

Doyleston Context Map

Figure 10



Doyleston

Introduction

Location

Doyleston is positioned on the main road 30 minutes south of Christchurch and 3km to the east of Leeston. It is also an area where the roads from a number of the smaller rural settlements such as Brookside, Irwell, Lakeside and Killinchy meet.

Mana whenua

Doyleston is one of several townships in the Selwyn district located within what was once the extensive mahinga kai of Te Waihora/Lake Ellesmere and its wetlands. Current natural resource issues and hazard risks associated with water quality, high groundwater tables, land drainage and potential flooding are indicative of this history.

European settlement

Originally known as Boggy Creek, the beginnings of Doyleston can be traced to 1865 when a general store was built on the north side of the creek. The locality had become known as Doyleston by 1869. It was named after Joseph Hastings Doyle, a publican from Christchurch who moved to the area.

Employment

Doyleston represents a small component of employment in the Ellesmere Area Township catchment. Employment in Doyleston is primarily in the rural sector, with the balance being in retail and commercial sector and the industrial sector¹¹.

Population

The 2015 population of Doyleston was 370 people (132 households), which is projected to grow to a 2031 population of 622 (222 households)¹². The Selwyn Growth Model signals a relatively significant estimated increase of 252 people (90 households), which is a result of the high proportion of dwelling consents having been issued in recent years.

Township status

Doyleston has been categorised by Selwyn 2031 as a rural township whose function is: "... based on village characteristics with some services offered to the surrounding rural area."¹³

District Plan land use zoning

Doyleston is subject to a single Living 1 land use zoning (see Figure 10) which requires a minimum average allotment size of 650m². The layout of the township is based on a grid pattern, with the current layout of residential development characterised by low-density detached housing.

Residential land capacity

There are approximately 119 standard residential sections in Doyleston, of which 49 have the potential to be further developed for residential purposes. These sections comprise some 14 hectares with a potential yield of up to 129 households. There are also a small number of undeveloped residential sections that could still be developed. There is less developable land available within Doyleston compared to other townships in the Ellesmere Area, which signals the potential need for additional 'greenfield' land to accommodate the projected growth within the Ellesmere 2031 planning horizon. However, there are a number of resource management issues that are required to be addressed to facilitate this development, which are set out in the following sub-section. Overall there is considered to be sufficient land available to accommodate projected population growth through to 2031 without the need for Council to proactively zone additional residential greenfield land.



¹¹Market Economics: Ellesmere Area Plan Assessment, August 2015, P13.

¹²Selwyn Growth Model.

¹³Selwyn 2031: District Development Strategy, Strategic Direction 1, adopted October 2014, P34.

Business and industrial land capacity

There is currently no Business 1 land zoned in Doyleston for retail or commercial activities. There is however an existing established service station and associated workshop on the main street of the township. An expert retail assessment indicates that there is no requirement for a Business 1 zone within the Ellesmere 2031 planning horizon¹².

Doyleston currently has two sites that have been 'spot zoned' for Business 2 purposes to, recognise the existing activities located on these sites. These include a seed cleaning merchants and wood turning workshop. The Business 2 zone is 1.9ha in size, which is spread across three properties.

It is anticipated that there will be a limited amount of employment growth in Doyleston, given its current small economic role, current population base and Selwyn 2031 status as a rural township¹⁵. As a result, it is anticipated that any growth in this sector will be able to be accommodated within the existing industrial-zoned land.

Opportunities and Issues

Development Opportunities and Issues that have informed the recommendations for the future development of Doyleston are summarised in Figure 11 and below.

OPPORTUNITIES

Population, growth capacity and urban form

- Land capacity analysis has identified that the uptake of residential housing in recent years has been relatively high, which signals the need for additional 'greenfield' land when viewed solely from a projected population growth perspective. However there are a number of significant Issues that need to be addressed before further substantial growth can be considered.
- There is an opportunity to investigate the appropriateness of facilitating the availability of low-density residential sections to provide greater housing choice to meet the wider needs of the community.

Natural environment and cultural heritage

- There is an opportunity to investigate the possibility of planting native species to support local mahinga kai along the Doyleston drain network to filter rainfall run off and enhance biodiversity.
- There is an opportunity to investigate the possibility of creating a park to support mahinga kai (customary food gathering) across the area of the old Te Waihora/Lake Ellesmere footprint and to recreate local wetland areas for stormwater detention.

Transport

- The levels of service for transport infrastructure should reflect the status, character and function of the settlement.
- There is an opportunity to investigate options to integrate public transport with Leeston in the event that Environment Canterbury establish a local network south of Lincoln.

5 Waters

- Infrastructure planned for the Ellesmere Wastewater Treatment Plant and portable water supplies.

Business development

- There are existing established businesses serving the local community and surrounding rural area.

Local facilities and community development

- Additional recreational opportunities are being investigated to provide for a wider range of activities and to develop playing fields to facilitate playing and/or competitive sports.

ISSUES

Population, growth capacity and urban form

- There is limited capacity for the township to support more intensive housing typologies, such as a Living Z zone, based on the township character, the settlement function in the Selwyn 2031 network and the limited range of services.
- Development further east of Greenan Place would give rise to an elongated town form and this area is susceptible to flooding and inundation associated with Boggy Creek.
- Development further north of Petticoat Lane should be discouraged in the short to medium term due to its proximity to Boggy Creek, which is a recorded flood site and is prone to surface flooding, and to preserve the amenity and productive capacity of the rural land resource.
- Development further east of Graham Place would give rise to an elongated town form and the location is sensitive to flooding and inundation associated with Boggy Creek to the north and is inefficient from an infrastructure servicing perspective due to difficulties in establishing gravity for wastewater and pressure for water.
- Development to the west beyond Railway Terrace should be avoided as this road represents a relatively strong containment boundary and avoids giving rise to an elongated township form. The land in this direction is also subject to an identified intensive farming activity reverse sensitivity buffer, is a recorded flood site and some of the land holdings are identified as being potentially contaminated.

Natural environment and cultural heritage

- Mana whenua have identified concerns with untreated stormwater and land drainage water discharging into local drains and eventually Te Waihora/Lake Ellesmere, with there being a need to manage population growth to ensure additional discharges do not add to the sediment or contaminant load entering waterways and the lake.

¹²Market Economics: Ellesmere Area Plan Assessment, August 2015, P19.

¹³Market Economics: Ellesmere Area Plan Assessment, August 2015, P21

- The land within and surrounding Doyleston is comprised of Class III versatile soils, which are valued for their productive capacity.

Transport

- Environment Canterbury does not provide public transport or a bus service to Doyleston. A recent service review undertaken by Environment Canterbury determined that no significant extension or expansion to their services in the district is expected in the foreseeable future.

5 Waters

- There is minimal additional capacity in the Leeston Wastewater Treatment Plant, with growth in Doyleston necessitating network and plant upgrades.
- There are recorded flood sites within and around Doyleston and the proximity of Boggy Creek precludes significant growth from infrastructure servicing and natural hazards perspectives.
- There are land drainage constraints associated with the high water table that precludes significant growth from the infrastructure servicing and natural hazard perspectives.
- Any additional growth will require an integrated approach to stormwater management, including the development of stormwater management plans to coherently manage current and future growth. This is a complex issue given the township's proximity to local drains and tributaries of Te Waihora/Lake Ellesmere.
- There is provision in the Regional Plans for community supply. However, any new groundwater takes to provide for growth will require resource consent with Environment Canterbury.
- There is an increased risk of flood events associated with climatic cycles and increased groundwater levels that may occur as a consequence of the Central Plains Water Scheme. These factors may inhibit the amount of growth that is sustainable, influence where it is best located and dictate what mitigation measures may be required.
- Mana whenua identify water quantity issues and shifting public and community perceptions about utilising best practice water use (The Plains area of the District is classified as a Red Zone for water quality and quantity).
- Mana whenua identify issues with nutrient loads associated with wastewater systems and the development and growth of townships

Business development

- There are relatively limited business opportunities able to be facilitated through the Area Plans based on small population base, status under Selwyn 2031 and close proximity to a range of services in Leeston.

Local facilities and community development

- There is currently limited local demand identified for the use of the recreational space for sports, with the water supply limitations placing a constraint on irrigating the Osbourne Park playing fields.





Possible Future Development Options

Residential

No new areas for residential development have been identified as being necessary to be proactively zoned by Council in response to the projected growth within the Ellesmere 2031 planning horizon as this is on the basis that there are constraints that need to be addressed through the RMA process before it can be confirmed that additional development is sustainable.

Figure 11 shows areas of potential future ‘greenfield’ growth paths that could either accommodate residential development beyond 2031 or more immediately through a privately initiated plan change process, including areas where more intensive development may be able to occur and explains the advantages and disadvantages of each respective area. The map indicates the current township boundary and references some of the opportunities and issues listed below that will influence the substantive assessment of the appropriateness of future growth options.

DOYLESTON AREA 1 – DOY A1

A potential area to provide for future low density Living 2 development is located to the north of Petticoat Lane opposite the existing Business 2 industrial zone. There is also the potential to incorporate mixed-use Living zone densities west of King Street. This area is currently zoned Rural (Outer Plains).

Advantages

- The area could provide for greater housing choice to meet the needs of the community. It is located immediately adjacent to, and contiguous with the existing township and its community services, which would provide for a compact and concentric urban development pattern.
- The area is a suitable location from an infrastructure servicing perspective in respect to establishing a wastewater gravity main and water pressure, provided the Leeston Wastewater Treatment Plant capacity and upgrade issues are able to be resolved.
- Low-density Living 2 zoning would enable a more optimal use of the land, with the location being closer to the existing services and infrastructure established in the township.

Disadvantages

- The area is subject to high groundwater, localised flooding and poor land drainage that will need to be resolved if development were to proceed.
- The area is in close proximity to an established Business 2 zone industrial area and within the reverse sensitivity buffer of an identified intensive farming activity. Appropriate interface treatments or other mitigation measures would need to be determined to manage development of any residential activities in this area to avoid any reverse sensitivity issues.
- The land is comprised of Class III versatile soils, which are valued for their productive capacity.
- There are two sites in this area that are identified as being potentially contaminated.

DOYLESTON AREA 2 – DOY A2

A potential area to provide for future low density Living 2 area is to the south of Drain Road between Osbourne Park and the existing Business 2 zoned industrial area south of Drain Road.

Advantages

- The area would provide for greater housing choice to meet the needs of the community within a location that could be integrated with the adjoining reserve to create a high amenity and well connected neighbourhood. The area is also immediately adjacent to, and contiguous with, the existing township and its community services, that would provide for a compact and concentric urban development pattern.
- The area is a suitable location from an infrastructure servicing perspective, provided the Leeston Wastewater Treatment Plant capacity and upgrade issues, and any other infrastructure issues are able to be resolved.,
- Low-density Living 2 zoning would enable a more optimal use of the land, with the location being closer to the existing services and infrastructure established in the township and by providing a transition from the rural to urban environment..

Disadvantages

- The area is subject to high groundwater, localised flooding and poor land drainage that will need to be resolved if development were to proceed.
- The land is comprised of Class III versatile soils, which are valued for their productive capacity.

Conclusion

No new areas for residential or business purposes are required to accommodate projected growth within Doyleston over the Ellesmere 2031 planning horizon as there are a number of issues that need to be addressed to facilitate additional growth, including:

- settlement character and function, including the need to protect the current amenity attributed to the village and the absence of the necessary community infrastructure or services required to support substantial growth or increased household densities
- infrastructure constraints relating to integrated stormwater management, access to potable water and the limited capacity in the Leeston Wastewater Treatment Plant
- natural hazard risks, including specifically flooding and land inundation that may be exacerbated by increased storm events arising as a consequence of climatic cycles and the potential for increased groundwater levels, and
- the need to manage growth to avoid any adverse impacts this may have on cultural sites and, the mana whenua values attributed to the area or the water quality of drains and tributaries to Te Waihora/Lake Ellesmere.

The retention of the current township boundary through to 2031 is consistent with the principles contained in Chapter 5 of the Canterbury Regional Policy Statement, the District Growth Strategy Directions and the Area Plan principles, which reinforce the need to manage growth in an integrated and consolidated manner while avoiding the social, economic and environmental impacts associated with dispersed settlement patterns.

This Area Plan does not preclude any additional greenfield land from being considered for zoning through privately-initiated plan change requests under the RMA, but signals that there is sufficient capacity within the township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review.

The following implementation steps identify the various processes for considering the appropriateness of where further development within the current township boundary through to 2031 may best be integrated. The implementation steps are the methods for delivering the opportunities and addressing the issues identified in the above assessment, which will collectively deliver better social, economic, cultural and environmental outcomes for the settlement of Doyleston, its community and its rural township function to the local area.

Doyleston area plan implementation steps

A number of implementation steps for Doyleston are provided as a means to realise the Opportunities and address the Issues by 2031. The implementation steps contain guidance on indicative: (1) timeframes; (2) Council department work streams; (3) costs; (4) agency and Council department that are primarily responsible for implementation, and; (5) Possible funding sources.

The various implementation steps have been formulated to deliver sustainable social, economic, cultural and environmental outcomes for each township within the Ellesmere Area in the short term, medium term and as done for Malvern townships.

In addition to the Doyleston township specific implementation steps set out below, there are a number of other implementation steps that apply across all the townships subject to the Ellesmere Area Plan. These can be viewed at the beginning of [Section 2](#) of this Area Plan at Table 1.

Estimated costs are shown in the following table as a high-level indication of the scale of funding that may be required to implement various steps. The costs generally relate to physical works, such as street upgrades, open space enhancements or developments of new facilities and do not include the costs to operate, maintain or renew the assets in the future. Possible funding sources for each implementation step are identified.

It is important to note, however, that in many cases no funding has been approved and decisions on whether an action a project or initiative to deliver the identified implementation step can proceed will still need to be made through the Council’s Annual and Long-Term Planning processes. Also set out in the table is who will be advancing the various implementation steps and the mechanisms by which they will be realised.

Key for indicative costs
\$ = below \$50,000
\$\$ = \$50,000 – 200,000

Table 3: Implementation steps - Doyleston

Implementation step	Indicative timeframe	Indicative cost	Agency responsible	Funding source
Population, growth and urban form				
See Area Plan wide Implementation Steps in Table 1, in addition to the following:				
Natural and cultural heritage				
See Area Plan wide Implementation Steps in Table 1, in addition to the following:				
Investigate the viability of establishing riparian margins along Doyleston drain	Medium	\$	Selwyn District Council Water Services department in consultation with mana whenua	Assets Long-Term Plan
Transportation				
See Area Plan wide Implementation Steps in Table 1, in addition to the following:				
Investigate future capital works projects through the Footpath Extension Forward Works Programme and Walking and Cycling strategy initiatives, including: (1) reviewing the opportunity for a walking and cycling connection along Drain Road to Osborne Park and connections from Doyleston to Leeston	Medium	\$	Selwyn District Council Transportation department	Property and Commercial Long-Term Plan
5 Waters				
See Area Plan wide Implementation Steps in Table 1, in addition to the following:				
Obtain the necessary stormwater network discharge consents and implement the associated Stormwater Management Plan	Short	\$	Selwyn District Council Water Services department in consultation with Nga Rūnunga	Assets Long-Term Plan
Local facilities and community development				
See Area Plan wide Implementation Steps in Table 1, in addition to the following:				
Progress community facility upgrades as set out in the 2015-25 Long-Term Plan, including specifically implementing the budgeted camp ground facilities upgrade	Short	\$	Selwyn District Council Property and Commercial department – Long-Term Plan 2015-2025	Property and Commercial Long-Term Plan
Selwyn District Council Solid Waste department to investigate and provide recycling service options for various townships – to be reviewed in 2016/2017 as part of consideration of recycling services in the wider rural area	Short	\$	Selwyn District Council Solid Waste department	Assets Long-Term Plan
Business development				
See Area Plan wide Implementation Steps in Table 1, in addition to the following:				