

**DISTRICT PLAN REVIEW – RURAL CHAPTER 17
SECTION 32: APPENDIX 5**

**BACKGROUND PAPER ON RURAL ISSUES,
MANAGEMENT APPROACH AND PROPOSED
RURAL ZONES**

**Prepared by: Debbie Hogan, Christchurch City Council
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1.0 Purpose of report

This report documents issue identification and the proposed management framework developed for the DPR Rural Chapter with a focus upon the chapter scope. The report provides background as part of the section 32 analysis and has utilised various documents and research to develop issues, potential objectives and a proposed management approach for the rural environment.

2.0 Background

Existing District Plan framework

The combined Christchurch City and Banks Peninsula District Plans result in 12 rural zones, including Rural Residential, Rural Quarries and the Templeton Special Rural Zone (TSRZ) (Appendix 1). Based upon the DPR Phase 1 zoning, the rural zones cover approximately 109,566ha or 77% of the total area of the district.

The existing planning framework takes two different approaches:

- City Plan rural zones are mainly based upon retention of versatile soil resources (land use/resource capability) and protection of groundwater with an emphasis upon primary production, with other influences reflected including the Christchurch International Airport, Port Hills and coastal. The plan is effects based.
- Banks Peninsula Rural Zone acknowledges the working landscape with its objectives based upon landscape values, natural character and visual amenity. These are distinguished by rural amenity landscapes, main ridgelines, outstanding natural landscapes and coastal natural character landscapes. The key difference is that forestry, structures and buildings are managed through a more restrictive activity status in outstanding natural and coastal natural character landscapes. The focus is upon managing residential development within the rural environment through a cascading activity status. The plan is activity based.

What is the rural environment?

The rural environment (Figure 1) includes everything that is not in the urban or coastal environment, the three broad environments that make up Christchurch City, although there is overlap between these environments. The rural environment contains a variety of natural and physical resources, land uses and values with rural land providing multiple functions. Rural land use (traditionally focused on agriculture, horticulture and forestry) contributes towards:

- protecting, enhancing and utilising ecosystem services
- economic productivity
- maintaining natural and outstanding landscapes
- providing recreation areas and maintaining their values.

For the purposes of developing the chapter, this report takes the broader view of the rural environment. The Rural Chapter will apply to that part of Christchurch District that is not dedicated for urban activities (existing and future), recreation and open space, conservation, small settlements, rural residential, papakainga, coast or large strategic infrastructure. The role of the rural environment for its landscape, heritage, biodiversity, open space and coastal values is to be managed by the Natural Environment, Open Space and Coastal Chapters, therefore these matters are not considered in the Rural Chapter but are briefly considered as part of this section 32 to establish an understanding of the full range of functions provided by the rural environment. Figure 2 illustrates the different functions of the rural environment.

Figure 1. The rural environment of Christchurch District

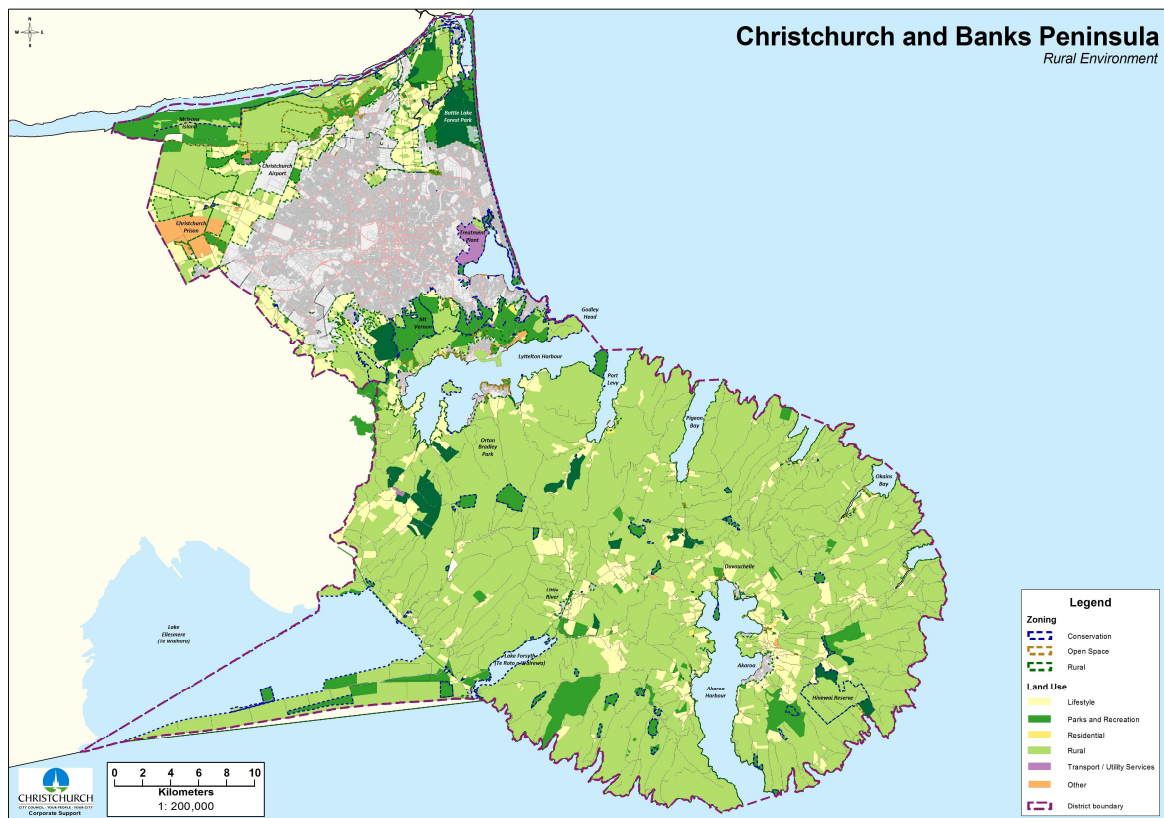


Figure 2. Functions of the Christchurch Rural Environment



Key characteristics of the rural environment of Christchurch District

The background paper, **The rural environment of Christchurch District (August 2014)**, provides a detailed description of the current Christchurch rural environment and informs the development of this issues and options paper. Some of the key points are:

- Rural land generally is fragmented with 79% of sites less than 20ha. Multiple sites tend to make up a rating unit or property particularly on Banks Peninsula.
- The dominant land use by area is stock and store livestock followed by lifestyle and recreation. Lifestyle is the dominant land use when considering the number of rating units.
- The flat land in the fringe area surrounding the Christchurch main urban area is highly fragmented with intensive land use dominated by lifestyle properties. There are limited rural land uses occurring within this area, focused on horticulture, specialist livestock and pastoral farming. There is limited additional subdivision potential. There are very few large sites, over 20ha, which tend to be dedicated to recreation activities or have constraints.
- The area located beyond the rural urban fringe towards the Waimakariri and the coast has a more open rural character with larger properties based around traditional farming activities of pastoral farming and plantation forestry, along with aggregate extraction. The area services the Christchurch urban area for a range of recreation and open space opportunities, conservation, flood management and strategic infrastructure (airport). There are a number of properties under public ownership.
- The Port Hills have an open natural character with few buildings and structures. A large part of the Port Hills is in public ownership. There are few large sites over 200ha. Land use is dominated by pastoral farming and plantation forestry with recreation activities.
- Banks Peninsula is a rural working environment where traditional rural land uses dominate based upon pastoral farming complemented by a range of recreation and tourism activities. The environment is highly valued for its landscape and conservation values and has a high degree of isolation in some parts with limited infrastructure and access. The small settlements, papakainga and rural residential areas provide for concentrations of urban activity within the rural environment and service the surrounding rural communities. Lifestyle development tends to concentrate around existing settlements, in more sheltered valleys or in coastal bays. Site size varies across Banks Peninsula with larger site sizes in isolated areas with fewer dwellings and a noticeable pattern of site sizes increasing with distance from small settlements.

What has changed in the rural environment since 1995?

Some parts of the rural environment have experienced greater change compared with others.

- Urban growth
The rural urban fringe of the main Christchurch urban area has been subject to the greatest change through urban growth and its role in contributing towards the urban area. The pressure for urban expansion has resulted in changing character of these rural areas, increasing land values, use of versatile soils and reverse sensitivity conflicts. A number of these issues have been documented in the Greater Christchurch Urban Development Strategy which informed the policy approach for development and urban consolidation in Canterbury Regional Policy Statement and the Land Use Recovery Plan.
- Demand for lifestyle properties
This demand is connected to urban growth and general desire to enjoy the amenity of a rural area in close proximity to the urban area. This demand is likely to continue however choices within the District may be limited in future. Lifestyle development, particularly rural residential, leads to fragmentation of rural land, increased potential for reverse sensitivity limiting the ability for rural production activities to occur and changing character to be more urban.
- Increase in function of rural land for tourism and recreation
As the main Christchurch urban area intensifies and grows there will be increased demand upon rural land for its recreation and tourism opportunities. Christchurch has some significant recreation resources in the immediate vicinity of the urban area – the Port Hills, McLeans Island, Bottle Lake Forest. This is complemented by private facilities such as golf courses that contribute to the recreation resource. Banks Peninsula has significant tourism and recreation opportunities based around the rural working landscape, biodiversity and

outstanding landscape values. The opportunities can benefit rural land owners in enabling diversification of activities to supplement farming.

- Reduced emphasis upon protection of versatile soils
This is also related to urban growth. When the City Plan was prepared in 1995, protecting the life supporting capacity of soil was of importance, targeted at the versatile soils surrounding the urban area. Over time growth of the urban area has to expand onto versatile soils. While the soils are valued for their life supporting capacity, there is also the need to balance the different values and as such in appropriate areas the use of these soils has been prioritised towards urban growth. The Canterbury Regional Policy Statement has reduced emphasis upon protecting all versatile soils in favour of identification of those areas that meaningfully contribute towards the rural productive economy recognising the need to balance the various demands on these soils particularly when adjoining an urban area.
- Role of Christchurch rural environment
Christchurch rural land is not regarded as a key agricultural production area in the wider context of the Canterbury Region. It plays a greater role in adding value to products grown elsewhere in the region. Horticulture, market gardens and orchards within Christchurch still play a role in the region. Rural flat land in Christchurch has reduced in its importance over the years as it converts to lifestyle properties, where character and amenity becomes more important. Rural land can contribute to local food production but this will become more difficult as land continues to increase in value in areas close to the urban boundary and lifestyle development dominates. Banks Peninsula remains a rural working landscape with a move towards diversification or providing for other compatible activities to be able to adapt to the changing rural economy.
- Demand for aggregates
Christchurch has the benefit of having a supply of aggregate resources within the District. Demand for aggregates has increased over the past 10 years as the District has grown and developed. While the resource exists it has become increasingly difficult to find areas where the resource can be readily extracted as lifestyle development increases and land holdings become fragmented increasing the potential for reverse sensitivity effects.

Key drivers for change

In addition to the changes described above the following drivers have been considered in developing the issues:

- statutory and strategic requirements
- integrating and amalgamating the CCP and BPDP into combined provisions with the aim to reduce the number of zones, and moving to an activity based plan
- simplify and remove plan inefficiencies
- there is nothing significantly broken within the rural environment that needs fixing, particularly on Banks Peninsula which went through a rural plan change in 2008 however some refinement is required to clarify outcomes
- any approach needs to be economic and enabling
- the rural environment was not as affected by the earthquake as the urban environment and so has more of a future focus rather than recovery focus
- expressing the role of the rural environment in relation to the future direction
- recognise changing economic and social conditions and the ability to utilise the resources
- integration with landscape, biodiversity, open space and coastal chapters

3.0 Resource Management Issues

The resource management issues set out in this section have been identified mainly from the following sources:

- a primary and secondary research (refer to attached bibliography);
- b public feedback and comment through various sources including the media, public engagement, annual residents' surveys;
- c academic press;
- d monitoring and review of current district plan; and
- e matters raised in various forums by statutory partners.

Strategic Planning Documents

Any issues of a strategic nature have already been considered through the strategic policy direction in higher order documents that are carried through into the Strategic Directions Chapter of the District Plan Review. The Strategic Directions Chapter also contains higher order objectives and policies to reflect the outcomes sought in a number of strategic planning documents. An assessment of these objectives and policies is contained within the Section 32 Strategic Directions report.

In terms of earthquake recovery, the rural environment was not as directly affected as the urban environment and no significant issues have been identified to take into consideration. There is still however a need to ensure affected rural activities can be re-established and consider the longer term effects of temporary activities which have established in the rural environment. The focus of the Rural chapter is on the longer term rather than recovery.

The application of the CRPS results in a split in the rural environment between the Greater Christchurch area of the District and the remainder of the District. As a result there are different policy approaches for these areas in the CRPS which need to be given effect to and have led to different management approaches across the District. The key aspects of the CRPS relate to defining rural and urban activities and their policy direction in the Greater Christchurch area versus the remainder of the District. Table 3 highlights the key differences that apply.

Table 1. Higher order and guiding documents relevant to the Rural Chapter

Document (Statutory obligation in italics)	Relevant provisions the Rural chapter is required to take into account/give effect to
New Zealand Coastal Policy Statement (NZCPS) – <i>proposed District Plan must give effect to</i>	Directs the preservation of natural character of the coastal environment and protect natural features and landscape values through identifying those areas where various forms of subdivision, use and development would be inappropriate and protecting them from such activities.
The Canterbury Regional Policy Statement (CPRS) – <i>proposed District Plan must give effect to</i>	<p><i>Chapter 5</i> Directs that development in the region is located and designed to enable rural activities that support the rural environment including primary production and avoid conflicts between incompatible activities; limited rural residential development occurs in a concentrated form or is attached to urban areas to promote a coordinated pattern of development; and development does not compromise or foreclose on productivity of regions soil resources. Development is avoided in areas Natural and physical resources are maintained and enhanced contributing to overall rural productive economy in areas which are valued for existing and foreseeable future primary production.</p> <p><i>Chapter 6</i> - Objective 6.2.1 Recovery Framework, Objective 6.2.2 Urban form and settlement pattern, Policies 6.3.1, 6.3.9</p> <p><i>Chapters 7, 9 and 15</i> Directs the consideration of the effects of land uses and intensification of land uses on demand for water and on water quality in the sustainable management of fresh water in an integrated way within and across catchments. Chapter 9 directs that restoration or enhancement of ecosystem functioning and indigenous biodiversity contributes to Canterbury's distinctive natural character and identity and promotes enhancement in appropriate locations. Chapter 15 directs the maintenance and improvement of the quality of Canterbury's soil to safeguard their mauri, life supporting capacity, their health and productive capacity and ensuring land use and land management practices avoid significant long term adverse effects on soil quality, including significant new induced soil erosion.</p>
The Canterbury Earthquake Recovery Strategy – <i>proposed District Plan must not be inconsistent with</i>	<p>The Recovery Strategy lists six components of recovery each with associated goals. Those goals that are given specific effect to in this chapter are:</p> <p>17.1 Natural environment goals 6.1 and 6.2 ensure that recovery activities value, protect and sustainably water sources and healthy functioning ecosystems</p> <p>13.1 Economic goals include 2.1 – planning for flourishing rural towns and a productive rural sector</p>
The Land Use Recovery Plan (LURP) - <i>proposed District Plan must not be inconsistent with</i>	<p><i>Action 45</i> Directs the DPR to reducing consenting and notification requirements</p>
The Mahaanui Iwi Management Plan (IMP) – <i>proposed District Plan must have regard to</i>	Directs the participation and particular interests of Ngai Tahu Papatipu Runanga are recognised and provided for in development and use of resources relating to water, landscape, coast
Greater Christchurch Urban Development Strategy and Action Plan 2007 (UDS) – 2010 Action Plan – <i>proposed District Plan</i>	Promotes integrated land use and infrastructure development with a vision to achieve thriving rural communities and towns. Rural development should be integrated with landscape values to enhance landscape character.

Document (Statutory obligation in italics)	Relevant provisions the Rural chapter is required to take into account/give effect to
<i>should have regard to</i>	
South West Area Plan (SWAP) – <i>proposed District Plan should have regard to</i>	SWAP goal 10 seeks to maintain the versatility, function and character of rural land. The objectives seek to achieve the goal through: <ul style="list-style-type: none"> - promoting productive rural land use activities that provide goods and support the local economy - locate buildings and structures to maximise the area of productive land - encourage buildings and boundary treatments to reflect rural character and local landscape - coordinate management of rural areas with Selwyn District to ensure the contrast between urban and rural environments is maintained
North West Area Plan - <i>proposed District Plan should have regard to</i>	A “Rural Urban Fringe” zone was recommended to cover the majority of the area west of Russley Road and north of Yaldhurst Road in recognition of the role of the area as a transition between urban and rural areas. Activities that are considered appropriate within the area include open space, sporting and recreational facilities, in addition to the ongoing use of the area for rural activities and associated dwellings.
Health in all Policies Approach	An approach to public policies across sectors that systematically takes into account the health implications of decisions, seeks synergies, and avoids harmful health impacts, in order to improve population health and health equity
Adjoining district plan provisions – Selwyn District Council and Waimakariri Council – <i>shall have regard to</i>	Selwyn District Plan identifies relevant cross boundary issues including: effects on rural character of small allotments on the boundary with Christchurch; development on or near District boundary; and recreational use and natural values of Port Hills. Waimakariri District Plan identifies relevant cross boundary issues including: land use activities and access provisions along the banks of the Waimakariri river; management of urban development and the effect of such development across territorial boundaries.

Table 2. CRPS policy direction for Greater Christchurch area and the remainder of the Christchurch District

Activity	Policy direction in Greater Christchurch area of district	Policy direction in remainder of district (wider region)
Urban activity	<ul style="list-style-type: none"> - Defined as activities of a size, function, intensity or character typical of those in urban areas and includes: - residential units at a density of more than one household unit per 4ha of site area 	- concentration of residential, commercial and/or industrial activities, having the nature of town or village which is predominantly non-agricultural or non-rural in nature
Rural activity	<ul style="list-style-type: none"> - Defined as activities of a size, function, intensity or character typical of those in rural areas and includes: 	Not defined

	<ul style="list-style-type: none"> ○ residential 4ha and over ○ Recreation ○ Quarrying and associated activities ○ Businesses that support rural land use activities 	
Rural Residential	<ul style="list-style-type: none"> - defined as density of 1-2 households/ha - none allowed in City Plan area of Greater Christchurch - any new areas identified in the Lyttelton Harbour (remainder of Greater Christchurch outside the City Plan) requires the development of a rural residential strategy under the LGA - locations that can be provided with reticulated services 	<ul style="list-style-type: none"> - Is allowed in Banks Peninsula area - zoned areas only - outside or on fringe of urban areas - low density residential - no rural residential strategy required
Tourism, recreation and employment	Refers back to Rural Activities	Dependent upon the rural resource as per Policy 5.3.12 Rural production (Wider Region)
Versatile land for primary productive purposes	No mention of this resource within Chapter 6 objectives and policies	Inferred reference in Policy 5.3.12 Rural production (Wider Region)

RESOURCE MANAGEMENT ISSUE 1 – Fragmentation of rural land and sustainability of the peri-urban area

Non-rural uses (those not based upon rural resources including rural residential development) compete for rural land, particularly in the peri-urban fringe area. These often higher economic uses or with higher capital investment lead to effects such as reverse sensitivity, fragmentation of land, reduced ability for productive uses to operate and ultimately removal of land from primary production and the ability to access gravel resources. The competing land uses can limit opportunities for both existing and future rural productive use and the ability to retain a consolidated urban form or planned efficient future urban growth.

The rural land resource of Christchurch District is subject to growth pressure from urban expansion and non-rural activities, mainly residential activities, wanting a rural location. There is also increasing pressure from activities such as contractors and builders yards to locate in rural areas. This is an on-going issue by virtue of the location of rural land surrounding a large growing city and providing a generally unconstrained supply of land. This particularly applies to the flat rural land (peri-urban land), although there is limited pressure in localised areas on Banks Peninsula.

The CRPS and LURP have addressed this for the medium term establishing a directive to retain a consolidated urban form in Greater Christchurch which essentially fixes the rural/urban boundary, includes greenfield land within the urban area and puts a hold on further rural residential development in Christchurch. There will continue to be pressure for 'urban creep' by

urban activities, including industrial activities, that view rural land as being easier and cheaper to develop, are seen as having similar effects to some rural activities, or see a need to have a rural location although there is no dependence upon the natural and physical resources of the rural environment. While there are activities that may be appropriate to have a rural location this needs to be managed so that the consolidated urban form and efficient use of infrastructure is not undermined within the urban environment and to ensure the continued usability and supply of rural land for future generations, including the ability to access the gravel resource.

A key determinant of competing non-rural activities is subdivision and minimum site size. Subdivision is a necessary part of managing rural land and properties. However it can lead to fragmentation of rural land which reduces the range of rural productive uses and creates patterns of ownership that are difficult to reconcile for rural productive uses as they often have expectations of residential use. The resulting density has long term effects that can create uniformity and concentrations of small sites leading to changes in rural character and pressure on operating rural activities. Subdivision in rural environments is based around managing rural living to avoid effects upon rural character, amenity values, rural production and environmental values. If the site size is set too high it results in large lifestyle properties with inefficient use of land for non-productive uses and poor land management. If the site size is set too low it may result in a proliferation of lifestyle properties. It is a fine line to manage rural subdivision to cater for a range of site sizes and activities while minimising the loss of the ability to use rural land and not foreclosing on future options.

It is recognised that there are existing highly fragmented areas within the rural environment, particularly around the Christchurch urban fringe, and many sites without dwellings. The pattern of development of these areas is the legacy of subdivision rules under previous district plans as well as the existing City Plan. These sites represent an existing resource however enabling development of these sites for rural living may not always be appropriate as the it can change the rural character, create rural residential development in areas where it is not desirable particularly close to the urban edge or areas with high landscape values, detracts from other areas where such development is preferred, places pressure on infrastructure and surrounding rural production activities. For the quarry industry fragmentation can lead to greater potential for reverse sensitivity effects, increase the cost of land and make it difficult to assemble sites of a sufficient size for viable quarry operations. For Greater Christchurch, the CRPS provides strong direction on managing further fragmentation by preventing any further rural residential development (sites with average size of 1-2 households per hectare).

This issue is closely connected with the issues relating to: providing for rural living; reverse sensitivity and enabling the right to farm; and thriving rural communities and providing for rural productive activities; and enabling access to potential aggregate resources.

RESOURCE MANAGEMENT ISSUE 2 – Retention of the diverse character and amenity values of the rural environment in Christchurch District

Rural character is the combination of qualities which make an area appear rural rather than urban. The general character of the rural environment is that of a working environment, where amenity values include openness, predominance of natural features over man-made features (naturalness), and existence of rural productive activities and low density of buildings, traffic and people. These values contribute to rural amenity and provide the contrast with the urban environment. Retention of rural character and a differentiation to the urban environment can be eroded by insensitive development, land use and inappropriate subdivision or enhanced by positive change.

The character and amenity values of the rural environment vary across Christchurch District from

the rural-urban fringe to Banks Peninsula. The factors contributing to rural character can be considered at three scales:

- City wide: This scale relates to the broad characteristics of the rural environment, its resources, land use patterns and density; biodiversity and landscape values; maintaining a clear distinction between urban and rural environments; dominance of natural character over built form; dominance of activities dependent upon the rural resource; function of different areas within the rural environment.
- Catchment/neighbourhood: Includes factors such as density/site size, relationship of buildings to topography, range of activities related to function of area, dominance of naturalness over built form, traffic generation and incompatible activities. It is at this level where variations in character occur, including the traditional values of openness. The density of buildings increases with rural residential and lifestyle development while openness reduces compared with the higher degree of openness and decreased density of buildings in rural areas that are dominated by productive pastoral activities. The variations at the catchment/neighbourhood level can contribute significantly to local character.
- Site: This scale relates to the location and scale of buildings, noise generation, visual screening, buffers and separation between activities.

Managing development and subdivision to have regard to these factors will retain rural character.

RESOURCE MANAGEMENT ISSUE 3 – Providing for rural living

There is demand for people wanting to live within the rural environment and enjoy the amenity values that it offers. A choice of rural living is provided through rural settlements, rural residential, lifestyle, papakainga and residential associated with primary production activities. These choices can have different locational criteria and effects including fragmentation, reverse sensitivity, impact upon rural character, degree of dependency to the rural resource, poor land management and pressure on infrastructure. Managing the demand for rural living in general and more specifically rural residential is an important part of managing the rural environment and the interface with the urban environment.

In terms of the flat land surrounding the main Christchurch urban area, rural living is currently provided on the basis of a 4ha minimum site size. An exception is provided for sites down to 2ha where they existed as at 24 June 1995. The policy framework recognised this exception as providing for rural residential development. The majority of these sites have been developed around Marshlands, Halswell and Yaldhurst. While the minimum enables rural production activities these areas are now dominated by lifestyle development with minimal rural production activities. The 4ha minimum has been defined within the CRPS as a rural activity. Any development below this minimum is defined as an urban activity or rural residential development under the CRPS with the policy direction being that it is not encouraged within Christchurch part of Greater Christchurch. This raises issues of how to manage the current exception of allowing existing 2ha sites to establish a dwelling. Analysis of titles from Land Information New Zealand indicates that 36 sites meeting the rule do not have a dwelling located on them as of June 2014. The addition of these dwellings is minimal, essentially filling in gaps between existing lifestyle development. The more difficult task is to prevent further subdivision and development below 4ha.

In addition to the ability to develop a dwelling on a site that meets the minimum density, the Banks Peninsula District Plan provides for the ability to subdivide a 1ha site for rural living, where the balance area is covenanted against further subdivision and development of dwellings. This provides opportunities for landowners to raise capital, contributes to meeting demand for rural living while maintaining larger sites for productive activities. Some clarification is required in

terms of how the rules relate to the policy framework to ensure the outcomes are achieved. Rural residential development is directed into two zoned areas on Banks Peninsula, Allandale and Samarang Bay, with a policy framework to enable identification of other suitable areas through the plan change process.

The use of rural land for rural-residential development (sites with an average density of 1-2ha) is an inefficient use of land when compared with urban development. It inhibits or compromises future development of urban areas as it can be difficult to retrofit due to placement of existing buildings, high levels of investment and highly fragmented pattern of ownership. Rural residential developed away from existing urban settlements fragments rural land creating isolated pockets of development that place unrealistic expectations upon infrastructure service levels and lead to reverse sensitivity effects on rural productive activities and systems. In recognition of the limitations rural residential development places on the ability to achieve consolidated urban settlement patterns, the CRPS and LURP impose an urban boundary and direct that no further rural residential development be allowed in the flat area around Christchurch, including the Port Hills. Any further rural residential development will only continue to be located on Banks Peninsula.

Other types of rural living include subdividing surplus dwellings, new dwellings associated with farm succession/retirement planning and additional dwellings for farm workers. While the demand for rural living may originate from different circumstances, the minimum site size per dwelling is a blunt but easy method to manage rural living.

This issue is closely connected with issues relating to: fragmentation; reverse sensitivity and enabling the right to farm; and thriving rural communities; enabling access to potential aggregate resources.

RESOURCE MANAGEMENT ISSUE 4 - Maintaining healthy ecosystem services on rural land and opportunities for environmental benefits

Rural land and resources in Christchurch District provide essential ecosystem services such as soil, fresh water, biodiversity, timber, food and fibre. The community derives economic, social and cultural benefits from these services including flood management, water supply, recreation, tourism, air quality maintenance, landscape, cultural and aesthetic values. Development and land management practices can have positive and negative effects upon the provision of these services.

Key ecosystem services within the flat rural land are versatile soils and groundwater.

As part of the Canterbury Plains, the area surrounding Christchurch urban area contains Class II versatile soils (defined as Class I and Class II by the CRPS). The current City Plan recognises the soil resource by establishing rural zones based upon land use capability and soil classification aimed at retaining productive uses and soils, setting minimum site size consistent with retaining the resource. Despite this approach, since 1995 there has been continual loss of versatile soils for urban development as the city grows. The Christchurch versatile soils play a limited role within the regional context, as there are more significant areas in other parts of the region that are not subject to the same pressures. Land located in close proximity to the urban boundary and on versatile soils is now valued more for lifestyle and urban development potential rather than the productive potential, including the gravel resource. The high level of fragmentation and investment on the versatile soils makes it difficult to effectively use these areas for rural productive purposes to make a meaningful contribution to the wider rural productive economy of Canterbury. The CRPS recognises the need to retain sustainable patterns of development through a consolidated urban form for Greater Christchurch over retention of the versatile soils.

However these areas can still contribute to production systems providing local food production opportunities for a growing city and their retention and use for their life supporting capacity and ecosystem services should be encouraged through preferred site size and range of land uses.

The alluvial gravel plains of Christchurch and their coastal margin, between Banks Peninsula volcanics and Waimakariri River, form a very productive aquifer system providing a high quality drinking water supply for the Christchurch main urban area. The groundwater protection zone 1 (identified in the Proposed Canterbury Natural Resources Regional Plan) extends across the unconfined aquifer west of the main urban area and is largely zoned for rural or open space land uses. Activities can affect this resource through density of development and land uses that increase the risk of contaminating groundwater. The City Plan currently manages this through density and a rule requiring a 1 metre separation above the maximum recorded groundwater level for quarrying activities within the Rural Quarry zone.

The water catchments on the Port Hills and Banks Peninsula can be affected by land use activities that impact upon soil erosion and sediment loading into waterways. Some Banks Peninsula water supplies are dependent upon water takes from catchments. Retention of indigenous vegetation assists with reducing erosion and sedimentation and improving water quality. Encouraging catchments to be planned and managed in an integrated way enables a landscape wide consideration of effects and achieves better outcomes for the community and environment. Benefits extend beyond the rural environment and into the urban environment for catchments such as The Styx, Halswell and Avon Rivers.

The rural environment and rural land use enables water management and hazards to be managed such as the flood storage and ponding areas such as the Waimakariri River, Heathcote and Halswell, which also provides for recreation opportunities in land adjoining waterways and development of functioning wetland systems which contribute to biodiversity values.

Retention and maintenance of areas of indigenous biodiversity is an integral part of the rural environment and essential ecosystem service. Areas include significant ecological sites, areas of regenerating or restoration vegetation, located on public or private land, protected through reserves or covenants. Retention and protection of biodiversity is beneficial to water catchments, water quality, rural character and a healthy landscape. Rural landowners and land management practices play an important role in retaining and managing biodiversity.

Rural land management practices can make a positive contribution towards enhancing the provision of ecosystem services such as: location of title boundaries and buildings; fencing and planting of waterways; protecting areas of biodiversity; restoration and enhancement planting; weed and pest control; protecting/managing versatile soils; protecting areas of productivity; retiring erosion prone areas; protection of water catchments through appropriate land use. These practices also have the potential to be recognised as positive effects when considering subdivision and development.

Environment Canterbury plays an important role in managing effects upon water, soil and air.

RESOURCE MANAGEMENT ISSUE 5 - Reverse sensitivity and enabling the 'right to farm'

The day to day operations of rural production activities and utilisation of rural resources has effects that can not always be contained on site i.e. animal and machinery noise and smell, dust and changing visual appearance as a result of primary production management practices and quarrying activities. Some activities may be sensitive to these effects, particularly residential activities and non-land based activities.

The everyday operations of many rural activities generate odours and noise from machinery and animals. These are a well established part of the existing amenity and character of the rural environment. Despite this, rural activities are expected to carry out best management practice and, like all activities, have a duty to avoid, remedy or mitigate adverse effect on the environment arising from an activity.

When rural sites are subdivided allowing sensitive activities to locate within an area occupied by traditional rural uses, these activities often have different expectations of amenity to those that occur in the rural environment. This is particularly an issue in the peri-urban areas around the urban boundary where site sizes are smaller and dominated by lifestyle development. There is a need to manage this to ensure that sensitive activities do not limit the operations of existing or anticipated activities through complaints or changing the character of rural areas. Reverse sensitivity is one of the greatest threats to the ability to utilise rural land for future productive activities.

This issue is closely connected with issues relating to: fragmentation; providing for rural living; thriving rural communities; enabling access to potential aggregate resources.

RESOURCE MANAGEMENT ISSUE 6 – Thriving rural communities, the changing rural economy and balancing use of the rural resource

The economic environment for rural activities is continually changing due to global, national and local conditions. This requires resilient land management. Land managers often explore supplementary activities, cross-subsidise farm costs, divest through subdivision and sale of land, sell or process produce or diversify land use to capitalise on its values, location and character. The ability to undertake resilient land management enables rural productive activities to contribute to the economy and employment within Christchurch District and towards thriving rural communities, including rural settlements.

Adapting to change is a regular part of managing a rural property to ensure economic viability in evolving market conditions, which is becoming more difficult particularly in marginal farming areas. However such decisions can have environmental impacts particularly from changes in land use and fragmentation. Recognising and planning for the changing rural economy is essential and enabling this to occur can enhance the economic development of the rural resource and contribute towards resilient thriving rural communities and economy. The rural productive economy and productive uses of rural land have broader determinants than versatile soils. The ability to make use of the soils is affected by social, economic and environmental factors including reverse sensitivity and fragmentation (*refer Issue 1 and Issue 5*). In addition rural land owners also need to balance other demands within the rural environment such as the public good values derived as a result of landscape, heritage and biodiversity values that may exist on their land and may place limitations on development.

Activities such as the processing of rural resources/produce on site can provide a range of efficiencies including transport and transaction costs along with rural employment. There is increasing demand for tourism and recreational opportunities in the rural environment, i.e. Banks Peninsula Track, which often take advantage of rural land use and the character, amenity and landscape values of the rural environment. While it is likely that some of these activities will have minimal effect and are low impact others may not always be appropriate as it can alter the character and amenity values, dependent upon scale and character.

Recognising the changing rural economy requires a careful balanced approach to provide an adaptive environment whilst ensuring activities continue to complement the rural environment and do not adversely affect the rural character or the values from which livelihoods and economic

benefit is derived from i.e. landscape or biodiversity values.

This issue is closely connected with issues relating to: fragmentation; providing for rural living; reverse sensitivity and enabling the right to farm.

RESOURCE MANAGEMENT ISSUE 7 – Access to potential high quality aggregate resources and the effects of quarrying activity

The existence of gravel and hard rock resources within the rural environment provides access to resources for construction and development in close proximity to Christchurch, contributing to social and economic wellbeing. The growth and demand for access to the gravel resource, including establishment of new quarries or expansion of existing quarries, is essential for the rebuild and recovery of Christchurch however quarrying activities have effects on the surrounding activities and environment. Likewise the ability to access and process gravel resources can be inhibited by residential development and other sensitive activities.

Being able to secure aggregate resources at reasonable cost is important to the recovery and rebuilding efforts associated with the Canterbury Earthquakes, to provide for major infrastructure projects such as motorways, and for the business-as-usual demands of the construction, roading and development sectors. Whilst Christchurch is fortunate to have a local supply of aggregates available, access to the finite resource could be sterilised by incompatible land use and development or restrictive land use controls, necessitating access to more distant and costly resources to meet the District's economic needs.

As a finite natural resource, new aggregate resources will need to be found as current zoned or consented supply is used. For Christchurch City, this is projected to be by 2031. The report by Twelfth Knight Consulting (Aggregates: Demands and Resources (October 2014) has concluded that there will be a shortfall of 40 million tonnes between 2031 and 2041. The timescales involved in approving new quarry proposals can be lengthy and as a consequence it is prudent to plan well ahead of anticipated demand.

Quarrying operations can have effects upon surrounding sensitive activities and the environment, particularly where there are concentrations of residential development. Likewise, the ability to access and process gravel resources can be inhibited by residential development and other sensitive activities.

The long term rehabilitation of the site after completion of on-site activities can enable the land to be used for rural uses or other appropriate uses in the longer term. The use of processing infrastructure after on-site supplies are exhausted, by bringing in gravel for processing, may lead to long term effects that are not intended when the activity was initially established and may change the character of the operation and affect long-term rehabilitation proposals.

This issue is closely connected with issues relating to: providing for rural living; maintaining healthy ecosystem services

RESOURCE MANAGEMENT ISSUE 8 – Balancing the multi- functionality and values of the rural environment

In addition to rural productive activities, livelihoods and ecosystem services, the rural environment contains a range of features and elements considered as matters of national importance under section 6 of the RMA such as outstanding natural features and landscapes, significant indigenous

vegetation, historic heritage, waterways and the relationship of Maori and their culture. These features contribute to rural character and localised differences between rural areas and provide opportunities for recreation and tourism. The rural environment contains strategic infrastructure facilities such as the Christchurch International Airport, energy generation structures and utilities along with institutional facilities such as the Christchurch prison.

While these functions and values may impose some restrictions on rural land use they can also enhance the range of rural activities that can be undertaken and the opportunities they provide to landowners.

Existing facilities and operations such as Christchurch International Airport, quarrying operations and Ruapuna Park that are located in the rural environment generate noise and other effects which need to be managed in relation to sensitive activities.

This issue is closely connected with issues relating to: fragmentation; providing for rural living; retention of rural character and amenity; reverse sensitivity and enabling the right to farm. It also links to chapters on Natural and Cultural Heritage, Coastal and Open Space.

4.0 Proposed objectives

The focus of the Rural Chapter is on managing the rural environment to retain and use its rural productive potential, ecosystem services, rural character and amenity values. The role of the rural environment for its landscape, heritage, biodiversity, open space and coastal values will be managed by the NEH, Open Space and Coastal Chapters, therefore these matters are not considered further in the Rural Chapter or section 32 report. It is proposed that objectives to resolve the issues will include:

- Enabling use of the rural resource – enabling a range of activities that have a direct relationship with or are dependent upon the natural resources of the rural environment
- Rural character and amenity – maintaining character and amenity, recognising localised differences with the rural area ie. peri urban vs Banks Peninsula
- Rural living – contributes to housing choice without compromising the ability of rural activities to be undertaken, rural character, maintaining the efficient urban form, avoiding fragmenting rural land
- Multiple functions and natural capital of the rural environment – maintaining the functions and ecosystem services provided by rural land such as groundwater, soils, flood management, landscape, biodiversity etc

5.0 Broad management approach

One of the key provisions that will achieve the objectives for the rural environment is zoning, which involves identification of areas with similar issues and ways of addressing them. Any option around 'how to slice the pie' is not starting from a clean slate as it is influenced by the following:

- a. The zoning options are limited as a result of overall direction of the DPR, previous Council decisions, constraints, key drivers and higher order policy directives already in place including:

Direction	Influence on zoning option
• move to activity based plan	List of activities which need to have a clear link to objectives and policies
• reduce the number of zones	Fewer zones covering larger areas
• there will be a coastal zone and/or a coastal environment overlay	Reduced need to retain the existing Rural 1 (Coastal) Zone (CCP)
• land owned by CCC, ECAN and DOC is best recognised as open space/conservation zones	Reduction in land zoned rural in the Port Hills and Bottle Lake

<ul style="list-style-type: none"> • other chapters will manage city wide constraints and values through overlays i.e. natural hazards, landscape and biodiversity 	Less of an influence on underlying basis for zoning
<ul style="list-style-type: none"> • Council resolution from the North West Review Area Review to establish a Rural Urban Fringe Zone in this area 	Apply a Rural Urban Fringe Zone to area covered by North West Review. This zone could be considered for wider application to areas with similar character.
<ul style="list-style-type: none"> • Banks Peninsula Rural zone went through a significant plan change in recent times (Environment Court Decision 2008) therefore no significant changes are anticipated 	Retain Banks Peninsula Rural zone and intent of provisions
<ul style="list-style-type: none"> • a Rural Residential Zone can be retained on Banks Peninsula with no rural residential provided for on the flat peri-urban area and Port Hills 	No Rural Residential zoning on flat land or Port Hills. Retain a Rural Residential zone or similar on Banks Peninsula
<ul style="list-style-type: none"> • higher order policy direction from the CRPS has prioritised protection of the urban form and managing surrounding areas for future growth in the Greater Christchurch area 	Any argument over protecting versatile soils has been reduced through the CRPS where the area surrounding Greater Christchurch is prioritised for urban growth. However the community may still desire to see the resource managed sustainably.
<ul style="list-style-type: none"> • South West Area Plan which seeks to retain the rural environment 	Phase 1 has rezoned parts for industrial purposes
<ul style="list-style-type: none"> • Plan changes have reduced the extent of some rural zones adjoining the main Christchurch urban edge 	Revisit rural zone extent and function

b. Currently there are 12 rural zones, with ten in the City Plan. Despite the ten zones in the City Plan there are strong similarities between the zones effectively resulting in three zones plus two site specific zones (Quarries and Templeton).

c. In addition to the directives outlined above, consideration also needs to be given to the outcomes, role and functions of different areas of the rural environment and whether there needs to be different responses reflected in zoning. The background paper, **The rural environment of Christchurch District (August 2014)**, outlined the functions of different areas within the rural environment. The table below highlights these areas against criteria that contribute to their function:

Rural environment description	Rural environment outcomes	Natural resources and features	Proximity to urban area	Character and amenity values	Predominant land use	Site size / Fragmentation
Rural urban fringe						
<p>This area adjoins the Christchurch main urban area. It has an intensive subdivision pattern dominated by lifestyle development interspersed with rural production activities based around horticulture, viticulture and grazing. There are very few large sites i.e. over 10 hectares. The area is in demand for lifestyle development and urban growth.</p> <p>A rural-urban fringe location is regarded as the transition between urban and rural areas providing for activities typically associated with a peri-urban area while retaining its lower density of buildings and extent of vegetation. The areas are valued for their amenity, which differs from the more open traditional working landscapes, however still relies upon a high degree of naturalness.</p> <p>The area contains recreation activities such as golf courses and motorsport tracks, institutional activities and aggregate resources. Significant infrastructure of transmission</p>	<p>The outcome for these areas is to retain their 'ruralness' to separate them from the urban environment which they adjoin. This involves strong management to avoid further intensive subdivision for rural residential development, urban activities and any form of development that reflects urban character.</p> <p>Conflicts between lifestyle development and rural productive activities need to be managed to ensure the continuation of rural activities and recreation opportunities.</p> <p>Continue to encourage these areas to provide rural produce and products to the local market functioning as rural areas retaining a high degree of naturalness and low density of buildings.</p>	<ul style="list-style-type: none"> - Flat topography - Versatile soils - Aggregate resources - Flood management 	<ul style="list-style-type: none"> - Adjoins main Christchurch urban area 	<ul style="list-style-type: none"> - Low degree of openness - High degree of natural elements over built - Some areas with urban infrastructure i.e. kerb and channel, footpaths 	<ul style="list-style-type: none"> - Lifestyle development - Rural residential development - Horticulture - Pastoral grazing - Recreation 	Highly fragmented with small site sizes

Rural environment description	Rural environment outcomes	Natural resources and features	Proximity to urban area	Character and amenity values	Predominant land use	Site size / Fragmentation
<p>lines, state highways and Christchurch International Airport also exist in these areas.</p> <p>Areas contain soils capable of a variety of agricultural and horticultural land uses.</p>						
Waimakariri ecosystem services						
<p>This area adjoins the Waimakariri River, wrapping around the north and west of the Christchurch International Airport, and extending to the coast down to Bottle Lake Forest. Large tracts of land are held in public or crown ownership with a low level of built development.</p> <p>Provides various ecosystem services including flood management, groundwater protection, grasslands, plantation forestry and the extensive recreation resources of McLeans Island and The Groynes. The area also provides the northern limit to urban growth, effectively serving as a green belt, and protects the western side of the Christchurch International Airport.</p> <p>A range of rural land uses exist</p>	<p>Development should be minimal to protect groundwater and flood management functions and retain the degree of openness of the area. Rural activities continue to operate and maintain the open character of the area.</p> <p>Area is maintained as a key recreational asset on the rural flat land that compliments the Port Hills and Banks Peninsula.</p>	<ul style="list-style-type: none"> - Flat topography - Aggregate resources - Grassland ecosystems - Ground water protection zone - River ecosystems - Flood management 	<ul style="list-style-type: none"> - Adjoins the rural urban fringe 	<ul style="list-style-type: none"> - High degree of openness and natural elements - Minimal buildings - High degree of public land ownership and public infrastructure/facilities 	<ul style="list-style-type: none"> - Stock and store livestock farming - Plantation Forestry - Aggregate extraction - Recreation 	<ul style="list-style-type: none"> - Mix of site sizes but tending towards larger sites - Medium fragmentation

Rural environment description	Rural environment outcomes	Natural resources and features	Proximity to urban area	Character and amenity values	Predominant land use	Site size / Fragmentation
<p>dominated by pastoral farming and plantation forestry. Mineral extraction activities in the area provide a close supply for the District. The area is a significant recreation resource for the main urban area and the wider region.</p> <p>This area interfaces with the coastal environment and northern urban edge of the Christchurch main urban area.</p>						
Rural working landscapes						
<p>Banks Peninsula is a rural working landscape where rural productive land use, based around pastoral farming, dominates the landscape. A low density of buildings extends across the landscape with more intensive pockets of development based around clustered coastal settlements or historical development.</p> <p>High degree of remoteness in some parts with very limited road access will limit development.</p> <p>Highly valued natural landscape and natural coastal character influences and has economic benefits in the form of tourism and recreational opportunities.</p>	<p>Retain the rural working landscape based around productive activities which are integrated with biodiversity protection and enhancement.</p> <p>Buildings and structures are managed to retain values of the outstanding landscape and coastal landscape and general rural character. Manage lifestyle and rural residential development directed into identified areas.</p> <p>Recognise the variability and viability of farming in the area and the need to enable a range of activities within the rural environment that retains and enhances the landscape and biodiversity values which they are</p>	<ul style="list-style-type: none"> - Predominantly hilly topography with flat areas in valleys and along the coast - Soils generally poor quality loess - Water catchments important for local supplies - Outstanding natural landscape values - Significant biodiversity values 	<ul style="list-style-type: none"> - Large parts are isolated from any urban area or small settlement 	<ul style="list-style-type: none"> - highly open and natural character - low density of buildings dominated by landscape features - dominated by rural land use 	<ul style="list-style-type: none"> - Stock and store livestock farming - Conservation - Forestry 	<ul style="list-style-type: none"> - Varied site sizes and degree of fragmentation across Banks Peninsula - Generally large site sizes with distance away from small settlements - Multiple titles make up large farming rating units

Rural environment description	Rural environment outcomes	Natural resources and features	Proximity to urban area	Character and amenity values	Predominant land use	Site size / Fragmentation
<p>Highly valued by tangata whenua.</p> <p>Mix of landholdings with some large extensive land holdings with smaller land holdings concentrated around Lyttleton and Akaroa Harbours.</p> <p>Biodiversity values are high with a number of reserves and private covenants. Regenerating native vegetation also prominent. Extensive waterways reflecting the steep incised catchments.</p> <p>Under some pressure for rural residential development.</p>	reliant on.	- Significant cultural values				
Port Hills						
<p>This area includes the extent of the Port Hills from Godley Head through to Kennedy's Bush, facing the main Christchurch urban area. The key feature of the Port Hills is the openness of the landscape and uncluttered slopes with minimal buildings and structures.</p> <p>The distinctive boundary between urban and rural development varies as move along the lower slopes of the Port Hills, with some</p>	Retention of the Port Hills outstanding natural landscape and open character with minimal buildings and structures. Management of forestry and other uses that impact upon the landscape, including structures associated with recreation and tourism. Recognise existing utilities structures. Reinforce the distinctive difference between urban and rural environments by limited development.	<ul style="list-style-type: none"> - Hilly topography - Dominant ridgeline and spurs - Generally poor soils - Water catchments for urban waterways - Outstanding natural landscape 	Adjoins the main Christchurch urban area	<ul style="list-style-type: none"> - Highly open and natural character - Backdrop and high visibility to main urban area - Limited structures above 160m 	<ul style="list-style-type: none"> - Stock and store livestock farming - Recreation - Plantation forestry - Tourism 	Smaller site sizes located on lower slopes or spurs with larger site sizes in the more visible areas higher up the slopes

Rural environment description	Rural environment outcomes	Natural resources and features	Proximity to urban area	Character and amenity values	Predominant land use	Site size / Fragmentation
<p>areas being able to absorb more development than others.</p> <p>Significant recreation resource for the District with a variety of tourism, lifestyle and recreation activities undertaken.</p> <p>Pastoral farming maintains the open landscape. Plantation forestry exists at the eastern end of the Port Hills. Revegetation of gullies for enhanced biodiversity values and improved stormwater management and water quality is occurring.</p>		<p>values</p> <ul style="list-style-type: none"> - Significant biodiversity - Heritage values 		<p>contour</p> <ul style="list-style-type: none"> - High degree of public ownership 		

6.0 Options assessment

The following options have been considered to achieve the objectives:

1. Status quo - Retention of the status quo of the existing zones is not a viable option due to the various directives outlined in section 5.0.
1. Define a series of activity based rural zones including:
 - a. retention of Banks Peninsula Rural Zone
 - b. adopting the proposed Rural Urban Fringe Zone, recommended under the North West Review Area Study, and extend it to all areas in the rural urban fringe with similar characteristics
 - c. merging the remaining existing City Plan zones with similar site size and function
 - d. retention of Templeton Special Rural Zone
 - e. retention of Rural Quarries

Option	Costs	Benefits
2. Activity based rural zones	<ul style="list-style-type: none"> • Zones may be too broad and not account for local differences which may affect the character • Areas may contribute to rural production but the zoning may not recognise the function which lead to longer term ceasing of activity • Potential that zones focus upon lifestyle development at the expense of rural productivity 	<ul style="list-style-type: none"> • Clearly link activities to zone function and purpose • Strongly reflect higher level policy direction, including the CRPS • Areas dominated by rural living can be identified and character retained • Differences in character and amenity values recognised and managed • Areas where ecosystem services highly valued ie. flood areas, groundwater protection, can be identified and activities managed • Zones can be based upon geographic areas and characteristics which make it easy for people to interpret and understand

Option 2 is the preferred option to achieve the proposed objectives. The option is outlined in further detail in the following section.

7.0 Preferred management approach for rural land

Considering the various factors and assumptions previously outlined it is proposed that the rural environment is managed through a framework of six rural zones as outlined below. Please refer to separate reports on the options for Rural Quarries zones.

Broad Geographic Areas	Potential zone option	Resource focus (social, economic, cultural, natural) and shared issues	Zone description	Existing zones covered	Constraint Overlays	Possible minimum site size
Flat	Rural Urban Fringe	<p><i>Resources:</i> Social Economic</p> <p><i>Issues:</i> Fragmentation Rural living Character and amenity</p>	<p>This zone encompasses the highly fragmented area immediately adjoining, and largely surrounding, the Christchurch urban edge that provides a range of land uses and is readily accessible from the urban environment. It supports sites with average of 4ha (to be confirmed) providing for rural production land uses along with land uses that have purposely moved away from the urban area or require larger tracts of land. This zone has good soil versatility with a history of agricultural and horticultural activities, including production of fruit and vegetables, wine production, intensive poultry farming along with the associated buildings and activities to support them such as produce stalls. Along with rural lifestyle development the zone supports large recreation facilities and tourist activities. Activities that should be located in the urban environment will be discouraged.</p>	Rural 2, 3, 5 (4ha part of), 7	<ul style="list-style-type: none"> - Natural hazards - Airport noise 	<ul style="list-style-type: none"> - 4ha - 2ha in existing Rural 7 area

Broad Geographic Areas	Potential zone option	Resource focus (social, economic, cultural, natural) and shared issues	Zone description	Existing zones covered	Constraint Overlays	Possible minimum site size
			The intention is to retain the mix of activities and small sites in the existing pattern of landholdings to maintain the distinction between urban and rural supporting the consolidated urban form, and offers opportunities for planned urban expansion in future. Any subdivision or residential development of sites below 4ha will be actively discouraged with preference to use the existing pattern of sites. As a result of the concentration of small sites it is acknowledged that it has a high level of existing fragmentation and amenity values that reflect more densely settled area. It is recognised that there will be potential conflicts arising in this zone from the location on the edge of the urban environment and operating rural activities.			
	Rural Waimakariri	Economic Natural	Consists of the area adjoining the Waimakariri River that is not in public open space and the area to the west of Christchurch International Airport, including the West Melton Grassland Reserve. The zone supports larger site sizes that enable rural production to be maintained with a more open character and a higher degree of naturalness. The zone is influenced	Rural 1, 4, 5, 6 Assumes that part of Rural 1 will be partly taken into the Coast Zone and Rural Urban Fringe or Open Space (eg Bottle Lake).	<ul style="list-style-type: none"> - Natural hazards - Biodiversity - Airport noise - Landscape 	20ha (100ha grasslands?)

Broad Geographic Areas	Potential zone option	Resource focus (social, economic, cultural, natural) and shared issues	Zone description	Existing zones covered	Constraint Overlays	Possible minimum site size
			by management of flooding, protection of groundwater resources, biodiversity and the existence of key infrastructure and the aggregate industry. The focus for this zone is on minimising development to maintain the various ecosystem services provided within the area and support rural productive systems which maintain such ecosystem services.			
	Templeton Special Rural	Economic Natural	This zone applies to the site of the former Templeton Hospital. The zone provides for a range of rural business activities that support rural activities or are dependent upon the rural resource, including rural research facilities. Existing buildings, facilities and infrastructure on site are encouraged to be re-used. The zone is divided into three precincts to retain the rural character and amenity values with a high degree of openness and low density of buildings. Rural living is discouraged except for caretaker residences related to activities operating on site due to location within the airport noise boundary.	Templeton Special Rural		
Hilly	Rural Port Hills	Natural Cultural Economic	This zone includes the western end of the Port Hills, which provides the backdrop to the Christchurch urban area, a highly open and visible	Rural Hills Reduced extent from current zoning as areas that are	<ul style="list-style-type: none"> - landscape - SummitProtection Act 	100ha

Broad Geographic Areas	Potential zone option	Resource focus (social, economic, cultural, natural) and shared issues	Zone description	Existing zones covered	Constraint Overlays	Possible minimum site size
			landscape viewed from the flat areas of the City. The Port Hills provides a distinct boundary between the urban and rural environment which will be maintained. Rural land uses maintain the landscape and recreation values of the Port Hills. The zone supports the continued ability for rural activities to operate consistent with maintaining and enhancing the strong natural values and rural character. Development and activities that protect and enhance indigenous biodiversity and good land management practices are encouraged.	publicly owned will be included in Open Space		
	Rural Banks Peninsula	Natural Cultural Economic	This zone includes all rural land on Banks Peninsula, with the exception of the Port Hills facing Christchurch urban area. The rural land clearly reflects a rural working environment. The largely hilly open nature of the land can produce development and land use that is highly visible, although the topography does vary to provide opportunities to reduce visibility of development and structures. The zone supports the continued ability for rural activities to operate consistent with maintaining and enhancing the	BP Rural	<ul style="list-style-type: none"> - Landscape - Biodiversity - Cultural - Natural hazards 	40ha and 100ha

Broad Geographic Areas	Potential zone option	Resource focus (social, economic, cultural, natural) and shared issues	Zone description	Existing zones covered	Constraint Overlays	Possible minimum site size
			strong natural values and rural character. Development and activities that protect and enhance indigenous biodiversity and utilise good land management practices are encouraged.			

Appendix 1. Existing Rural Zones in current District Plans

District Plan	Zone	Minimum site size	Reasons for zone
City Plan	Rural 1 Coastal	20ha	Influenced by coast and lower reaches of Styx River. 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.
	Rural 2 Templeton-Halswell	4ha	Primary purpose is to provide for continued primary production south and west of the city. 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.
	Rural 3 Styx-Marshland	4ha	As per Rural 2
	Rural 4 Waimakariri	20ha	As per Rural 1
	Rural 5 Airport Influences	4ha/ 20ha	As per Rural 1 and 2. This zone is split based on the air noise boundary.
	Rural 6 Grasslands	100ha	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).
	Rural 7 Port Hills Intensive	100ha	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.
	Rural Hills	2ha	As per Rural 6
	Rural Quarry	4ha	Ability to continue to operate and provide aggregate for rebuild; what is the potential for further development around area - do not want to intensify further with lifestyle development
	Templeton Special Rural		Site specific mixed use enabling rural activity, businesses supporting agriculture and horticulture, parks and continued use of existing buildings to maintain amenity and character.
Banks Peninsula	Rural Zone	40ha / 100ha	Seeks to foster the protection of landscape character and amenity values by managing zone as Outstanding Natural and Coastal Natural Character Landscapes and Main Ridgelines with the remainder Rural Amenity Landscape. Covers the whole of Banks Peninsula that is not zoned for urban purposes.

	Rural Residential		Provides for rural-residential development in identified locations
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