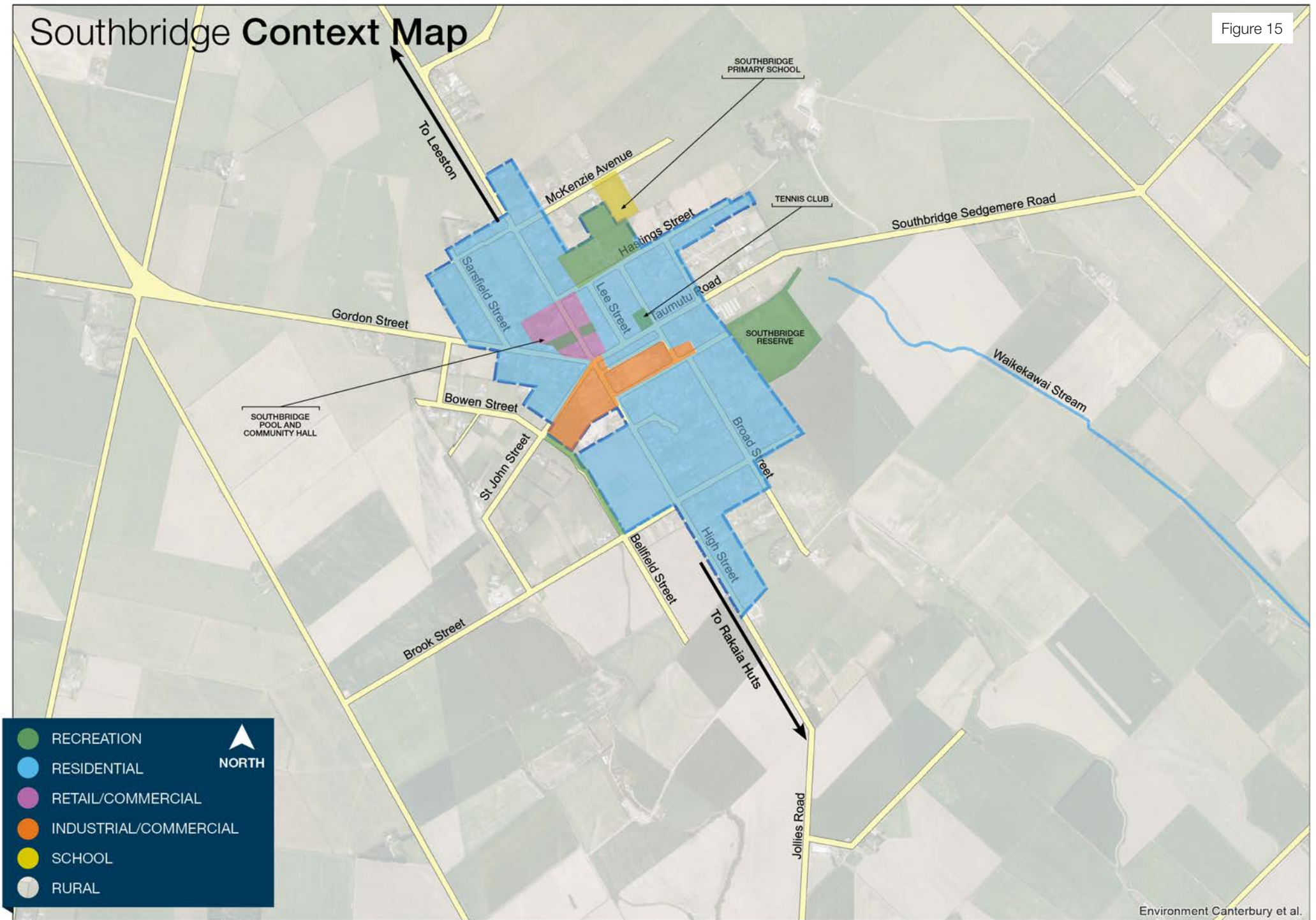


Southbridge Context Map

Figure 15



Southbridge

Introduction

Location

The town of Southbridge is located 35 minutes south-west of Christchurch via State Highway 1 or Leeston, at an elevation of 30 metres above sea level.

Mana Whenua

Southbridge 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. Issues with the high groundwater tables, land drainage and potential flooding are indicative of this history. Current natural resource issues and natural hazard risks associated with high groundwater tables, land drainage and flooding are indicative of this history. The township sits within the catchments of three streams including Waikewai Stream, which has immense cultural significance to Ngāti Ruahikiki ki Taumutu.

European settlement

The building of St James Church in 1865 and the establishment of a blacksmith shop in the same year can be seen as the beginnings of development at Southbridge. Sections were first advertised in January 1867, by which time a combined hotel/general store and wheelwright business were also operating in the town. Southbridge prospered for many years as the terminus of the branch railway from Hornby, which has since been disestablished.

Much of the industry in Southbridge is focussed on supporting the surrounding agricultural activities. The township has become increasingly popular as a home base for families working in Christchurch. Southbridge offers a relatively extensive range of services and activities, including a full-sized swimming pool, the historic town hall, children's playground and the domain, which accommodates rugby and cricket grounds.

Employment

Southbridge represents the third largest component of township based employment in the Ellesmere area. Employment in Southbridge is primarily in the industrial sector followed by the rural sector and retail and commercial sector³².

Population

The 2015 population of Southbridge was 959 people (340 households), with this population projected to grow to a 2031 population of 1,095 (391 households), being an estimated increase of 136 people (51 households)³³.

Township network

Selwyn 2031 categorises Southbridge as a rural township whose function is:

"...based on village characteristics with some services offered to the surrounding rural area."³¹

District Plan land use zoning

Southbridge is subject to a standard density Living 1 land use zoning (see Figure 15), which has a minimum average allotment size of 650m². A limited range of residential densities is evident in Southbridge, particularly the absence of smaller parcels and larger low-density allotments.

2015 POPULATION
959

2031 PROJECTED
POPULATION
1,077

12% INCREASE
IN SOUTHBRIDGE'S POPULATION

141 PEOPLE
EMPLOYED



445 ZONED
HOUSEHOLD
CAPACITY

2.7ha
OF BUSINESS LAND

6ha
OF INDUSTRIAL LAND

SOUTHBRIDGE SNAPSHOT

³²Market Economics: Ellesmere Area Plan Assessment, August 2015, P13. ³³Selwyn Growth Model. ³¹Selwyn 2031: District Development Strategy, Strategic Direction 1, adopted October 2014, P34



Residential land capacity

There are approximately 291 standard residential sections in Southbridge of which 149 have the potential to be further developed for residential purposes. These sections comprise some 42.2 hectares with a potential yield of 390 household's. This excludes the Roxborough land on High Street which was subject to Plan Change 34, which has a potential yield of up to 55 sections as well as the 3.95ha of Living 1 zoned Southbridge Primary School. The maximum potential yield for infill subdivision of the Living zoned land in Southbridge could amount to as many as 445 additional households including the Roxborough subdivision.

Overall, there is considered to be sufficient available land to accommodate projected population growth through to 2031 without Council proactively zoning additional residential greenfield land.

Business land capacity

The township includes a 2.7 hectare area of Business 1 zoned land that is comprised of approximately 19 sections.

An expert retail assessment has confirmed that there is no demand for additional business land in the township³⁵. The Business 1 zone is a single contiguous area fronting 200m of High Street³⁶. There are a number of vacant premises and a significant amount of non-retail or commercial focused activities within the town centre. The remaining retail and commercial businesses are likely to perform well below optimal levels, with there being capacity within the existing business zone to accommodate growth through to 2031.

Industrial land capacity

The township includes close to 6ha of Business 2 zoned land that is contained within a single contiguous area over a length of 500m².³⁷ There are 16 industrial businesses spread across approximately 25 sections within Southbridge. These businesses collectively employ over 300 people³⁸.

Retail experts have identified that there is a shortfall of 5,000m² of industrial land in the township. However, because there is a significant amount of vacant potential land it may be that most or all future industrial growth can be accommodated in the existing Business 2 zoned land, negating the need for additional land³⁹.

³⁵Market Economics: Ellesmere Area Plan Assessment, August 2015, P18 & 19. ³⁶Market Economics: Ellesmere Area Plan Assessment, August 2015, P19

³⁷Market Economics: Ellesmere Area Plan Assessment, August 2015, P20. ³⁸Market Economics: Ellesmere Area Plan Assessment, August 2015, P20

³⁹Market Economics: Ellesmere Area Plan Assessment, August 2015, P20

Southbridge Opportunities & Issues

Figure 16



Opportunities and Issues

Development opportunities and issues that have informed the recommendations for the future development of Southbridge are summarised in [Figure 16](#) and below.

OPPORTUNITIES

Population, growth capacity and urban form

- Land capacity analysis has identified that there is sufficient developable land available within the township to accommodate projected growth within the Ellesmere 2031 planning horizon.
- 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

- Mana whenua identify that there is an opportunity to investigate the possibility of creating a mahinga kai (customary food gathering) park across the area of the old Te Waihora/Lake Ellesmere footprint and to recreate local wetland areas for stormwater detention.
- Mana whenua identify that there are opportunities for planting of local mahinga kai species along land drainage network to filter rainfall run-off and enhance biodiversity

Transport

- The levels of service for transport infrastructure should reflect the status, character and function of the settlement.

5 Waters

- There is opportunity to improve biodiversity, flood management, water quality and mahinga kai through the strategic use of land detention, swales and artificial wetlands as part of stormwater and land drainage management.
- Some flooding associated with the local drainage network and high groundwater appears to be a localised issue may be able to be mitigated through subdivision works.
- Mana whenua support the development of Low Impact Urban Design and Development

Business development

- There are existing established businesses serving the township.

Local facilities and community development

- Budgets have been allocated in the 2015-25 Long Term Plan for the following projects:
 - (1) public toilet replacement
 - (2) domain acquisition
 - (3) pool facilities upgrades
 - (4) community hall acoustics and sound system improvements, and
 - (5) new playgrounds.

- Southbridge School occupies a large site that is capable of accommodating projected population growth.
- Spark has identified upgrades to the 4G ultrafast broadband network for Southbridge to support social, economic and community wellbeing.

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.
- There are growth constraints identified to the west of the township relating to infrastructure capacity and the presence of recorded flooding.
- Eastern locations are more likely to be prone to flooding and stormwater inundation, with there being a requirement to ensure sufficient separation is provided from the Waikawai Stream to reduce the flood risk and avoid undermining the cultural significance attributed to this water body.
- There is an area of land that is subject to Rural (Outer Plains) zone located between the Business 2 and Living 1 land to the east of High Street, which shares a boundary with an established industrial activity and associated yard (McMillan Drilling Group). While development of the area for residential purposes would assist in achieving a compact concentric urban form and recognises that the land is bordered on three boundaries by residential land use zonings, residential subdivision in this location presents significant risks of increased reverse sensitivity effects on activities in the Business 2 zone. While an alternative rezoning of the site to Business 2 for industrial activities may result in an increase in adverse effects on the adjoining Living 1 area to the south. The preference is to retain the current Rural (Outer Plains) zone to act as a buffer between the Business 2 zone to the north and the Living 1 zone to the south.

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.
- Development should be precluded from establishing within proximity to the culturally significant Waikawai Stream.
- The land to the north-east and east is comprised of Class I versatile soils and the majority of land surrounding the balance of Southbridge is comprised of Class II versatile soils, which are valued for their productive capacity.
- Mana whenua identify that changes in land drainage patterns are impacting on local streams in the area.

Transport

- Environment Canterbury does not provide public transport or a bus service to this town. 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 capacity in the Leeston Wastewater Treatment Plant, with significant growth in Southbridge necessitating network and plant upgrades.
- Any opportunities to accommodate significant growth, and/or intensification via infill or higher-density development may also be constrained by a lack of infrastructure capacity, natural hazards and the availability of natural resources.
- There are recorded flood sites within and around Southbridge and the proximity of local drains and high groundwater precludes significant growth from an infrastructure servicing and natural hazards perspective.
- 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 significant issue given the township's proximity to local drains and tributaries of Te Waihora/Lake Ellesmere, including in particular the Waikewai Stream.
- There is provision in the Regional Plans for community supply. However, any new groundwater takes to provide for growth will require resource consent from Environment Canterbury. The water supply is managed in accordance with the approved Water Safety Plan.
- There is a risk of flood events associated with climatic cycles and increased groundwater levels.

Business development

- There are relatively limited business opportunities that are able to be facilitated through the Area Plans based on the township's small population base, status under Selwyn 2031 and the growth capacity in the current Business 1 and 2 zones.

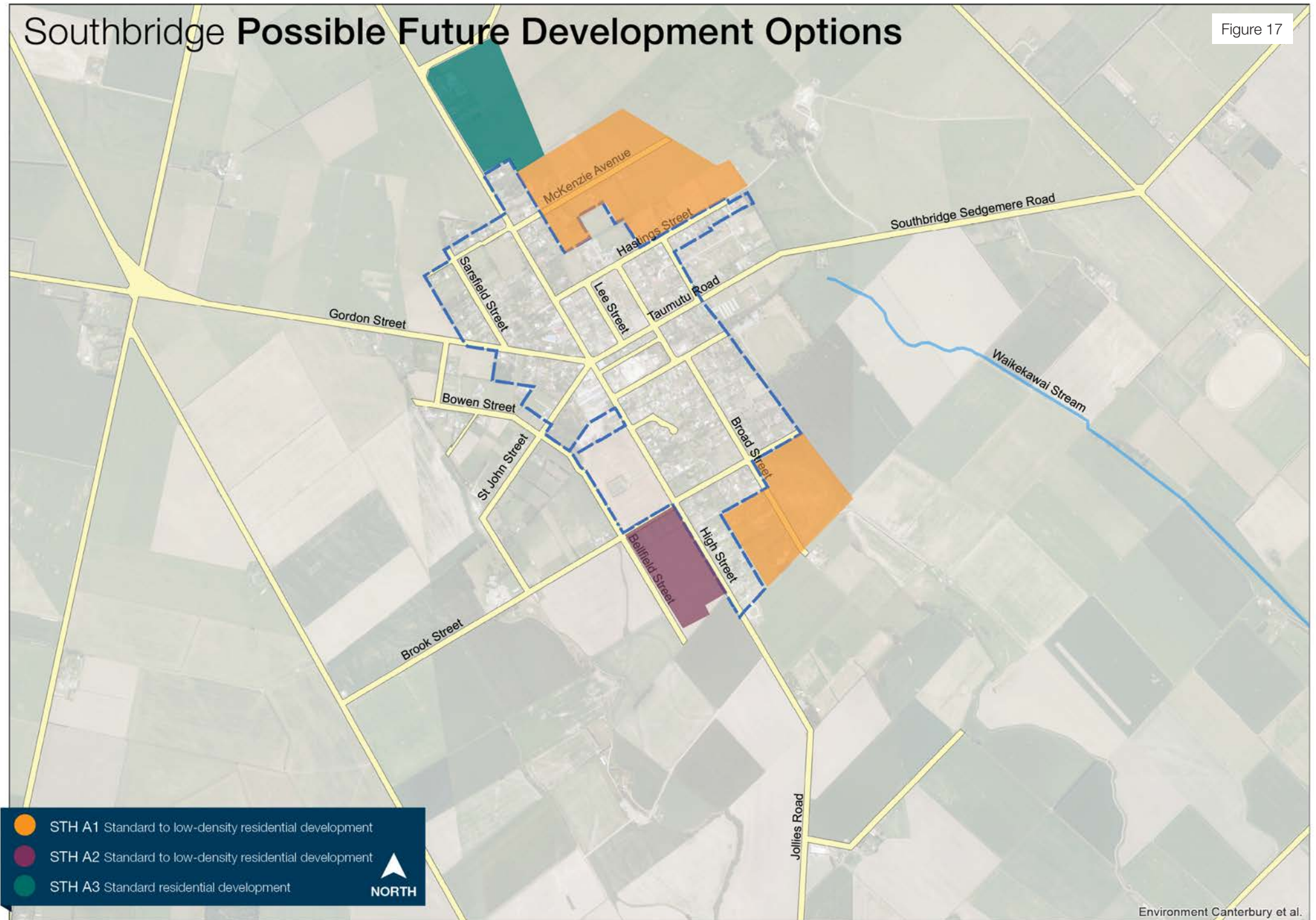
Local facilities and community development

- There have been water contamination issues identified at Cemetery Pit Reserve and further investigations are required to confirm how best to redevelop the tennis courts.



Southbridge Possible Future Development Options

Figure 17



Possible Future Development Options

RESIDENTIAL

No new areas for residential development have been identified as being necessary to be proactively zoned by the Council in response to the projected growth within the Ellesmere 2031 planning horizon. This is on the basis that there is currently sufficient land available to accommodate projected population growth, and there are constraints that need to be addressed through the RMA process.

Figure 17 shows areas of potential future 'greenfield' growth paths that could accommodate residential development either beyond 2031 or more immediately through a privately initiated plan change process. Figure 17 also includes 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 development options.

SOUTHBRIDGE AREA 1 – STH A1

A potential future area for standard residential Living 1 development graduating to low density Living 2 is located north and east of the township in the area around McKenzie Avenue, Hastings Street and the Southbridge Primary School. A second suitable area is located at the southern end of Broad Street. Both areas are currently zoned Rural (Outer Plains).

Advantages

- The site are suitable from an infrastructure perspective, provided the prevailing Leeston wastewater capacity and upgrade issues are able to be resolved.
- The areas are able to be easily integrated with the adjoining residential areas and assists in achieving a compact concentric form. Development to a mixed use Living 1/Living 2 standard would be consistent with adjacent urban areas.

Disadvantages

- The land is comprised of Class I and II versatile soils, which are valued for their productive capacity.
- The areas are in close proximity to the Waikewae Stream and its catchment which is recognised as a culturally significant wahi taonga management area (C93). It will be important to manage growth in this area to avoid any adverse impacts this may have on cultural sites or the nungamana whenua values attributed to the area.
- While the areas are more suitable than alternative locations from an infrastructure servicing perspective, any opportunities to accommodate development or intensification is likely to be constrained by existing infrastructure capacity issues, particularly in respect to the Leeston Wastewater Treatment Plant.

SOUTHBRIDGE AREA 2 – STH A2

A potential future area for standard residential Living 1 development graduating to low-density Living 2 is located south of Brook Street and west of High Street. This area is currently zoned Rural (Outer Plains).

Advantages

- The area is able to be easily integrated with the adjoining residential areas and assists in achieving a relatively compact concentric form. Development in mixed use Living 1/Living 2 densities would be consistent with adjacent urban areas.

Disadvantages

- There is a potentially contaminated site on the northern boundary of the area.
- The land is comprised of Class II versatile soils, which are valued for their productive capacity.
- The area will be difficult to service from an infrastructure servicing perspective, particularly in respect to establishing a wastewater gravity system. It is also outside the geographic extent of the Council's Global Discharge Permit application for stormwater.

SOUTHBRIDGE AREA 3 – STH A3

A potential future area for residential development located north of McKenzie Avenue and east of High Street. The area is currently zoned Rural (Outer Plains).

Advantages

- The site is suitable from an infrastructure perspective, provided the prevailing Leeston wastewater capacity and upgrade issues are able to be resolved.

Disadvantages

- This is a less-preferred growth path from an urban form perspective, as it contributes to an elongated township and extends urban development at the northern gateway to the township.
- The land is comprised of Class II versatile soils, which are valued for their productive capacity.
- The area is in close proximity to the Waikewae Stream and catchment and its associated culturally significant wahi taonga management area (C93). It will be important to manage growth in this area to avoid any adverse impacts this may have on cultural sites or the mana whenua values attributed to the area.
- While the area is a more suitable location from an infrastructure servicing perspective than alternative sites, any opportunities to accommodate development or intensification are likely to be constrained by existing infrastructure capacity issues, particularly in respect to the Leeston Wastewater Treatment Plant.

Conclusion

No new areas for residential or business purposes are required to accommodate projected growth within Southbridge over the Ellesmere 2031 planning horizon as there is currently sufficient land available to accommodate projected population growth and demand for housing.

There are also a number of issues that need to be addressed to facilitate substantial growth, including:

- settlement character and function, including the need to protect the current amenity attributed to Southbridge and the absence of the necessary community infrastructure or services required to support additional 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 adjoining Waikewai Stream is a registered Wahi Taonga Management Area in the District Plan (C93).

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 Southbridge, its community and its rural township function to the local area.

Southbridge area plan implementation steps

A number of implementation steps for Southbridge 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 Southbridge 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 a project or initiative to deliver the Implementation Steps 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 6: Implementation steps - Southbridge

| 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: | | | | |
| To recognise the existing development pattern of the Rural (Outer Plains) area between Taumutu Road and Bridge Street, consider the appropriateness of rezoning to a Living 2 zone. This location is already serviced with reticulated water and wastewater but is outside the global stormwater discharge permit application so would require individual permits from Environment Canterbury to manage stormwater | Short | \$ | Selwyn District Council Planning department – Strategy and Planning Work Programme | Environmental Services District Plan Review |
| Review what is the most appropriate zoning for the area of Rural (Outer Plains) land located between the Business 2 and Living 1 land to the east of High Street | Short | \$ | Selwyn District Council Planning department – Strategy and Planning Work Programme | Environmental Services District Plan Review |
| Natural environment and cultural heritage | | | | |
| See Area Plan wide Implementation Steps in Table 1, in addition to the following: | | | | |
| Include significant heritage and cultural sites in Southbridge when preparing township brochures and/or township information panels | Ongoing | \$ | Selwyn District Council Community Services department in consultation with mana whenua | Community Services Long-Term Plan |
| Transportation | | | | |
| See Area Plan wide Implementation Steps in Table 1, in addition to the following: | | | | |
| Initiate a Southbridge Town Centre Study to address, but not be limited to, the following issues: (1) identifying amenity upgrades (2) addressing transport related issues, including but not limited to an assessment to determine issues and potential opportunities, and (3) investigate opportunities to improve accessibility to existing and proposed community facilities and how they could be linked | Short | \$\$ | Selwyn District Council Transport department | Assets Long-Term Plan |

5 Waters

See Area Plan wide Implementation Steps in Table 1, in addition to the following:

| | | | | |
|--|--------|----|--|-----------------------|
| Apply for 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 |
| Continue flood control works investigations as part of the stormwater master planning exercise and global discharge permit application | Medium | \$ | 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 activities and upgrades through the Reserve Management Plan | Short | \$ | Selwyn District Council Property and Commercial department - Annual Plan 2015/16 | Property and Commercial Long-Term Plan |
| Progress community facility upgrades as set out in the 2015-25 Long-Term Plan, including: (1) cemetery pit development (2) replacing the public toilet and swimming pool change facilities (3) acquiring and developing land to extend Southbridge Park (4) Community Hall acoustics and sound system improvement, and (5) new playground facilities | Short | \$ | Selwyn District Council Property and Commercial department - Annual Plan 2015/16 | Property and Commercial Long-Term Plan |