54, 60 & 61
	23.03* (*)	Upper Bowenvale, >200m	Silver tussock, gully bush	C1	60 & 61
	23.05	Sugarloaf Reserve	Silver tussock, shrubland	C1	60
	23.06	Dry Bush Valley	Silver tussock, grassland	C1	54 & 61
Grassland/	24.01	Mt Vernon Valley	Silver tussock, grassland	C1, RuH	54 & 61
shrubland	25.01	Avoca Valley	Silver tussock, grassland-shrub	RuH	54 & 61
	26.01	Horotane Valley	Silver tussock, grassland-shrub	RuH, C1	54, 55 & 61
	26.02	Western tor of Tors Reserve	Tussock shrubland	C1, RuH	61
	27.04	Heathcote Valley, true left, Castle Rock	Silver tussock grassland shrub	C1	54, 55, 61 & 62
	27.05	Heathcote Valley, east branch/basin	Silver tussock, NZ broom shrubland	C1	55 & 62
	27.06	Heathcote Valley, true right upper	Silver tussock grassland shrub	C1	55 & 62
	28.06	Mt Pleasant spur	Silver tussock grassland	C1	55
	28.07	Mt Pleasant Reserve	Silver tussock grassland shrub	C1	55 & 62
	29.01	Barnett Valley, true left	Silver tussock grassland-trees	C1, RuH, LH, LHA	55
	29.02	Barnett Valley, east branch	Silver tussock shrubland	RuH,C1	55 & 62
	29.03	Central Barnett Valley, top	Silver tussock shrubland	RuH	55 & 62
	29.07	Barnett Park Valley, true right	Shrub grassland	RuH, C1, LH	55
	30.12	"Windsor Castle"	Shrub-grass-herbfield	RuH	55 & 56
	32.04	Godley Head, south slope	Silver tussock shrubland bluff	C1, RuH	63 & 64
	32.05	Godley Head, north slope	Dry grassland	C1, C1A	56, 57, 63 & 64
	32.07	Livingstone Bay, south slope	Grassland shrubland	RuH	63
Wetlands and riparian areas	3.07	Coutts Island, Dickey's Road	Willow swamp (with native trees, shrubs, ferns and sedges)	C1	3 & 10
	3.13	Groynes Riparian Areas	Riparian willow woodland (with native trees, shrubs, ferns and sedges)	O2, Ru3, O3D, Ru4	9, 10 & 17
	5.01	Styx River mouth, Brooklands	Salt marsh	C1A, Ru1, LRS, C3W	1, 2, 4, 5 & 12
	8.10	Styx Mill Basin, lower	Willow-rush-sedge wetland	C1, Ru3, SP (TrSt), L1	17 & 18
	13.01	Horseshoe Lake	Riparian willow woodland (with native trees, shrubs, ferns and sedges)	C1	26 & 33
	14.07	Travis Wetland	Dune, swamp, bog, willow carr	C1	26 & 27
	14.08	Cockayne Reserve	Fw swamp, saline marsh	C1	34

15.21	Upper Heathcote River	Riparian willow woodland (with native trees, shrubs, ferns and sedges)	C3, L1A, L1A (Def), O1, L3, B1 CU3	44, 45 & 52
19.01	Avon-Heathcote Estuary	Saline meadow	C1A, C1B, B4, O2, C1, C3, SP (Fmd)	34, 41, 47, 48, 49

* This site is an area of special significance to the Tangata Whenua (Waahi Taonga) - refer Volume 2 Section 5.

Appendix 2 - Ecological heritage sites - Rural 6 Zone (subject to clause 2.4.5)

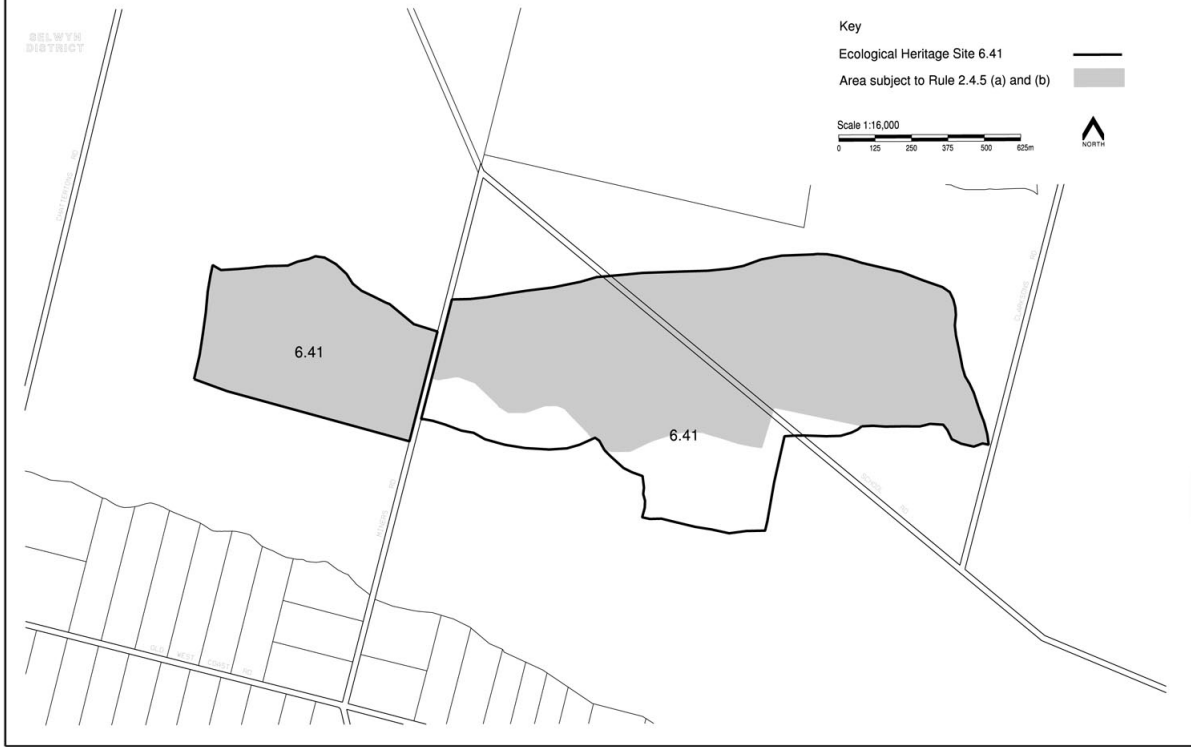
Updated 14 November 2005



Appendix 3 - Ecological heritage site 6.41

Updated 14 November 2005

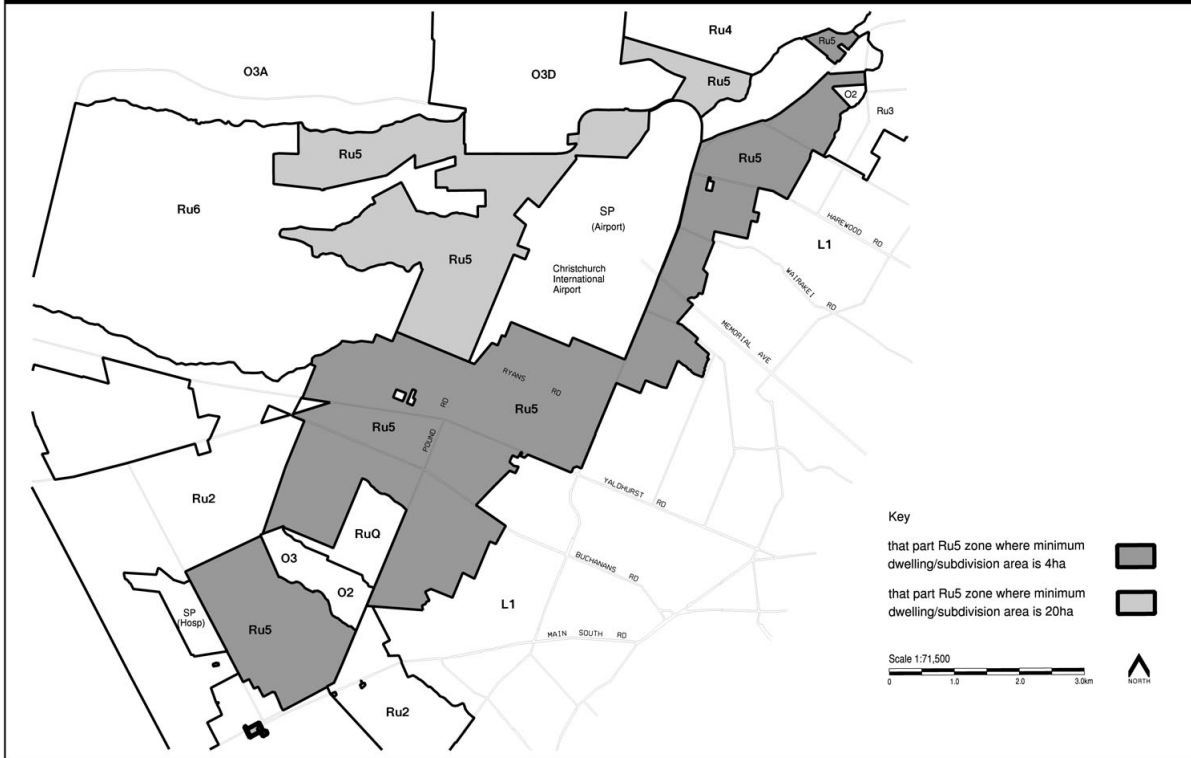
Appendix 3. Ecological heritage site 6.41



Appendix 4 - Minimum dwelling/subdivision areas in Rural 5 Zone

Updated 30 June 2010

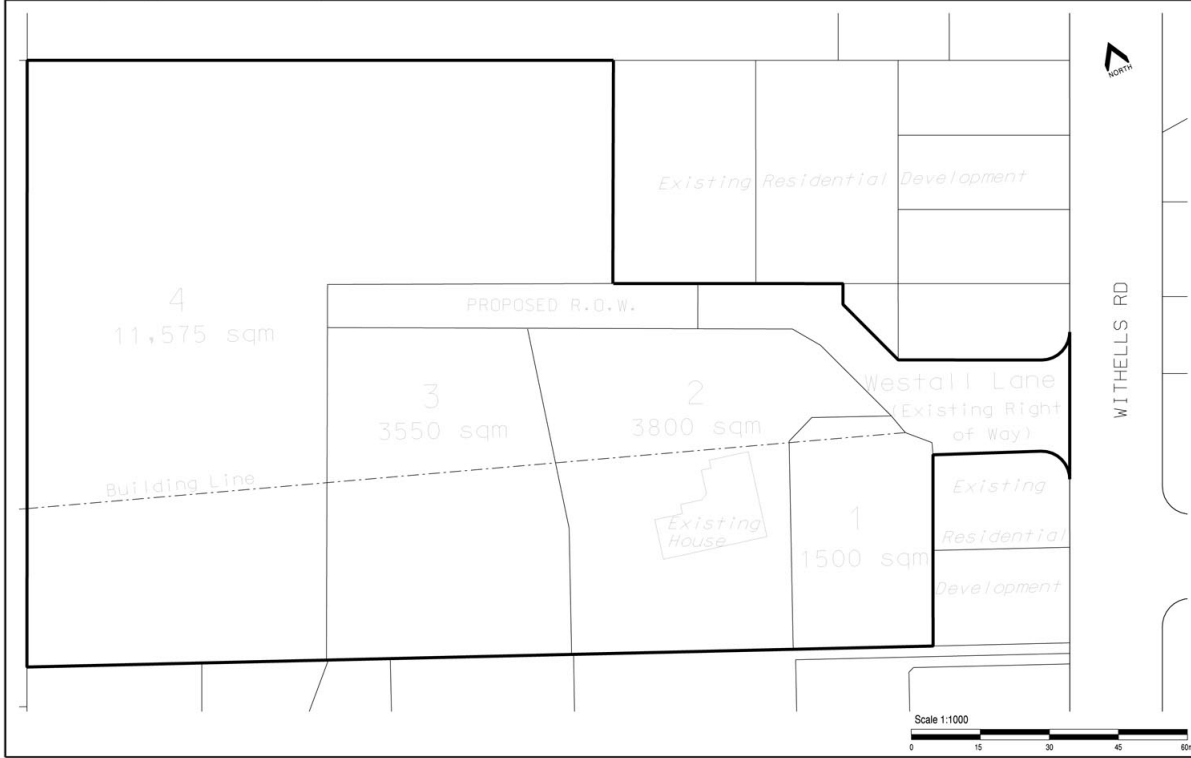
Appendix 4. Minimum dwelling/subdivision areas in Rural 5 Zone



Appendix 5 - Development Plan - Westall Lane (Avonhead)

Updated 14 November 2005

New Map - Appendix 5 - Development Plan - Westall Lane, Avonhead

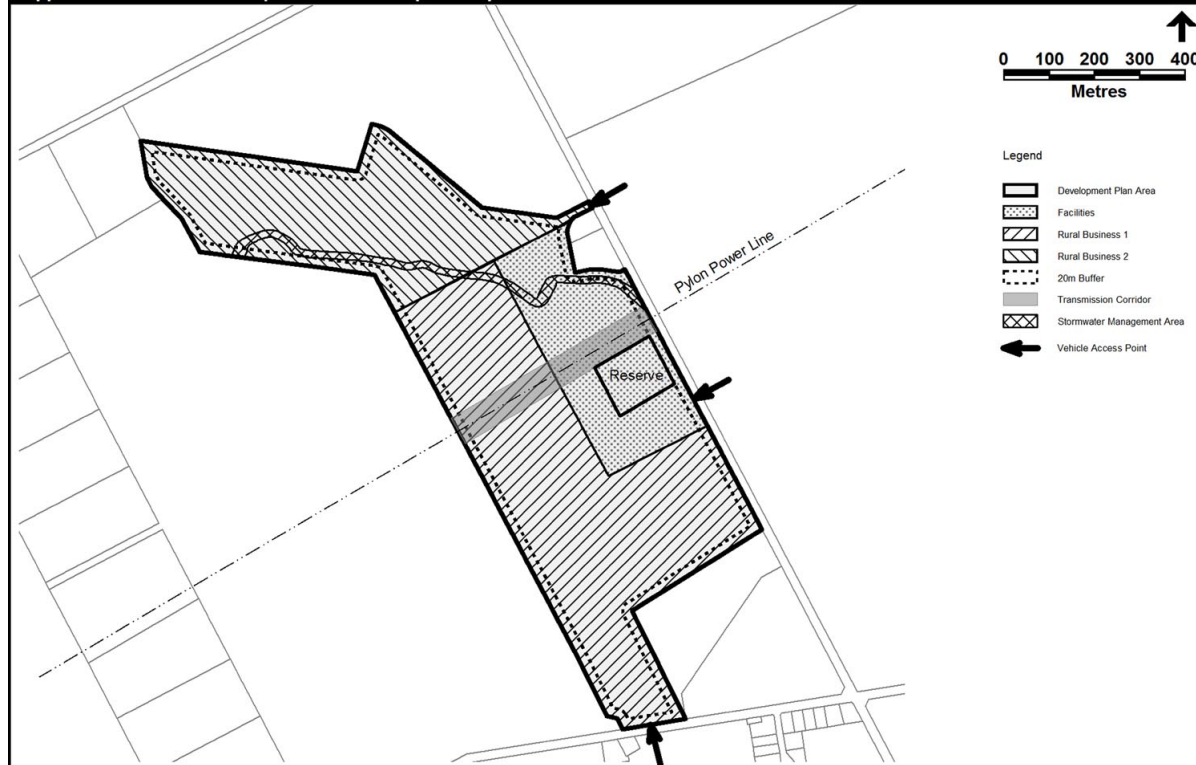


Appendix 6 - Outline Development Plan Templeton Special Rural Zone

Appendix 6 - Outline Development Plan Templeton Special Rural Zone

Updated 15 April 2013

Appendix 6 - Outline Development Plan - Templeton Special Rural Zone



Outline Development Plan - Templeton Special Rural Zone

The Outline Development Plan seeks to guide subdivision and development of the site, particularly with regard to stormwater management, landscaping and buffers, and the internal road network. The diagram also shows the Rural Business 1, 2 and Facilities precincts.

Stormwater

The site has been assessed as being suitable for on-site stormwater management. Each allotment will have individual on-site stormwater management systems in line with the requirements outlined below, and there will be communal stormwater management to handle stormwater from the public realm. The Communal system will include a contingency amount for unusually heavy rainfall events. Rule 2.3.7 (Servicing - Templeton Special Rural Zone) includes design criteria for the system.

The diagram shows a stormwater management area in the north of the site, in an existing natural swale, but communal detention and management will need to occur elsewhere within the site also. The transmission corridor mid-site provides an opportunity for this.

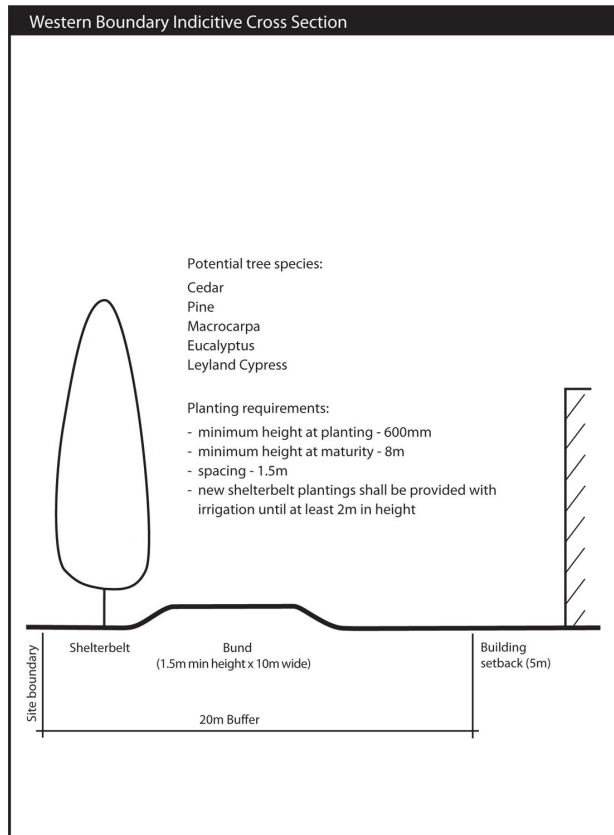
Landscaping and the 20m buffer

The Outline Development Plan shows a 20 metre buffer on the perimeter of the Templeton Special Rural zone. This is designed to protect adjoining landowners from adverse effects, and vice versa. The zone is adjoined by the Brackenridge Residential Estate, Nova Trust Rehabilitation Centre, Waitaha Learning Centre, a chapel, and farmland, making it particularly important to manage adverse effects. The buffer should not contain hard stand, outdoor storage or buildings. It may count towards the landscaping component.

The existing shelterbelt is largely within the buffer and is to be retained and maintained. It is an integral part of the buffering effect and is also important for the retention of rural character and visual amenity at the site.

The site also contains numerous established trees, identified through previous subdivision. The rules provide that 80 trees must be selected for retention. The shelterbelt and any other tree within the buffer cannot be included in the list of 80 trees.

Any fencing at the site should be uniform and typical of the rural area.



Road network

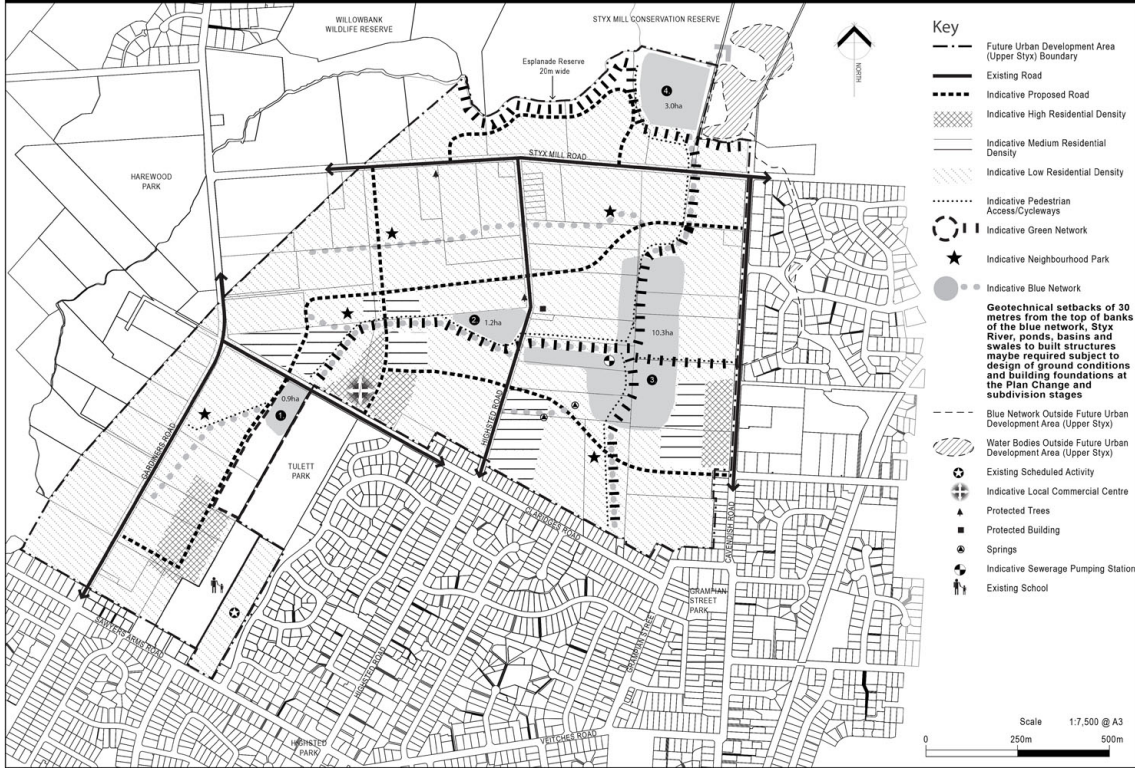
The diagram shows access and egress points from the site to Kirk and Maddisons Roads. The final internal road layout is dependant on various factors and flexibility is afforded the developer to reflect this. The developer will need to consider the re-use of the existing internal road network and the relocation of a large private sewer line which traverses the site (serving the prison and other land) amongst other things.

The internal roadway will include footpath/cycleway provision, landscaping, underground services (where appropriate) and stormwater management facilities. Provision shall be made for a bus stop also, even if just making space available to create a bus stop if the service to the hospital and prison is restored.

Internal roads shall also be designed in accordance with Council requirements and should have a clear hierarchy and layout.

Appendix 8A - Outline Development Plan - Upper Styx

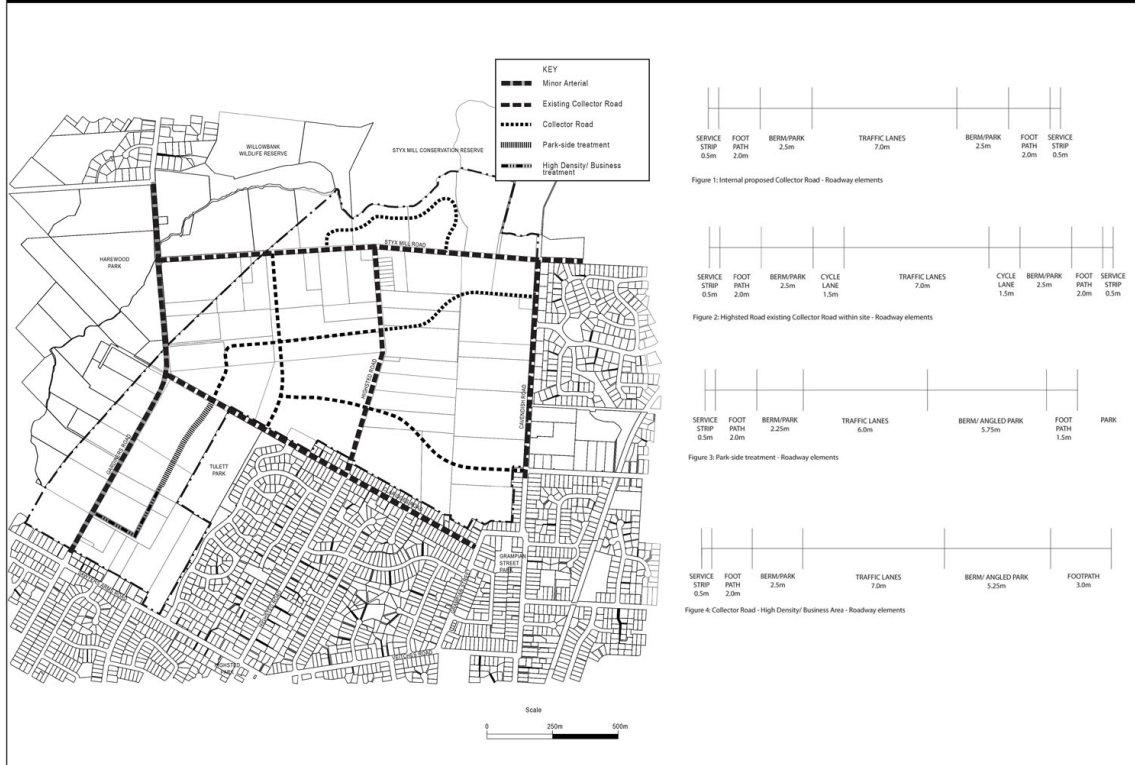
APPENDIX 8A - OUTLINE DEVELOPMENT PLAN - UPPER STYX



Appendix 8B - Movement Networks

Updated 06 December 2013

APPENDIX 8B - MOVEMENT NETWORKS



Contents of this Section:

- 1.0 Zone descriptions
- 1.1 General description and purpose
- 1.2 Rural 1 (Coastal) Zone
- 1.3 Rural 2 (Templeton-Halswell) Zone
- 1.4 Rural 3 (Styx - Marshland) Zone
- 1.5 Rural 4 (Waimakariri) Zone
- 1.6 Rural 5 (Airport Influences) Zone
- 1.7 Rural 6 (Grasslands) Zone
- 1.8 Rural 7 (Port Hills Intensive Farming) Zone
- 1.9 Rural H (Hills) Zone
- 1.10 Rural Q (Quarry) Zone

1.11 Templeton Special Rural Zone
2.0 Rules - Rural 1- 7 and Rural Hills Zones
2.1 Reference to the Summit Road (Canterbury) Protection Act 2001 and the Forest and Rural Fires Act 1977
2.2 Categories of activities
2.3 Development standards
2.4 Community standards
2.5 Critical standards
3.0 Rules - Rural Q (Quarry Zone)
3.1 Categories of activities
3.2 Development standards
3.3 Community standards
3.4 Critical standards
4.0 Assessment matters for resource consents
4.1 General
4.2 Assessment matters - Rural Zones and Rural (Quarry) Zones
5.0 Reasons for rules
5.1 Rural 1-7, Templeton Special Rural Zone, and Rural Hills Zone
5.2 Rural Q (Quarry) Zone
Appendix 1 - Aircraft noise exposure
Appendix 2 - Ecological heritage sites
Appendix 2 - Ecological heritage sites - Rural 6 Zone (subject to clause 2.4.5)
Appendix 3 - Ecological heritage site 6.41
Appendix 4 - Minimum dwelling/subdivision areas in Rural 5 Zone
Appendix 5 - Development Plan - Westall Lane (Avonhead)
Appendix 6 - Outline Development Plan Templeton Special Rural Zone
Appendix 8A - Outline Development Plan - Upper Styx
Appendix 8B - Movement Networks