

In the matter of

**The Local Government
Act 2002**

and

In the matter of

**Submissions on the Draft
Rural Residential Strategy**

OFFICERS REPORT ON SUBMISSIONS TO THE HEARINGS PANEL

Hearings panel:

**Commissioners David Mountfort (Chair), Debra
Hasson and Mike Garland**

Reporting officer:

**Craig Friedel, Strategy and Policy Planner,
Selwyn District Council**



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Abbreviations

CERA	Canterbury Earthquake Recovery Authority
CERA10	Canterbury Earthquake Recovery Act 2010
Chapter 6	Chapter 6 to the Canterbury Regional Policy Statement (OPERATIVE)
Chapter 12A	Ministerial Order in Council to insert Change 1 as Chapter 12A into the operative Canterbury Regional Statement (REVOKED)
Change 1	Change 1 to the Canterbury Regional Policy Statement (REVOKED)
CRPS	Canterbury Regional Policy Statement
ESSS	East Selwyn Sewer Scheme
IMP	Mahaanui: Iwi Management Plan 2013
LGA02	Local Government Act 2002
LURP	Land Use Recovery Plan/ <i>Te Mahere Whakahaumanu Tāone</i>
ODP	Outline Development Plan
PC17	Proposed Plan Change 17 to the Selwyn District Plan (WITHDRAWN)
PC32	Proposed Plan Change 32 to the Selwyn District Plan
RMA	Resource Management Act 1991
RRBR11	Rural Residential Background Report 2011(ADOPTED)
RRS13	Rural Residential Strategy 2013 – Consultation Draft
SDC	Selwyn District Council
SDP	Selwyn District Plan (PARTIALLY OPERATIVE)
SH1	State Highway 1
SH73	State Highway 73 - West Coast Road
SH75	State Highway 75 – Christchurch to Akaroa Road
SIMTL	South Island Main Trunk Line
UDS	Greater Christchurch Urban Development Strategy

1 Introduction

Qualifications and experience

- 1.1 My name is Craig Friedel. I hold the qualifications of Bachelor of Arts (Geography) from the University of Canterbury and Postgraduate Diploma in Resource Studies (Environmental Policy and Planning) from Lincoln University. I have subsequently been awarded Certificates of Proficiency in Advanced Urban and Regional Planning, Advanced Resource Management Law and Environmental Policy and Planning.
- 1.2 I have worked in the field of planning and resource management on a full-time basis since 2005. This has included three and a half years experience as an Environmental Consents Planner and Senior Environmental Consents Planner at Taupo District Council. I have been employed as a Strategy and Policy Planner at Selwyn District Council for the past five years.
- 1.3 I am familiar with the Selwyn district, its resource management issues and the Selwyn District Plan (SDP). I have been involved in a range of policy related projects over the past five years that are directly related to the current subject material. I prepared the adopted Rural Residential Background Report and related proposed plan changes to the District Plan (initially Plan Change 17 and subsequently Plan Change 32). I compiled the Draft Rural Residential Strategy and have to date been coordinating the notification, submissions and hearing processes. I have also coordinated, or am directly processing, several private plan change requests seeking amendments to the Selwyn District Plan (SDP) to rezone land to a Living 3 densities to facilitate rural residential development.
- 1.4 I am a full member of the New Zealand Planning Institute.

Conflict of interest statement

- 1.5 I am related in law to Mr Ross Clarke¹, who I understand provides advice to the land owner and developer of Conifer Grove Trustees (**S20**). This presents the potential for other parties involved in this process to have a perception that this relationship may influence my judgement in assessing the merits of the points raised in the Conifer Grove submission, and others seeking the same relief.
- 1.6 I believe that the following grounds are sufficient to ensure that any perceived conflict of interest is avoided:
- firstly, I understand that Mr. Clarke's role advisory only, that it is not directly related to the Conifer Grove Trustees submission and he has not made a specific submission to this process
 - secondly, my assessment and recommendations are based on what I believe to be sound resource management reasons using a methodology that has been applied consistently to all the locations that are being considered for inclusion in the Strategy
 - thirdly, my report has been peer reviewed by Senior Council staff and a consultant planner, and Independent Commissioners have been appointed to assess the merits of both the recommendations presented in this report and the views expressed by submitters
- 1.7 For the reasons outlined above, I do not believe a conflict of interest arises as a result of the relationship I have with Mr Clarke, or any other party involved in the RRS13 process.

Hearing scope and overview

Purpose of the Officer report

- 1.8 The primary purpose of this report is to assist the Hearings Panel to evaluate and make recommendations on the submissions received on the Rural Residential Strategy – Consultation Draft (RRS13). The recommendations contained in this report are my opinions only. The Hearing Commissioners will make a recommendation after hearing and

¹ Mr Clarke is married to my first cousin

considering all relevant submissions. This report, and all other relevant material, have been prepared in accordance with the Council's functions and duties under the Local Government Act 2002 (LGA02).

- 1.9 This report does not attempt to repeat the information contained within the RRS13, the specific Actions contained within the Land Use Recovery Plan/*Te Mahere Whakahaumanu Tāone* (LURP), or the policies contained within operative Chapter 6 of the Canterbury Regional Policy Statement (Chapter 6). Therefore, it is important that this report is read in conjunction with the RRS13, Chapter 6 and the LURP. This report's primary focus is on providing the panel with my recommendations on the submissions received, and the consequential changes I believe need to be made to the RRS13.
- 1.10 In summary, the remainder of Section 1 of this report outlines the process to develop, consider and make a decision on the Rural Residential Strategy.
- 1.11 Section 2 provides a very general overview of the RRS13, without duplicating its contents. The primary focus of this section is on 'Issues' identification and the methods referenced in the RRS13 for managing these 'Issues'.
- 1.12 Section 3 has a primary focus on summarising, assessing and making recommendations to the panel on the submissions received. The submissions have been categorised based on several topics, with the assessment initially focusing on policy level discussions, which is followed by a consideration of the preliminary locations identified in the RRS13, and finally an assessment of the additional areas nominated through the submissions.
- 1.13 Section 4 outlines my conclusions on the submissions received, and includes a discussion on the amendments that I recommend should be made to the RRS13.

Land Use Recovery Plan process requirements

- 1.14 The RRS13 has been prepared under the LGA02 and is in direct response to the Gazetted LURP. Action 18 of the LURP reads as follows:

Action 18: Selwyn District Plan

Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to amend its district plan to the extent necessary to include zoning and outline development plans in accordance with chapter 6 of the Regional Policy Statement for the following greenfield priority areas shown on map A, appendix 1:

- i. ODP Area 4 – Rolleston
- ii. ODP Area 9 – Helpet Park
- iii. ODP Area 10 – East Maddisons/Goulds Road
- iv. ODP Area 11 – Branthwaite Drive
- v. ODP Area 12 – Dunns Crossing Road (existing Living zone)
- vi. ODP Area 13 – Springston Rolleston/Dynes Road (existing Living zone)
- vii. ODP Area 3 – Prebbleton
- viii. Implementation of SDC rural residential development strategy.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 6 months of Gazetted of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

Outcomes: 1, 3, 4, 5, 6

- 1.15 Action 18 requires Selwyn District Council (SDC) to provide the Minister with amendments to the Selwyn District Plan (SDP) within the prescribed timeframe. These proposed changes primarily relate to zoning and preparing outline development plans for the identified 'greenfield priority areas', but also involves the development of methods to implement SDC's adopted Rural Residential Strategy. The expediency with which the Rural Residential Strategy process proceeds is paramount, as Council is unable to finalise any proposed changes to the operative Living 3 zone in the SDP to implement the Rural Residential Strategy and 'give effect' to Chapter 6 of the CRPS until it is adopted.
- 1.16 SDC has initiated a concurrent, but separate process to the Rural Residential Strategy, to develop a schedule of amendments to ensure the SDP 'gives effect' to Chapter 6, and implements the adopted Rural Residential Strategy. This process has been lead by Planz Consultants on SDC's behalf. To date this has involved an independent review of SDC's

proposed Plan Change (PC32)², and the submissions received on that plan change to assist in the preparation of a schedule of amendments that satisfies the Action 18 requirements.

- 1.17 The proposed SDP amendments for implementing the adopted Rural Residential Strategy cannot be finalised until after the hearing panel's recommendation on the RRS13 submissions has been received. This information will then form part of the Action 18 package to be presented to the Minister by the 6th June 2014. Pending the Panel's recommendation, at this stage it is anticipated that the amendments to the SDP will set the policy framework for new rural residential activities, and include direction that any such development must be consistent with the RRS13. It is not however anticipated that blocks identified in the adopted Strategy will be rezoned, with it being more likely that the appropriateness of the land for rezoning would be through the private plan change process. This will ensure that an appropriate level of assessment to determine the substantive merits of any given proposal is undertaken and potentially affected parties are engaged directly.
- 1.18 Due to the tight timeframes set down in the LURP, and the extensive consultation that has already occurred through the PC32 and RRS13 processes, it is anticipated that following receipt of the Hearing Panel's recommendation on the RRS13, the proposed schedule of amendments to the SDP will be circulated to submitters for written comments only, prior to being forwarded to the Minister for his consideration.
- 1.19 There are three private plan changes currently lodged for consideration by SDC under the 1st Schedule of the RMA, which are identified as preliminary locations in the RRS13 and are subject to submissions received on it (PC28 – Denwoods Trustee (**10**), PC36 – Conifer Grove Trustees (**S20**) and PC41 – D & S Anderson (**S06**). The applications have all been publicly notified, with submissions and further submission periods closing. These plan changes are on-hold awaiting the outcome of the Rural Residential Strategy process. Should the hearings panel confirm through this process that these three blocks are appropriate in principle for rural residential development, then it is anticipated that the requests will then proceed to hearings under the standard RMA 1st Schedule process, where the details of each proposal and the concerns raised by submitters can be considered on their merits.
- 1.20 In addition to the above actions that the LURP requires SDC to undertake, the LURP, through Action 44, also requires Chapter 6 to be inserted into the operative Canterbury Regional Policy Statement (CRPS). This insertion has now occurred and the CRPS has been amended. The change to the CRPS, is particularly relevant³ as the following definition identifies that the process for developing the Rural Residential Strategy must follow the special consultative procedure set out in s82 of the LGA02⁴ (refer to Attachment 2 – Relevant sections of the LGA02):
- “Means: a strategy or plan developed for the purpose of identifying a territorial authority's approach to the management of rural residential development in its district, using the special consultative procedure under the Local Government Act 2002”*
- 1.21 The amendments to the CRPS are also significant in that they set out a strategic policy framework for the location and nature of rural residential development in Selwyn district that the RRS13, and any subsequent amendments to the SDP, must be consistent with. This strategic direction and locational criteria are expanded upon later in the report, and are also outlined in the RRS13.
- 1.22 Council resolved on the 11th December 2013 to approve the RRS13 and the associated Statement of Proposal (refer to Attachment 1 – Statement of Proposal). This resolution confirms that the project is ‘significant’ under the Council's Policy on Significance⁵, and establishes that a special consultative procedure must be followed under s83 of the LGA02 (see Attachment 2). The following sub-sections introduce the special consultative procedure and outline how it is being applied to the Rural Residential Strategy process.

² PC32 was a policy level framework prepared to ensure the District Plan was able to ‘give effect’ to Change 1 to the Regional Policy Statement, which was a very similar framework to the now operative Chapter 6. PC32 was publicly notified and submissions and further submissions were received, but it was not progressed to a hearing as there was not been a settled Regional Policy Statement framework for managing rural residential development until the Minister Gazetted the Recovery Plan and Chapter 6 was made operative via Action 44.

³ LURP: Appendix 1 - Amendments to the Canterbury Regional Policy Statement, Definitions, 6Dec2013

⁴ LURP: Appendix 1 - Amendments to the CRPS, Definitions, 6Dec2013 [P28]

⁵ Selwyn District Council: Long Term Plan 2012/2022 – Policy of Significance [P193] - <http://www.selwyn.govt.nz/council/plans/long-term-plan-2012-2022>

Public notification

- 1.23 The RRS13 Statement of Proposal was publicly notified in *The Press* on Saturday 1st February and Saturday 8th February 2014 (refer to [Attachment 1](#))⁶. This notice included all of the matters required under the LGA02⁷ (see [Attachment 2](#)).
- 1.24 286 letters containing general information on the LURP, the RRS13 consultation process and the Statement of Proposal were served on the following people and organisations:
- submitters on Council's proposed PC17 (withdrawn) and PC32 (proposed)
 - parties who lodged comments on the adopted Residential Background Report (RRBR)
 - land owners whose properties are identified as preliminary locations in the RRS13
 - proponents and submitters on private Plan Changes 28, 36 and 41
 - relevant statutory authorities and stakeholders⁸
- 1.25 The *Council Call* publication that appeared in the Central Canterbury News and Selwyn Times newspapers on the 4th, 5th, 11th and 12th February 2014 contained a summary notice outlining the RRS13 process. Hard copy information was available for viewing at Council's Rolleston Headquarters and Service Centres in Rolleston, Lincoln, Leeston and Darfield. The Council website also contained the relevant reports, submission forms and information on how people could participate in the RRS13 process.

LGA02 special consultative process

- 1.26 Although this process is being considered under the LGA02, it is important to highlight that the adopted Rural Residential Strategy has a potentially significant impact on land owners who may have aspirations to develop their rural land holdings to rural residential densities. This is because Chapter 6 Policy 6.3.9 only provides for rural residential development where it accords with an adopted Rural Residential Strategy.
- 1.27 Council is effectively prohibited from granting any plan change request seeking a Living zone, or subdivision application, where development is outside the identified Township boundaries or residential priority areas and does not accord with the minimum density requirements of the SDP. Any recommendation or decision from SDC to support development under these circumstances would be inconsistent with the LURP and would fail to 'give effect' to Chapter 6⁹. This is significant as the rights typically afforded under the RMA for local authorities to consider the appropriateness of private plan changes or subdivision and land use applications, will be reduced for land holdings that are not identified within the adopted Rural Residential Strategy.
- 1.28 The Statement of Proposal contained in [Attachment 1](#) incorporates all of the consultation steps required under the LGA02, including provision of a public notice that contains sufficient information to enable interested parties to understand what is being proposed, and appropriate opportunities have been provided to interested parties to submit and present their comments to SDC (refer to [Attachment 2](#)).
- 1.29 The hearings panel will prepare a recommendation to Council on a final Rural Residential Strategy, which shall include the Commissioners conclusions on the submissions received following the public hearing process. The hearing process itself must accord with s83 in respect to the special consultative procedure, s69 through to s82 in relation to decisions and any other relevant requirements of the LGA02 (refer to [Attachment 2](#)). A separate report will then be prepared for the Council meeting agenda, where Councillors will consider whether to accept the recommendation of the panel in respect to adopting the final Rural Residential Strategy. Unlike the RMA, The LGA02 does not afford rights of appeal to submitters where

⁶ A second notice was placed in *The Press* as the first notice appeared in the Employment rather than Public Notices section of the newspaper due to an administrative error by *The Press*

⁷ including s82 – Principles of consultation; s83 Special Consultative procedure, and; s89 Summary of information

⁸ including Te Taumutu Rununga, Te Rununga o Ngai Tahu, Mahaanui Kurataiao, local community boards and Township committees, New Zealand Transport Agency, New Zealand Historic Places Trust, Ministry of Education, Ministry for the Environment, Canterbury Earthquake Recovery Authority, Environment Canterbury, Christchurch City Council, Waimakariri District Council

⁹ Pursuant to s23 Canterbury Earthquake Recovery Act 2011

they do not agree with the merits of either the Commissioners recommendation or Council decision.

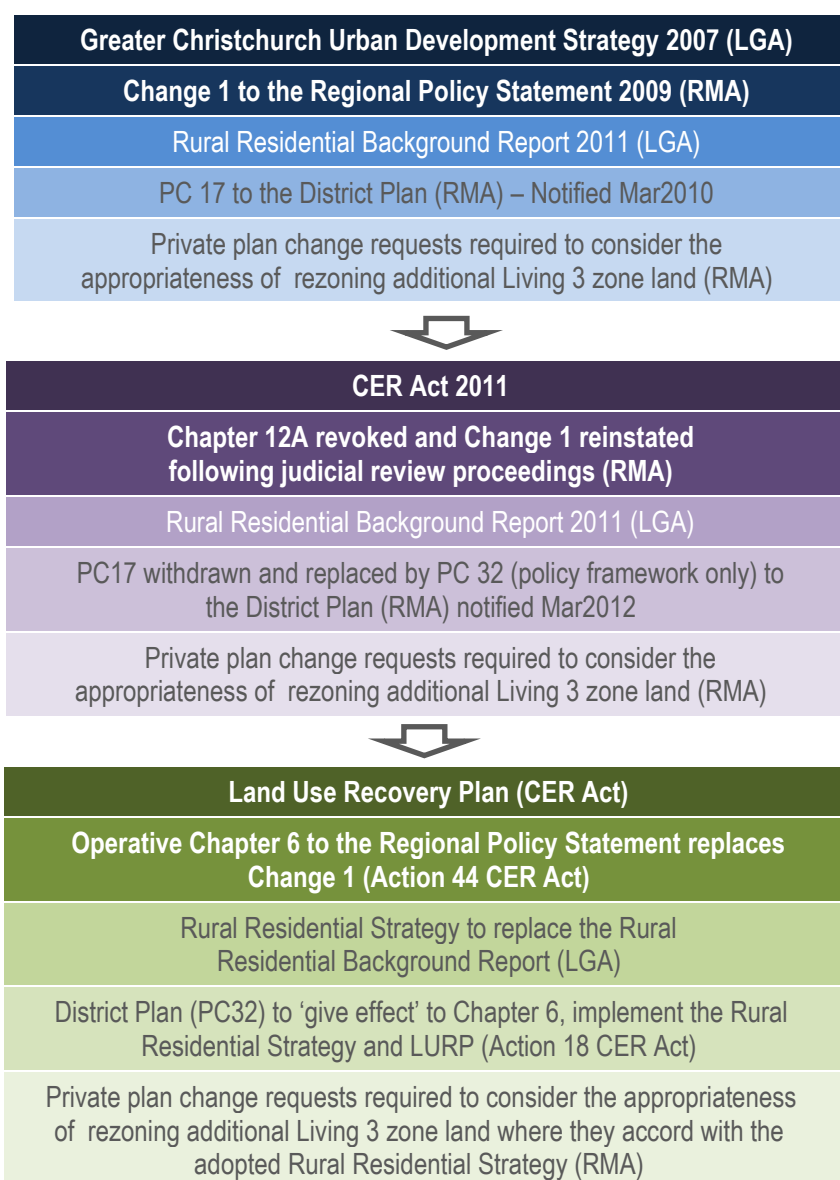
2 Project scope and inception

Rural Residential Strategy – Consultation Draft

What is the basis of the RRS13?

- 2.1 As illustrated in [Figure 1](#), the preparation and content of the RRS13 has been informed by a number of projects initiated to determine the most sustainable options for managing rural residential development within the area of the district that is subject to the LURP¹⁰. These initiatives were developed over a number of years and have involved their own consultation and decision-making processes under the RMA, CERA10 Act or LGA02.

Figure 1: The evolving sub-regional planning framework



¹⁰ UDS, Change 1 to the CRPS, Chapter 12A to the CRPS, RRBR11, PC 17 to the SDP, PC 32 to the SDP, LURP and Chapter 6 to the CRPS

- 2.2 At a strategic level, Chapter 6 requires SDC to develop and adopt a Rural Residential Strategy that indicates where rural residential development is being provided for, while effectively preventing any form of intensification of rural land beyond these identified areas.
- 2.3 Chapter 6 defines what constitutes 'rural residential activities'¹¹:
- "Rural residential activities: means residential units outside the identified Greenfield Priority Areas at an average density of between 1 and 2 households per hectare"*
- 2.4 Therefore, the RRS13 can only identify land holdings within the Study Area identified in the consultation draft, which is generally as the commuter belt of the district with Christchurch City as far south as the Selwyn River and west as far as Station and Highfield Roads¹². SDC's Selwyn 2031¹³ contains an action requiring methods to be investigated to manage rural residential development for the balance of the district.
- 2.5 Chapter 6 identifies that unconstrained rural residential development can give rise to adverse reverse sensitivity effects on established rural activities and strategic infrastructure, while also contributing to dispersed settlement patterns, which are inefficient from the urban form and infrastructure servicing perspectives¹⁴.
- 2.6 Policy 6.3.9 of Chapter 6 sets out a number of parameters for identifying suitable locations, including the need for the sites to avoid certain constraints and being able to satisfy certain servicing requirements. Importantly the criteria are not determinative, in the sense that the substantive merits of any changes to the SDP are still required to be considered under the 1st Schedule of the RMA. Although importantly, Policy 6.3.9 is limiting as any plan change request seeking rural residential densities that does not align with the locations identified in an adopted Strategy would be inconsistent with the LURP and would fail to 'give effect' to the Regional Policy Statement.
- 2.7 Preparation of the RRS13 commenced in April 2013 in response to the initial directions contained within the *Preliminary Draft LURP*, which was prepared by Environment Canterbury in collaboration with a number of central government agencies, Te Rūnunga o Ngāi Tahu and local authorities, including SDC.
- 2.8 The primary purpose of the RRS13 was to:
- enable interested parties to review how SDC proposes to manage rural residential development within the area of the district that is generally recognised as the commuter belt of the district with Christchurch City
 - summarise the current planning context and to outline an initial policy position to facilitate comments that will be considered in finalising the Rural Residential Strategy
 - identify several preliminary locations that are considered appropriate from a spatial strategic planning perspective that generally align with the RRS13 location criteria
 - assist SDC in meeting its regulatory requirements under the CERA10 and RMA
 - establish principles to inform the consideration of private plan change requests and subdivision applications
- 2.9 The adopted Rural Residential Strategy is relatively significant as it will set the policy direction, and establish the desired outcomes, from a Council and community perspective in respect to how the Living 3 zone¹⁵ is developed and managed. It will establish the guiding principles and expectations in respect to the optimal form, function and character of rural residential development, and where it is best located from a spatial and strategic planning perspective for the short to medium term.

¹¹ LURP: Appendix 1 - Amendments to the CRPS, Definitions, 6Dec2013 [P28]

¹² refer to RRS13: Section 2 Policy Context, Figure 2: Geographic extent of the LURP, Dec2013 [P7]

¹³ The Selwyn 2031 strategy has been prepared to provide overarching strategic planning direction for the entire district to inform future works programmes. A consultation draft was approved by Council on the 26th February 2014 for release to the public for comments

¹⁴ LURP: Issue 6.1.5 Rural residential impacts, 6Dec2013 [P7]

¹⁵ As identified in the RRS13, the operative Living 3 zone was inserted into the District via private plan changes PC8 & 9. It provides a basic policy framework for managing rural residential development in the portion of the district that is subject to the LURP, albeit with a primary focus on two sites on the south-western boundary of Rolleston.

What are the primary 'Issues' attributed to rural residential development, and what methods are proposed for managing these effects in the RRS13?

- 2.10 Rural residential forms of development have been identified in the LURP, and other related planning instruments and strategies such as the SDP, Chapter 6 and the adopted RRBR, as being less sustainable than urban densities. As a consequence, there needs to be appropriate methods developed to ensure that the identified poor outcomes are addressed and any adverse effects are avoided, remedied or mitigated.
- 2.11 The management of rural residential development is both an urban growth and rural preservation issue. The effects relating to rural residential activities are inadvertently linked to:
- Firstly; the strategic growth management policies of Townships and the adopted Structure Plans for Rolleston, Lincoln and Prebbleton; and
 - Secondly; the need to protect rural amenity and avoid adverse reverse sensitivity effects, which have the potential to derogate rural character, reduce the productive capacity of rural land and undermine strategic assets operating in peri-urban locations; and
 - Thirdly; achieving efficiencies in the provision of strategic infrastructure, including safe and efficient transportation networks, and cost effective reticulated water and wastewater and other utility services; and
 - Fourthly; reducing the risk associated with natural hazards by avoiding identified land use constraints
- 2.12 The SDP has an operative Living 3 zone, which sets an initial policy level framework for managing rural residential development in the area of the district that is subject to the RRS13. The Living 3 zone incorporates rules to manage the development of 148 rural residential households at two locations on Dunns Crossing Road on the south-western boundary of Rolleston. Rural residential development in the context of the SDP and the RRS13 is therefore seen as an urban rather than rural typology, being administered under the Living 3 zone in the Township Volume. The Growth of Township policy provisions are therefore an important guide to ensuring appropriate outcomes are reached from an urban form perspective.
- 2.13 Section 4 of the RRS13 identifies the various issues associated with rural residential forms of development, from both the rural preservation and urban consolidation perspectives. The RRS13 the previous position that rural residential typologies are less sustainable than consolidated and intensified urban settlement patterns, due to the risk that the following poor outcomes may result:
- 'domestication' of the rural landscape, loss of rural character and identity, dilution of the rural context of settlements and diminishment of the contrast between rural and urban forms of development
 - represents a form of development that benefits relatively few people when compared to consolidated urban development and invariably results in the loss of productive rural land that previously sustained a large number of people
 - rural residential densities have historically proceeded at a greater rate and consumed larger tracts of land than residential forms, which is often at the cost of productive rural land and other activities that are reliant upon geographic proximity to urban areas (such as land required for continued urban growth, community utilities, strategic infrastructure and intensive farming activities)
 - there is an increased risk of adverse reverse sensitivity effects where new residents to an area are less aware of farming, rural industry or strategic infrastructure, which can lead to complaints and amenity conflicts that may ultimately undermine the viability of legitimately established activities
 - the characteristics and values attributed to rural residential locations, such as seclusion, exclusivity, rural outlook, privacy and solitude, can be lost through further intensification and competing desires from residents for increased levels of service (for example, local stores, community facilities, sealed footpaths, reserves or street furniture)
 - relatively isolated geographic proximity to town centres reduces access to public transport, recreation, business and retail areas, social services or employment, which can lead to an increased reliance on private motor vehicles to access everyday needs
 - gives rise to a greater risk of urban sprawl, dispersed settlement patterns and undermining the consolidated management of urban growth, including the failure to achieve the critical population mass needed to sustain growth and reduced opportunities for regeneration and gentrification of existing urban and commercial areas

- lower densities of development that are severed from urban areas are inefficient to service with reticulated water and wastewater supplies, creating 'orphan' developments that are invariably more expensive to operate, maintain and upgrade than urban utilities
- isolated locations are less resilient to increased fuel costs associated with peak oil and natural events, such as snow storms and flooding
- rural residential areas often contribute less to social cohesion within the wider community and can increase catchments that stretch social infrastructure and services (such as schools, emergency services and health care providers)

- 2.14 The following quote from the RRS13 is useful in placing the issues attributed to rural residential development into context¹⁶:

"The above issues highlight the range of trade-offs in facilitating rural residential development to accommodate lifestyle living opportunities. It is not to say that rural residential development cannot achieve high quality sustainable outcomes and should be restricted outright, but it does highlight that at a strategic level consolidated urban settlements are a more sustainable typology"

- 2.15 Section 5 of the RRS13 identifies a range of guiding principles that are incorporated into the Location Criteria provided in Appendix 1 of the RRS13. These principles endeavour to identify methods and outcomes to resolve the issues identified in Section 4 and to achieve the optimal form, function and character outcomes people expect within rural residential environments. The Location Criteria, in combination with the GIS Study Area Maps in Appendix 2 of the RRS13, are important methods in ensuring that the issues and outcomes analysis contained in the RRS13 influence the geographic location, spatial extent and quantum of rural residential development that should be facilitated within the RRS13 study area. This is reflected in the analysis applied to the selection of the preliminary locations identified in Section 6 of the RRS13.

Project timeframes and tasks

- 2.16 The publicly notified Statement of Proposal included in Table 1 lists the Rural Residential Strategy project tasks and timeline.
- 2.17 SDC will also be preparing the proposed methods for implementing the adopted Rural Residential Strategy to ensure that they can be presented to the Minister within the timeframe and requirements prescribed in Action 18 of the LURP. This will include a schedule of amendments to the operative Living 3 zone in the SDP to ensure it 'gives effect' to Chapter 6 of the CRPS and that there is a regulatory basis for implementing the adopted Strategy to ensure all subsequent decisions and recommendations made by the Council are consistent with the LURP.
- 2.18 The methods for developing and considering the appropriateness for implementing the adopted Rural Residential Strategy will be subject to a separate consultation process.

Table 1: RRS13 process tasks and timeline

Timeline	Consultation and decision-making steps
11 Dec2013	<ul style="list-style-type: none"> ▪ Council approval to release the Draft Rural Residential Strategy for consultation once the Land Use Recovery Plan is Gazetted
1 Feb2014	<ul style="list-style-type: none"> ▪ Public notification of the 20 working day period for lodging submissions, which is to be advertised in The Press, Council Call and on Council's website ▪ Statement of Proposal served on all individuals and organisations
3 Mar2014	<ul style="list-style-type: none"> ▪ Closing date for submissions on the Draft Strategy
Mar2014	<ul style="list-style-type: none"> ▪ Submissions acknowledged, summarised and made available to the public ▪ Preparation of Officer report preparation and circulation ▪ Appointment of the three member hearings panel comprising Councillors and Independent Commissioners

¹⁶ RRS13 – Consultation Draft: Issues analysis, Paragraph 4.50, Dec2013 [P26]

Apr2014	<ul style="list-style-type: none"> Public hearing Hearing panel deliberations and final recommendation
May2014 (to be confirmed)	<ul style="list-style-type: none"> Report with recommendations to Council to consider the adoption of the Rural Residential Strategy The proposed methods for implementing the adopted Rural Residential Strategy to be circulated to submitters for written feedback
Jun2014 (to be confirmed)	<ul style="list-style-type: none"> Notice of decision served on submitters Public notice identifying where the adopted Strategy can be viewed Methods to implement the adopted Rural Residential Strategy to deliver Action 18 (viii) presented to the Canterbury Earthquake Recovery Minister

3 Submissions and recommendations

Submissions process

- 3.1 A total of 55 submissions were received by the closing date of 5pm 3rd March 2014. This includes one late submission that was received on the 4th March 2014 (**S55 J Paton**). All submissions were acknowledged in writing. This correspondence provided submitters with additional information on the hearings process, and requested that submitters confirm the time they may require to present information at the hearing to assist in coordinating the hearing process and setting a timetable for evidence.
- 3.2 Attachment 3 includes a list of submitters. The submissions received are available for viewing electronically on Council's website <http://www.selwyn.govt.nz/services/planning/plan-changes/rural-residential> and in hard copy form at Council's Rolleston Headquarters. Submitters were emailed information on the 13th March outlining where the summary and submissions in full could be viewed. A public notice advertising the summary of submissions and where the full submissions could be viewed was included in the *Council Call* publication that appeared in the *Selwyn Times* and *Central Canterbury News* on the 18th and 19th March.
- 3.3 Attachment 4 provides a summary of submissions, which have been grouped into topics. The following section assesses each of these categories and provides a recommendation to the panel on each submission received.
- 3.4 My assessment and recommendations on submissions have been grouped into the following topics:
- 1. STRATEGIC MANAGEMENT OF RURAL RESIDENTIAL ACTIVITIES** – Does the RRS13 identify and address all of the relevant 'issues' to ensure rural residential development is sustainably managed in the portion of the district that is within the identified study area?
 - 2. HOUSEHOLD ALLOCATIONS AND DEMAND** – The influence market demand has in the sustainable management of rural residential development and how many households is appropriate to achieve the outcomes of the LURP
 - 3. INFRASTRUCTURE** – Cost effective provision of water and wastewater services and other utilities
 - 4. STRATEGIC ASSETS** – Protecting nationally and regionally significant infrastructure and assets
 - 5. PRELIMINARY LOCATIONS** – The suitability of the preliminary locations identified in the RRS13 and referenced in submissions
 - 6. ADDITIONAL NOMINATED LOCATIONS** – The suitability of additional land promoted through submissions
 - 7. RRS13 IMPLEMENTATION METHODS AND AMENDMENTS** – The appropriateness of the methods identified in submissions to implement the adopted Rural Residential Strategy and specific amendments to the RRS13

Strategic management of rural residential activities

Submissions received

Support the RRS13

- 3.5 47 of the 55 submissions received on the RRS13 identified a degree of support for the RRS13 as notified. The remaining six submissions either opposed, or did not state their position.

Assessment

- 3.6 A large proportion of the submissions, being 47 of the 55 received, either support certain aspects of the RRS13 or the RRS13 in its entirety (**S01 A Aitcheson**; **S02 I & B Court**; **S03 PIANZ & FPFNZ**; **S04 A McCully**; **S05 E & K Dixon**; **S06 D & S Anderson**; **S07 G & L Burgess**; **S08 M Larson & Ors**; **S09 M & B Claxton**; **S10 Denwood Trustee**; **S11 R & M Beight**; **S12 Coles**; **S13 M & J Austin**; **S14 B & A Moir**; **S15 K & P Van der Molen**; **S16 Apton Developments**; **S17 ECan**; **S18 M, G & R Crabbe Partnership**; **S19 NZ Fire Service Commission**; **S20 Conifer Grove Trustees**; **S21 I Court**; **S22 D & D Tyson & A Smith**; **S23 M & H Ringland**; **S24 N Sole**; **S26 G Weakley**; **S27 B Harrington**; **S28 Pandora Trust**; **S31/S32 R Paton**; **S33 R Barker & Ors**; **S34 Ministry of Education**; **S35 Prebbleton Community Association**; **S36 Dryden Trust**; **S37 Trents Road Developments**; **S38 Survus Consultants**; **S40 B Harrington**; **S41 Pinedale Holdings & Kintyre Pacific Holdings**; **S42 NZ Defence Force**; **S45 A Joyce**; **S46 S & Z Crofts & J Williams**; **S47 R & J Marshall**; **S48 A Cartridge**; **S49 Lincoln University, Plant & Food & AgResearch**; **S50 Te Taumutu Rununga**; **S52 E & G Smith & Ors**; **S53 G Maginness and** **S54 M Stratford & Ors**).
- 3.7 A large majority of these submissions either recommend changes, or their support is contingent upon their nominated land being included in the adopted Strategy (being 32 of the 47 submissions).
- 3.8 These submissions indicate a high level of support for the principles contained within the RRS13, and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6. The majority of submitters support the position taken by SDC to facilitate some rural residential development within the district, but have a primary focus on ensuring additional locations are included or promoting methods to expedite the subdivision, zoning and development of land for rural residential activities.

Submissions in opposition

- 3.9 Four submissions did not state their position, but nominated additional land for inclusion (**S25 K Dunn**; **S29 Tai Tapu Trust**; **S51 A & B George & E & B Jeffs** and **S55 J Paton**). The remaining submission from Transpower (**S44**) did not state a position.
- 3.10 The three opposing submissions do not believe the RRS13 has gone far enough in enabling rural residential development (**S30 D, P & J Hann**; **S39 V Cullen** and **S43 R Cullen**), or the submitters disagree with the contents or positions reached in the consultation draft (**S39 V Cullen**, **S43 R Cullen** and **S45 A Joyce**).
- 3.11 These opposing submission points are considered in more detail under the various sub-sections of this report.

Review the 4ha minimum lot size for the Rural Inner Plains zone

- 3.12 Several submissions request that SDC review its current 4ha allotment size and density provision as it applies to the Rural (Inner Plains) zone, including specifically that either the 4ha threshold should be increased (**S03 PIANZ & EPPFNZ**), or alternatively decreased (**S04 McCully** and **S15 K & P Van der Molen**) in size. Similarly, the submissions from V Cullen (**S39**) and R Cullen (**S43**) request that Council enable the erection of a second dwelling on a single title within the Rural (Inner Plains) zone. The submission from A Joyce (**S45**) also identifies the need for a separate land use zone and related density rules to better provide for 2ha parcels within a designated area around townships.

Assessment

- 3.13 The current 4ha minimum lot size and density requirement in the Inner Plains zone was established when the SDP was developed, which was informed by a significant body of work

that followed the mandatory consultation, decision making and appeals processes prescribed in the RMA.

- 3.14 I do not support the proposition that 4ha parcels are too large and onerous to maintain for lifestyle purposes, and that this is grounds to enable subdivision to rural residential densities. This is because the SDP clearly prescribes the minimum densities within the Rural Zones of the district, with the community having an expectation that these thresholds will be maintained.
- 3.15 In my opinion, the relief sought by the submitters fails to recognise:
- the distinction between rural and urban forms of development the significant environmental, economic and social contribution the rural environment makes to the District or that rural residential development can undermine these positive outcomes through amenity conflicts, loss of productive land and adverse reverse sensitivity effects
 - that the majority of people do possess the necessary skills, resources and aspirations to utilise rural parcels for rural productive uses or lifestyle living opportunities without undermining the character and anticipated function of the rural zones within the SDP
- 3.16 It is my opinion that simply creating more rural residential parcels to offset the trend to utilise 4ha rural blocks for lifestyle living opportunities, or to respond to land management pressures, does not solve the resource management issues associated with rezoning rural land holdings to facilitate rural residential development. In fact, I believe that such an approach is likely to generate significant adverse environmental effects.
- 3.17 In any event, I do not believe there is scope provided through the current RRS13 to review the 4ha minimum. There is no reference for such a review to be undertaken in the LURP or Chapter 6 and neither the RRDP nor RRS13 have investigated this possibility in any detail. In my opinion, a review of an issue of this significance needs to be subject to the 1st Schedule process of the RMA. Chapter 6 defines 'rural activities' as being above 4ha in size, and that consequently any amendments to the SDP to enable subdivision below 4ha outside the identified rural residential locations referenced in an adopted Strategy would be directly contrary to the CRPS. SDC to a large extent is bound by the higher order direction in the CRPS on this issue and has very limited scope to consider smaller lot sizes within it's Rural environments.
- 3.18 The appropriateness of a spatial zoning mechanism to facilitate rural residential development was considered through changes to the SDP when the Plan was originally develop. This spatial zoning approach was referred to as the '1km Rule'¹⁷. The '1km Rule' framework, which like the 3km intensification area being sought by **S04 A McCully** and **S15 K & P Van der Molan**, proposed densities of one household per hectare within 1km of the district's primary settlements, and within 0.5km of the majority of smaller townships. Variation 23 withdrew the '1km Rule' from the SDP as it was determined to promote ad hoc development and failed to promote the sustainable management purpose and principles of the RMA.
- 3.19 I do not support the submitter's position that a 3km spatial control is not contrary to the guiding principles of the RRS13 and believe that such a management regime is likely to contribute to significant adverse effects, which would be contrary to the SDP, inconsistent with the LURP and fails to 'give effect' to the Chapter 6 of the CRPS¹⁸. A 3km area drawn around each of the larger townships of Prebbleton, West Melton, Rolleston and Lincoln would encompass virtually all of the Rural (Inner Plains) zone and also takes in a large area west of Lincoln and Rolleston that is currently zoned Outer Plains.
- 3.20 In conclusion, I believe that any review of the appropriateness of the Rural (Inner Plains) zone is beyond the scope of the RRS13 process and should be considered under the 1st Schedule of the RMA as part of the mandatory District Plan review.
- Interim development**
- 3.21 Two submitters identify the need for the Rural Residential Strategy to accommodate "future proofed", or interim, zonings. This would enable the residential growth paths identified in

¹⁷ Refer to the RRS13 – Consultation Draft: Frameworks for managing rural residential development, Dec2013 [P18]

¹⁸ RRS13 – Consultation Draft: Section 4 – Issues analysis [P26 & 27] and Section 5 RRS13 Guiding principles and outcomes [P28 to 49], Dec2013

Structure Plans and the RRS13 to be rezoned to Living 3 densities where there are appropriate legal mechanisms, servicing arrangements, subdivision schemes and dwelling footprints to avoid the established rural residential layouts and settlement patterns from impeding the further intensification of the land for residential purposes (**S36 Dryden Trust** and **S37 Trents Road Developments**).

Assessment

- 3.22 The submissions provide a high degree of detail, including urban design appraisals and subdivision schemes that identify servicing requirements, connections, legal mechanisms and housing footprints to facilitate the transition from rural residential to full residential development.
- 3.23 I agree that the following benefits may be able to be gained from an interim zoning:
- flexibility for development to progress in the short to medium term pending a time and circumstance where it may be appropriate to be intensified to urban densities
 - would increase land values and potential capital gains for the land owner
 - would provide additional rural residential properties to provide the market with further housing choice
 - negates the need to upkeep a small rural property that may currently be utilised for lifestyle living purposes or low return rural activities
 - should suburban densities prove to be appropriate at a future point, then a logical initial lot layout and dwelling position would readily facilitate an increase in density and avoid the difficulties that the SDC is currently encountering within Rolleston where low-density residential lots have been 'leapfrogged' by residential densities, where logical road layouts and infill is proving difficult to retrofit across blocks with multiple ownership and varying land owner expectations
- 3.24 However, Policy 6.3.9 of Chapter 6 specifies that rural residential development areas¹⁹:
- "... (7) ... shall not be regarded as in transition to full urban development".*
- 3.25 It is my understanding that this provision aims to preclude rural residential development from occurring within the Townships or identified growth paths pending intensification to residential densities. This is to avoid inefficiencies in the provision of infrastructure services and to manage the scale of rural residential development to ensure it remains distinct from urban typologies.
- 3.26 The submissions received from Dryden Trust (**S36**) and Trents Road (**S37**) clearly promote interim development because they each contain scheme plans that illustrate the future residential densities that the land owners appear to have aspirations to develop once land closer to the town centres of Rolleston and Prebbleton is subdivided and sold.
- 3.27 In my opinion, the proposed "future proofed" concepts classify as interim development, as the land owners clearly have ambitions to progress rural residential development in advance of full residential densities based on the timing and uptake of land that has been identified for residential growth to accommodate the immediate population needs of Rolleston and Prebbleton.
- 3.28 Any decision to grant interim rural residential zoning would therefore fail to 'give effect' to Policy 6.3.9 (7) of Chapter 6 and would be inconsistent with the LURP.
- 3.29 Putting this technical matter to one side, I believe care needs to be taken when expanding the form of townships to ensure "interim", or "future proofed", development patterns do not:
- limit higher density options arising from achieving a more contiguous urban form
 - undermine the ability to ensure the function and character of future residential zonings is of a high quality, and that interim development does not impede the future intensification of land within obvious future growth paths. The Dryden Trust (**S36**) land is obviously within the future residential growth path for Rolleston as the Structure Plan identifies that the urban form will expand out to Selwyn Road in the long term²⁰

¹⁹ LURP: Appendix 1 - Amendments to the CRPS, Policy 6.3.9, 6Dec2013 [P21]

²⁰ Rolleston Structure Plan: Staging of Residential Greenfield Development, September 2009 [P158]

- result in the provision of costly and inefficient infrastructure where pipes need to be sized at the outset for higher density growth, yet is underutilised for much of its life, contributing to inefficiencies to the operation of the wider network
- fails to promote a well connected urban environment where rural residential development is isolated from urban services and amenities for potentially significant periods of time
- potentially undermines the existing character and productive function of the rural environment, exacerbating the potential for adverse reverse sensitivity effects

- 3.30 I believe that inappropriate interim site layouts risk failing to reflect the context in which they are located, including the increased potential for poor interfaces with future dwellings and streetscapes. I also believe that there is a greater risk of amenity conflicts arising with interim development concepts where established residents become accustomed to the amenity and open space character associated with larger land holdings. This can lead to significant resistance to future initiatives for higher urban densities, even where such intensification is signaled in private covenants, Land Information Memorandum or District Plan provisions. This very situation arose when the uplifting of the Living 1B Zone deferral in Rolleston enabled established parcels of at least 1ha in size to be intensified to average section sizes of 0.12ha presented significant challenges, both in terms of coordinating development and resolving contrasting amenity value expectations amongst the various land owners.
- 3.31 The RRS13 and Chapter 6 have an expectation that rural residential development nodes are one-off developments with appropriate layouts and treatments to achieve a distinct rural residential form, function and character. In my opinion, interim development may not achieve either the rural residential form, function and character outcomes anticipated by the RRS13 or deliver a high quality urban environment in the future. This is already evidenced in the Dryden Trusts (**S36**) submission, where they seek a reduced minimum building setback from 15m to 20m to 7m to 8m to facilitate the proposed “future proofed” concept. This reduced setback is half the distance that is prescribed in the RRS13 and there is a concern that it may not achieve the necessary level of open space, semi-rural streetscape or visual amenity that characterises rural residential living environments²¹.
- 3.32 I am familiar with the Quarry View subdivision in Halswell that is referred to by the submitters, as a close family member owns property in the development. I agree with the majority of the sentiments expressed in the submission in respect to the quality of this subdivision, and agree that there are appropriate legal mechanisms in place that make it clear that subdivision to residential densities is reliant upon the availability of wastewater infrastructure. However, land owners have an expectation they are able to subdivide from low to full residential densities and the reality is that this cannot occur until Christchurch City Council establishes an infrastructure programme to service the additional households with reticulated wastewater. This has created anxiety amongst some land owners, despite consent notices having been registered on certificates of title. This in turn, has placed pressure on the territorial authority to service an area that may not be the most optimal from an efficiency or cost perspective, or aligns with the timing or funding allocations set out in the Council’s infrastructure works programme.
- 3.33 The other key difference is that the Quarry View subdivision is that the ‘interim’ solution simply enabled the number of dwellings already permitted by the underlying mix of existing residential and rural zoning of that block to be developed in the short term pending a more comprehensive plan change process. This subdivision was also considered and granted under different circumstances, whereby the CRPS was subject to appeal and was not afforded as much weight as would be the case now that Chapter 6 has been made operative by the LURP. The Commissioner making the recommendation on the Quarry View subdivision may well have reached a different conclusion had Policy 6.3.9 (7) of Chapter 6 been operative at the time.
- 3.34 The timing for when interim zonings may be viable for intensification also remains unclear, given the degree of doubt around the uptake of surrounding residential land and the extent to which development may accord with constantly evolving Township Structure Plans, outline development plans (ODP’s) and related strategic planning initiatives. This presents a risk

²¹ RRS13: Section 5 – RRS13 Guiding Principles and Outcomes, Rural Residential Character, Dec2013 [P33]

that interim zonings may not integrate with residential forms of growth as the final layout and servicing of these areas cannot be confirmed until it is subdivided and developed.

- 3.35 ODP's are methods used to ensure residential zoned land achieves integrated developments and to ensure they are serviced in the most cost effective and efficient ways that align with SDC's infrastructure works programme. However, ODP's do not provide sufficient surety in respect to how and when residential development will occur. This is because the SDP requires subdivisions that are not in general accordance with the operative ODP to be assessed as a discretionary activity.
- 3.36 As a consequence, roading layouts, housing densities and other aspects of the residential land adjoining "future proofed" areas may be amended in the future, which could undermine the integration, connections between residential and rural residential development areas, and the provision of transportation networks, water and wastewater utilities and open space reserves. This is evidenced in the Farringdon subdivision in Rolleston, where significant amendments have been made to the operative ODP due to a change in land ownership. This has resulted in relatively significant changes to housing densities and layouts, and amended infrastructure services.
- 3.37 In my opinion, rural residential development should not be dictating residential outcomes. This is particularly important in the context of the Dryden Trust (**S36**) submission because the land directly adjoins a primary road to service the wider community of Rolleston. Any rural residential development within the alignment of such a significant road at the time the land is rezoned and subdivided to residential densities could present significant issues to the Council in its capacity as an infrastructure service provider, developers, land owners and the wider community. A consequence of interim rural residential areas is the likely risk that they may become isolated from services and amenities, with small neighbourhood centres not being viable until a critical population mass becomes established and that a potentially significant time may lapse before residential land reaches the boundaries of the rural residential node.
- 3.38 I also remain concerned that the upfront costs to install the services necessary to accommodate future residential densities, including pumping stations, pipe work and road networks, would be cost prohibitive and development may be untenable as these costs may not be fully recovered by developers until the future residential densities are realised. Rural residential densities in advance of full residential development may also result in Council as a utility service provider (roads, water, wastewater and stormwater) having to deal with more land owners, which can extend timeframes and costs and give rise to additional issues.
- 3.39 Interim development also presents inefficiencies and increased costs to the Council and in turn ratepayers where roads, pumping stations and piped networks are required to be installed to cater for residential densities, but are not required for some time. This can result in Council having to depreciate the value of pipes and infrastructure before it is fully utilised. Low flows resulting from a high capacity network servicing relatively few households may reduce the efficiency of networks and the plant could be several years old before it is required, increasing the risk of failure and ongoing maintenance costs.
- 3.40 I believe that the interpretation outlined in the Trents Road Developments (**S37**) submission is based on a different context and should not be applied in this case. This is because the Commissioner was considering rural residential development within Mandeville, which I understand to be an established rural residential node that is unlikely to be intensified to residential densities in the future. The distinct difference is that both the Trents Road Developments and Dryden blocks are within residential growth paths, whereas the Waimakariri example is unlikely to present the same risks as Mandeville is a stand-alone rural residential node some distance from an urban environment that have limited prospects of being intensified to residential densities.
- 3.41 In contrast, the Rolleston Structure Plan identifies the Dryden Trust (**S36**) property as a future residential growth area, which is also signaled in the LURP through the identification of Selwyn Road as a "*Projected infrastructure boundary*"²². Council is currently preparing outline development plans for the Braithwaite Drive area to facilitate residential development under Action 18 of the LURP, which directly adjoins the Dryden Trust property. The Trents

²² LURP: Section 4.0, Figure 4: Map A Greenfield Priority Areas, 6Dec2013 [P23]

Road Developments (**S37**) submission is placing weight on the RRS13 reference to the “Preferred Urban Form” annotation on the Prebbleton context Map 24 in Appendix 2 of the RRS13. However, this is an initial policy position that aligns with the preferred growth option policies of the SDP, but has not been confirmed through a structure planning exercise²³.

- 3.42 The following criteria have been included in Appendix 1 of the RRS13 to identify potential future growth paths to ensure that the development of these areas is not inhibited by rural residential development:

Chapter 6 of the CRPS (LURP)

- Development site supports the development of an ODP and is not seen as a transition to full residential forms of development (NB: the wording in Policy 6.3.9 (7) reads: “A rural residential development area shall not be regarded as in transition to full urban development”)

Rural residential form, function and character

- Avoid locations that are obvious growth paths

Rolleston environs study area criteria

- Rural residential development nodes to: (a) adjoin the residential priority areas and Living zoned land; and (b) be consistent with the urban settlement patterns and strategic planning outcomes outlined in the Rolleston Structure Plan and the Growth of Townships objectives and policies of the Selwyn District Plan

Prebbleton environs study area criteria

- Rural residential development nodes to: (a) adjoin the residential priority areas and Living zoned land; and (b) be consistent with the urban settlement pattern and strategic planning outcomes outlined in the Prebbleton Structure Plan and the Growth of Township objectives and policies of the District Plan, including specifically the promotion of future residential expansion to the east and west of Springs Road to achieve a compact concentric urban form and to minimise adverse effects on Springs Road by limiting the length of rural residential boundaries north and south of this road.
- Preserve the obvious growth path west of Springs Road between Trents and Hamptons Roads, which presents a long term opportunity to achieve a compact concentric urban form for Prebbleton

- 3.43 In my opinion, the “future proofed” interim development concepts fail to meet these criteria, and as a consequence, may undermine the outcomes of the LURP, Chapter 6, the SDP and Township Structure Plans.
- 3.44 I oppose the submissions seeking interim rural residential development on the basis that it is ultra vires in respect to being inconsistent with the LURP and fails to ‘give effect’ to Chapter 6, and that I have concerns this form of development is not achievable in practice without giving rise to a number of potentially significant land development issues.
- 3.45 A summary of relief sought by the submitters and the Officer recommendations on each point is provided in Attachment 4 of the report.

Household allocations and demand

Submissions received

- 3.46 Several submissions make reference to there being a need to provide sufficient household allocations to satisfy market demand (**S08 M Larson & Ors**; **S11 R & M Beight**, **S12 B & M Coles Family Trust**; **S13 M & J Austin**; **S18 Crabbe Partnership**; **S20 Conifer Grove Trustees**; **S28 Pandora Trust**; **S30 D, P & J Hann**; **S33 R Barker & Ors**; **S36 Dryden Trust**, **S37 Trents Road Developments**; **S38 Survus Consultants**; **S39 V Cullen**; **S40 B Harrington**; **S43 R Cullen** and **S46 S & Z Crofts & J Williams**).
- 3.47 The submission from K & P Van der Molan (**S15**) oppose the advice they were previously given that sub-4ha lots would undermine the ‘village’ character of Prebbleton, because they do not feel that the development of their property in isolation presents any issue.

²³ SDP: Township Volume, Growth of Townships, Policies B4.3.65 and B4.3.67 [B4-076 & B4-078] and Part E: Appendix 31 – Prebbleton Preferred Growth

Assessment

- 3.48 Household demand is a matter that was considered in the RRS13. This process provides an opportunity to facilitate some rural residential development as a means of providing a degree of housing choice, without which there would be no basis for establishing rural residential development as if it is to occur it must accord with an adopted Strategy under the LURP. I do not support the position that significant rural residential development should be facilitated to address household demand issues in isolation from the wider resource management effects.
- 3.49 In my opinion, it would be shortsighted and would contribute to unsustainable and potentially significant adverse environment effects to include land in the Strategy to the extent necessary to fully satisfy market demand as the only, or at least primary, criteria for identifying suitable locations. The relevant excerpts from the RRS13 are repeated below to reiterate this position²⁴:

“Observations on market demand

- 5.92 *There has historically been a strong demand for rural residential sections in Selwyn District, initially through the provision of small farmlets for returned servicemen from World War II and more recently through the recognition of the former rural residential zoned land under the Transitional Schemes as Existing Development Areas in the current District Plan and the various Living 2 zone environments provided within Townships.*
- 5.93 *Previous research undertaken to inform the preparation of PC 17 and the RRBR, which included a GIS mapping comparative analysis of lot sizes between 2004 and 2009 and technical assessments from Ford Baker Valuation, confirms that there remains a demand for rural residential sections in the area of the district that is subject to the LURP.*
- 5.94 *However, there is a strong tension between meeting the economic, cultural, environmental and social needs of rural land owners who may have a change in circumstance, may no longer want a large property or are seeking a capital gain, with the needs of those that may currently operate legitimate and highly valued rural lifestyles and businesses adjacent to prospective rural residential areas.*
- 5.95 *It is equally important to consider the cost implications of providing rural residential development on the wider community, including:*
- *increased rates to maintain, upgrade and replace infrastructure in rural residential areas, particularly if residents place pressure on the Council to increase existing levels of service*
 - *loss of amenity and outlook through the ‘domestication’ of the rural landscape*
 - *displacement of the residential population base, which may reduce the critical mass necessary to achieve efficiency gains in the provision of infrastructure servicing and other community facilities*
 - *increased congestion and inefficiencies in the management of traffic and transport networks*
 - *the derogation of the quality of the environment and potential loss of sites of cultural, ecological or historic significance*
- 5.96 *Rural residential development is seen as a less optimal typology when compared to urban forms of development in the LURP and Chapter 6 to the CRPS, where more sustainable outcomes can be achieved by accommodating a critical population mass within a relatively contained area. In a post-earthquake context there is also pressure on Council finances to provide infrastructure to service urban growth, with more compact forms of housing able to be more economically serviced than dispersed rural residential development.*
- 5.97 *The capital value of the identified rural residential areas will invariably increase through the necessity to manage the number of rural residential households that can be sustainably managed to avoid adverse effects associated with incremental and cumulative land use change.*
- 5.98 *However, the LURP has confirmed that there is sufficient residential land available to cater for the demand generated from the Canterbury Earthquakes and that the provision of rural residential development should be limited to satisfy a segment of household choice. Converting significant tracts of rural land to facilitate rural residential development to address affordability, or to satisfy market demand, is therefore not considered to be as much of a priority to the rebuild of Greater Christchurch as achieving consolidated urban development that is well integrated and economically serviced.*

²⁴ RRS13 – Consultation Draft: Observations on market demand, Dec2013 [P42-44]

- 5.99 *The management of land supply in certain locations is not a unique situation, with elevated land on the Port Hills, higher socio-demographic areas within desirable school zones and coastal locations being traditionally more expensive within Christchurch (acknowledging that the earthquake events may affect the desirability of some of these areas in the short to medium terms).*
- 5.100 *Additional land in these areas has not been rezoned to make it more affordable for more people to live in these locations simply because the market identifies them as being attractive communities to reside within. A broad range of other market, economic and legislative factors determine the appropriateness of developing land, such as physical constraints, economic viability, financing, market variables, land availability, the need to retain the high character and amenity of established areas and whether any adverse environmental effects are able to be appropriately managed.*
- 5.101 *There is also evidence to suggest that there is sufficient zoned and undeveloped land available to respond to the housing choice and diversity outcomes set out in the LURP. For example, the Living 2 and Living 2A zone in West Melton and the Living 2A zone in Tai Tapu remain undeveloped.*
- 5.102 *These areas could accommodate up to 140 low-density sections ranging in size from 0.5ha to 1ha, but remain undeveloped despite an identified demand. There are also significant areas of undeveloped Living 2 zoned land within Dunsandel, Leeston and Darfield and Living 3 zoned land in Rolleston, which provide alternative locations and opportunities for semi-rural lifestyles within proximity to developed settlements.*
- 5.103 *The LURP, Chapter 6 and amendments proposed to the SDP have signalled a paradigm shift in the allocation and management of rural residential sections from a reactive framework that is directed by the market, to one that is more proactive in managing growth to achieve more sustainable outcomes and efficiency gains. This is illustrated by an expectation that the number of rural residential households will be kept relatively low when compared to what has historically been provided, in preference for managing growth in a consolidated manner within Townships.*
- 5.104 *The implications of this approach may be that the number of rural residential lots, and the proportion of the population able to afford these sections, will decrease but that longer term sustainable outcomes will be achieved.*
- 5.105 *This approach is likely to increase demand and the value of low density residential and rural residential sections. However, the rural land resource and land holdings within peri-urban locations are a finite resource that has been under constant development pressure over a number of years. It is considered that an alternative laissez faire approach to managing rural residential development could undermine the recovery efforts anticipated by the LURP and is unlikely to meet the purpose of the RMA."*
- 3.50 I believe there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market, but that it is important that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose. This will ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development.
- 3.51 The need to manage the quantum and determine the optimal locations for rural residential development will assist in achieving the efficiencies attributed to consolidated and intensified residential settlement patterns²⁵. This is particularly important in the context of Selwyn district, which has sustained significant and consistent residential growth over the last 10 years, and particularly in the past 3 years²⁶. There has been a primary focus on ensuring there has been sufficient residential land provided within townships to accommodate projected population growth increases.
- 3.52 To place this into context, privately promulgated and SDC initiated plan changes have rezoned land to facilitate the development of 12,303 residential sections in Rolleston (6,371), Lincoln (4,036), Prebbleton (1,194) and West Melton (702), which in my opinion is more than sufficient to cater for any demand arising from the earthquakes²⁷. There is also evidence suggesting that a higher proportion of the population are seeking smaller sections closer to

²⁵ refer to Issue 6.1.5 and the 'Principle reasons and explanation; for Policy 6.3.9 in Chapter 6 of the CRPS

²⁶ RRS13 – Consultation Draft: Section 2 – A strategic planning framework for Selwyn district, Paragraphs, Dec2013 [P10 to 11]

²⁷ Draft LURP: Table 5 Potential timing of greenfield housing land supply [P44], Jul2013

town centre environments and that changing demographics may be making rural residential locations less attractive than what they have been in the past 20 years²⁸.

3.53 It is recognised that the Canterbury Earthquakes have had a significant impact on people's lives and that there has been appropriate measures advanced to assist in a timely and appropriate rebuild and recovery. However, facilitating significant rural residential households solely in response to earthquake demand is not appropriate at this stage given that:

- rural residential activities should be provided for household choice, rather than as a primary form of housing to accommodate a large proportion of society, as it is a less sustainable typology when compared to consolidated urban forms
- significant numbers of households within Selwyn district may ultimately undermine the critical population mass necessary for the successful rebuild of Christchurch
- CERA possesses extraordinary powers to rezone land, including the ability to by-pass the usual planning processes under the RMA91, should additional land be required to meet the needs of earthquake affected residents and business owners
- there is sufficient zoned land to assist in the rebuild of Greater Christchurch

3.54 The next key consideration is whether there is sufficient choice available to cater for the demand and trend towards larger lifestyle properties within the commuter belt of Christchurch. The RRS13 aims to facilitate the provision of a broad range of parcel sizes within the Living 3 zone to cater for purely lifestyle aspirations on relatively small parcels (0.3ha) through to larger sections that can sustain semi-rural farmlets (2ha). The existing Living 2 zone provides similar lifestyle opportunities within the RRS13 study area. It is acknowledged that some of the Living 2 Zone, particularly in Rolleston, may be intensified to align with the significant growth anticipated in this township, but similar areas in Prebbleton are likely to remain given there established amenity and that this township is close to reaching its anticipated capacity.

3.55 The Living 2 and Living 2A Zones in West Melton and Living L2A Zone area in Tai Tapu remain undeveloped. These areas could accommodate up to 140 low density sections ranging in size from 0.5ha to 1ha, but remain undeveloped despite the identified demand. Provision for 148 sections has also been made in two Living 3 zoned blocks to the south-west of Rolleston fronting Dunns Crossing Road, with these blocks also remaining undeveloped at this point in time. There are also significant areas of undeveloped Living 2 Zone land beyond the geographic scope of the RRS13 within the peripheral townships of Dunsandel, Leeston and Darfield for example, which provide alternative locations and opportunities for semi-rural lifestyles within close proximity to developed settlements.

3.56 It is considered that these existing land use zones, coupled with the land that is supported for inclusion in the RRS13 and the additional land supported in the recommendations of this report, will be sufficient to cater for housing choice in the short to medium term pending monitoring and subsequent reviews of the Rural Residential Strategy.

3.57 On the basis of the above discussion, I oppose the submissions that seek to include rural residential locations on the basis of household demand in isolation from the wider resource management considerations outlined in the RRS13.

Household allocations

3.58 Under previous sub-regional strategic planning initiatives there was a maximum number of households that SDC was able to allocate, which was also to be released sequentially over identified periods. There were originally 2,400 households allocated for rural residential development under Change 1 to the CRPS as notified. This allocation was then reduced to 600 households through submissions, with the 1,800 household balance being utilised in accommodating residential growth. These household numbers were calculated on a percentage of residential land that was being facilitated under Change 1 and were based on the provision of households for a 35 year period.

3.59 Chapter 6 to the CRPS has removed any household limit, with this task being devolved to the territorial authorities to quantify the optimal number of households and where they are best

²⁸ RRS13 – Consultation Draft: Observations on market demand – Demographic considerations, Paragraphs 5.85 to 5.91, Dec2013 [P41 to 42]

located through the development of 'rural residential development strategies'. The removal of the household allocation for rural residential development is a significant policy shift between Change 1 and Chapter 6 versions of the CRPS, although Issue 6.1.5 and Policy 6.3.9 of Chapter 6 continue to identify a number of inefficiencies and adverse effects associated with unconsolidated rural residential development typologies on the rebuild and recovery of Greater Christchurch. Waimakariri District Council for example, has a limit of 1,045 households in their adopted Rural Residential Development Plan. The household allocation was based primarily around the capacity of reticulated infrastructure services and the spatial context of townships and established rural residential nodes such as Mandeville and Ohoka²⁹. Christchurch City Council, who arguably have a greater need to provide housing choice as a consequence of the housing stock lost as a result of the earthquakes, is not able to facilitate any rural residential development within the Christchurch City Plan area under Policy 6.3.9 (1) of the Chapter 6.

- 3.60 SDC does not have a maximum number of rural residential households that may be included in the adopted Strategy, with the Locations Criteria established to ensure any identified areas are able to be economically serviced, constraints are avoided, strategic planning outcomes are achieved and adverse effects on both the rural environment and townships are avoided. An obvious implication of approving significant numbers of rural residential households is the pressure this could place on infrastructure services, including the road network, utilities and public services (such as schools, emergency services, health care providers and community agencies). The provision of these services are often based on population growth projections, which enables the necessary land to be secured and funding to be allocated to cater for the future needs of the community. The removal of a household allocation means that locations can be considered on their merits, and are no longer competing against one another for any remaining households.
- 3.61 The submission from K & P Van der Molan (**S15**) is useful in that it highlights the conundrum of providing for rural residential development in the context of the LURP, Chapter 6 and the RRS13. This submitter identifies that they do not believe that 10 additional households would be sufficient to undermine the character, or urban form, of Prebbleton.
- 3.62 In isolation, I would tend to agree that a development of this scale would not generally have a significant impact. However, the reality is that there are competing interests in peri-urban locations that need to be balanced in making decisions on land use changes. This is evidenced by the number of locations that have been nominated for inclusion in the Strategy.
- 3.63 The issues associated with rural residential development are broad ranging and have been identified in the Section 4 of the RRS13 and have informed the Locations Criteria to ensure consideration is given to settlement patterns, strategic infrastructure, rural amenity and productivity and a range of other factors. The extent of incremental change and cumulative effects arising from hoc development does have implications in respect to the sustainable management of resources and achieving wider community outcomes.
- 3.64 As the RRS13 identifies, there is a dichotomy within the LURP and Chapter 6 in respect to the provision of rural residential households, where it is facilitated to a limited extent despite there being clear indications that it is a less sustainable form of development when compared to consolidated residential growth. I believe there are limitations in respect to the number of rural residential households that can be allocated at any given time before this form of development starts undermining the wider urban consolidation principles that are a focus of the LURP and Chapter 6 in particular.
- 3.65 In my opinion, the Rural Residential Strategy needs to be reviewed within 5 years of being adopted and needs to prescribe the monitoring to be undertaken to inform this review. The relatively short timeframe for review is contrasted with the earlier strategic planning documents, such as Change 1 to the CRPS, which sought to limit new rural residential households to no more than 600 over a 35 year period. As noted above, Chapter 6 no longer contains a cap on household numbers, and neither does it proscribe a period within which an adopted Strategy must be reviewed.

²⁹ Waimakariri District Council: Rural Residential Development Plan, June 2010 [P3]

- 3.66 A relatively short review period will ensure that the effects of rural residential development and the rate of take-up of zoned blocks can be quantified, including the following:
- establishing the amount of land identified in the adopted Strategy that has been developed and subdivided
 - undertaking outcomes analysis to establish whether the anticipated outcomes are being met within developed rural residential areas, in addition to its impacts on the consolidated management of residential growth and the rural amenity/productivity
 - providing updated information in respect to settlement patterns, infrastructure works programmes and constraints
 - confirming that the Strategy continues to be consistent with current legislative requirements, community outcomes and policy initiatives
- 3.67 I consider that regular reviews are necessary given the amount of residential and business growth that has occurred in the commuter belt of Selwyn district with Christchurch City over a sustained period of time, particularly given the trade-offs and risks that are attributed to rural residential development (refer to Section 4 of the RRS13).
- 3.68 As a consequence, this report recommends what may be considered by some as a relatively conservative number of rural residential locations for inclusion in the adopted Strategy. This is on the basis that future reviews will be better placed as a consequence of monitoring to determine whether on-going provision is appropriate, and if so, how many more households would be sustainable in the short to medium term.

Demand for additional residential land in Prebbleton

- 3.69 There is no evidential basis to establishing that the “shortfall” identified in the submission by M Larson & Ors (**S08**) warrants rezoning additional ‘Greenfield’ residential land in Prebbleton as a matter of urgency. Council has undertaken significant strategic planning for the township over a number of years to facilitate a sustainable urban settlement pattern that aligns with the Greater Christchurch Urban Development Strategy, Change 1/Chapter 6 to the Regional Policy Statement, Prebbleton Structure Plan and the LURP. Four ‘Greenfield’ priority areas that are sufficient to accommodate an additional 650 households have only recently been zoned via the LURP, which is a relatively generous number of households given the size of Prebbleton and the function it serves in the settlement hierarchy of the Greater Christchurch sub-region.
- 3.70 SDC is monitoring the uptake of this land, which will inform the nature and timing of any reviews to the Structure Plan, Chapter 6, LURP and SDP. As a consequence, it would be premature to rezone any additional ‘Greenfield’ residential land in Prebbleton at this point in time and there is no evidential basis to establish that additional residential land is immediately required in the Township. In any event, SDC does not have scope through this process to consider the appropriateness of zoning additional residential land to suburban densities.
- 3.71 A summary of relief sought by the submitters and the Officer recommendations on each point is provided in Attachment 4 of the report.

Infrastructure

Submissions received

Reticulated wastewater and water services

- 3.72 The submission received from the New Zealand Fire Service Commission (**S19**) identifies support for the RRS13 and requests that any other strategic planning documents prepared to manage rural residential activities require the supply of water to comply with the New Zealand Fire Service Code of Practice.
- 3.73 The submissions from V Cullen (**S39**) and R Cullen (**S43**) oppose the RRS13 as it requires rural residential development to be connected and serviced by a community owned reticulated wastewater system. The submission from A Joyce (**S45**) opposes the RRS13 as it requires rural residential development to be connected and serviced by a community owned reticulated water and wastewater system.

Assessment

- 3.74 The submission from the NZ Fire Service Commission is supported on the grounds that rural residential development must be able to be serviced by a reticulated community water supply, which sustainably manages the finite water resource and provides a secure potable supply to future residents. The level of service and adequacy of the water supply for fire fighting purposes should therefore be no different for rural residential areas adjacent to and serviced by a township scheme, than it is for the suburban balance of the adjoining township.
- 3.75 Standalone rural residential blocks that are not serviced by a reticulated water scheme can struggle to meet the volume and pressure requirements of the New Zealand Fire Service. In addition, isolated nodes are less sustainable as there is a greater risk from fire damage where the Fire Service cannot access adequate water for fire fighting purposes. This was evidenced last summer when rural dwellings and ancillary buildings were damaged or threatened by rapidly spreading grassfires.
- 3.76 The following conclusions of the Commissioners' hearing Change 1 to the CRPS are useful in respect to determining the practicalities and appropriateness of standalone water and wastewater systems compared to community owned reticulated networks are useful in addressing the points raised in the submissions from V Cullen (**S39**), R Cullen (**S43**) and A Joyce (**S45**)³⁰:
- stand-alone treatment systems can operate satisfactorily, but rely upon regular maintenance, which ultimately equates to costs and difficulties associated with the administration of such schemes by private arrangements (such as a Body Corporate)
 - there is a risk that there may be lapses in the regular maintenance scheduling specified by manufacturers, which could result in adverse environmental effects
 - the long term failure of a site specific treatment or package plant would be significant, particularly with regard to the potential risks to groundwater quality and health
- 3.77 I oppose this relief as Council is unable to grant the relief sought by the submitter as Policy 6.3.9 (3) requires that:
- "All subdivision and development must be located so that it can be economically provided with a reticulated sewer and water supply integrated with a publicly owned system..."*
- 3.78 All rural residential development must be able to be able to connect and be serviced by a community owned reticulated wastewater system, and it would be contrary to Chapter 6 for SDC to rezone land that does not meet this policy. The relief sought is therefore opposed for both policy and practical reasons.
- 3.79 A summary of relief sought by the submitters and the Officer recommendations on each point is provided in Attachment 4 of the report.

Strategic assets

Submissions received

- 3.80 Several organisations, including the Ministry of Education (**S34**), New Zealand Defence Force (**S42**) Transpower (**S42**) and Crown Research Institutes and Lincoln University (**S49** – Lincoln University NZ Institute of Plant & Food Research & AgResearch), lodged submissions in support of the principles and methodologies contained in the RRS13.

Assessment

- 3.81 In general, these submitters support the references in the RRS13 to national and regionally important strategic assets, including the Study Area assessments, Locations Criteria and Study Area Maps. The RRS13 Locations Criteria are consistent with Policy 6.3.9 of Chapter 6, where the location and design of rural residential development must avoid locations where intensification may undermine the function of certain identified strategic assets. The submissions are therefore supported on the grounds that the principles and methodologies

³⁰ Change 1 to the RPS: Vol.1 Council Decisions; Paragraph 337 [P90]

contained within the RRS13 appropriately reference and protect national and regionally important strategic assets.

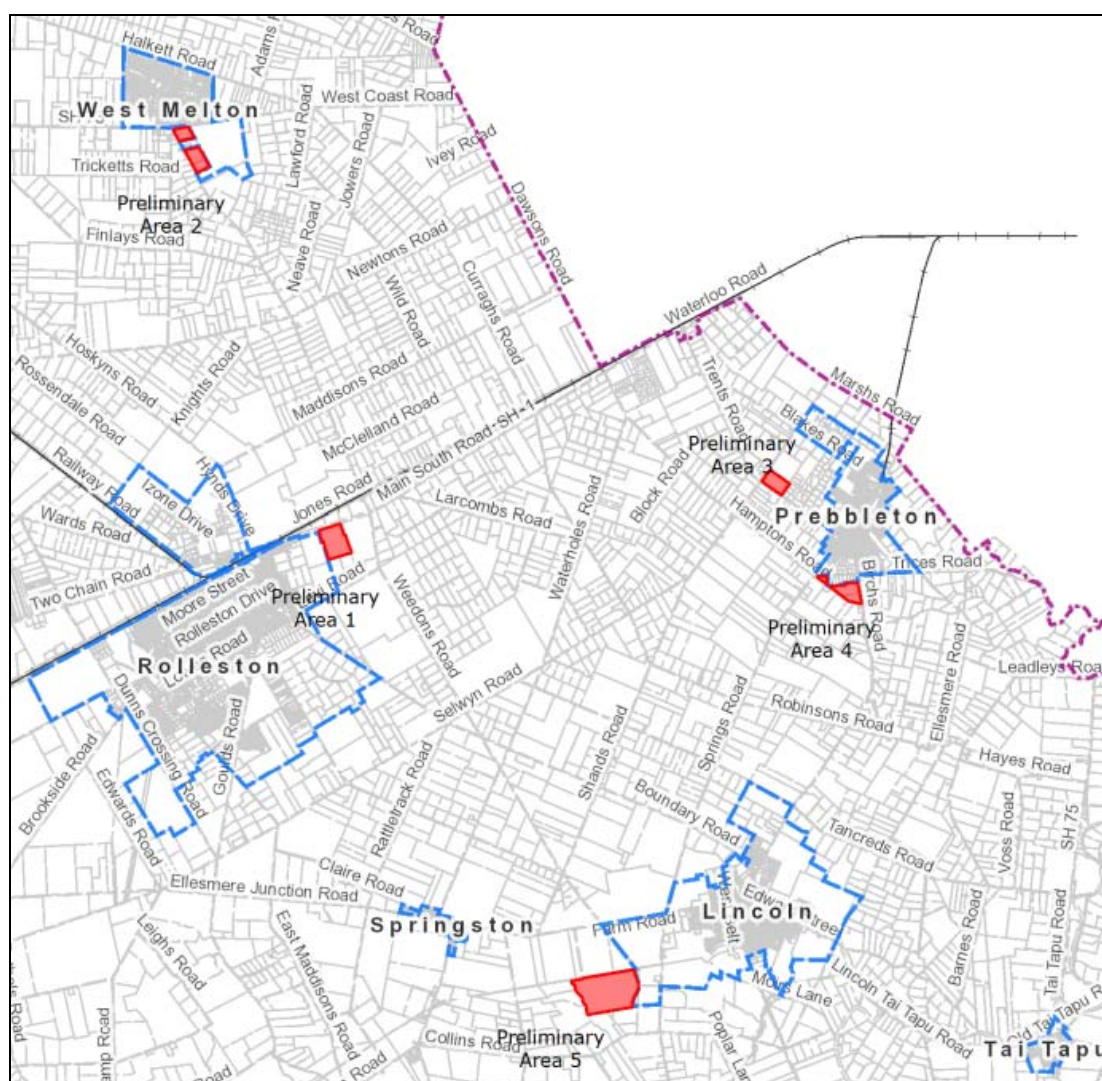
- 3.82 Several amendments are suggested in the submissions from the Ministry of Education (**S34**) and Crown Research Institutes and Lincoln University (**S49**), which are considered in the following 'Rural Residential Strategy implementation methods and amendments' sub-section of this report.
- 3.83 A summary of relief sought by the submitters and the Officer recommendations on each point is provided in Attachment 4 of the report.

Preliminary locations

Submissions received

- 3.84 A number of submissions were received in support of all of the preliminary locations identified in the RRS13, with submitters seeking that these areas been retained in the adopted Strategy (**S03 PIANZ & EPFNZ**; **S06 D&S Anderson**; **S10 Denwood Trustee**; **S12 Coles Family Trust**; **S20 Conifer Grove Trustees**; **S35 Prebbleton Community Association**; and **S47 R & J Marshall**).
- 3.85 Figure 2 below illustrates the general location of the preliminary locations, which were contained in the notified version of the RRS13

Figure 2: RRS13 Preliminary rural residential locations



Assessment

- 3.86 The Introduction to Section 6 of the RRS13 identifies the process and logic for selecting the preliminary locations, confirming that the locations are a starting point to inform the consultation and comments phase of the Rural Residential Strategy process³¹. It was anticipated that submissions on the RRS13 would include the nomination of additional alternative locations from land owners who have aspirations to develop their land to rural residential densities and that these would be assessed alongside the preliminary locations using the Locations Criteria and points raised in submissions.
- 3.87 In summary, the preliminary locations identified in the RRS13 satisfy the following pre-requisites:
- can be economically serviced with reticulated water and wastewater services
 - are able to be integrated with established Townships
 - do not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, SDP or RRS13
 - are not affected by any significant constraints
 - are owned by parties who have aspirations to rezone the land
- 3.88 The five preliminary locations were either identified in PC 17 process³² or are subject to private plan change requests currently being processed by Council. Alternative locations were not included in the RRS13 as there was uncertainty in respect to which land owners may be interested in rezoning their land.
- 3.89 The identification of rural residential areas is important because it provides direction to the community, development sector, service providers and land owners in respect to where rural residential development is anticipated within the portion of the district that is subject to the LURP for the next 10 to 15 years (or sooner depending on housing uptake and monitoring reviews - noting this report now recommends that a Rural Residential Strategy should occur within 5 years of being adopted).
- 3.90 The selection of locations also establishes the geographic location and spatial extent rural residential areas and the quantum of potential households to ensure some housing choice is provided, but that more importantly that this form of development is managed sustainably and the following are avoided:
- (a) adverse environmental effects
 - (b) an unreasonable loss of rural productive land and the amenity afforded to it
 - (c) undermining of the urban consolidation and intensification principles managing residential growth within Greater Christchurch
 - (d) development can be serviced efficiently and economically without placing a burden on rate payers and to ensure the SDC as a utility service provider can align infrastructure extensions and upgrades associated with rural residential development nodes with the works programme established to service residential locations

Support for retaining preliminary location Area 1: Rolleston

- 3.91 The submission from B & M Coles Family Trust (**S12**) supports the retention of Area 1 in the adopted Strategy. This is supported in the submission with the inclusion of a draft private plan change request, which contains supplementary assessment against the RRS13 criteria. It is understood that this plan change will be lodged for consideration under the 1st Schedule of the RMA if the location is confirmed in the adopted Strategy.
- 3.92 I continue to support the inclusion of Area 1 into the adopted Rural Residential Strategy. This is based on the assessment provided in Section 6 of the RRS13, the additional material provided in support through submissions (**S12 B & M Coles Family Trust**) and that there have been no submissions received opposing the inclusion of this land.

³¹ RRS13 – Consultation Draft: Section 6 Rural residential area assessment, Dec2013 [P49 to 52]

³² PC17 was subsequently withdrawn so holds no statutory weight, but the process summarised in the RRS13 provided a relatively robust process for selecting the site, including the application of the Locations Criteria contained in the RRBR and RRS13

Support for retaining preliminary location Area 2: West Melton

- 3.93 The submission from R & J Marshall (**S47**) supports the retention of Area 2 in the adopted Strategy. This is supported in the submission with the inclusion of a supplementary assessment against the RRS13 criteria.
- 3.94 I continue to support the inclusion of Area 2 into the adopted Rural Residential Strategy. This is based on the assessment provided in Section 6 of the RRS13, the additional material provided in support through submissions (**S47 R & J Marshall**) and that there have been no submissions received opposing the inclusion of this land.

Support for retaining preliminary location Area 3: Prebbleton

- 3.95 The submission from D & S Anderson (**S06**) and the Prebbleton Community Association (**S35**) support the retention of Area 3 in the adopted Strategy. This is supported in the submission from D & S Anderson with the inclusion of a supplementary assessment confirming the proposal aligns with the RRS13 Locations Criteria.
- 3.96 I continue to support the inclusion of Area 3 into the adopted Rural Residential Strategy. This is based on the assessment provided in Section 6 of the RRS13 and the additional material provided in support through submissions (**S06 D & S Anderson**) and that there have been no submissions received opposing the inclusion of this land.

Support for retaining preliminary location Area 4: Prebbleton

- 3.97 The submission from Conifer Grove Trustee (**S20**) and the Prebbleton Community Association (**S35**) support the retention of Area 4 in the adopted Strategy. This is supported in the submission with the inclusion of a supplementary assessment confirming the proposal aligns with the RRS13 criteria.
- 3.98 I continue to support the inclusion of Area 4 into the adopted Rural Residential Strategy. This is based on the assessment provided in Section 6 of the RRS13 and the additional material provided in support through submissions (**S20 Conifer Grove Trustees**) and that there have been no submissions received opposing the inclusion of this land.

Support for retaining preliminary location Area 5: Lincoln

- 3.99 The submission from Denwood Trustees (**S10**) supports the retention of Area 5 in the adopted Strategy. This is supported in the submission with a supplementary assessment against the RRS13 criteria in Attachment B of the submission. Additional information relating specifically to private Plan Change 28 is also provided in support of zoning the land. However, I do not believe the consideration of this material is within the scope of this hearing and is best dealt with through the private plan change process prescribed in the 1st Schedule of the RMA.
- 3.100 I continue to support the inclusion of Area 5 into the adopted Rural Residential Strategy. This is based on the assessment provided in Section 6 of the RRS13 and the additional material provided in support through submissions (**S10 Denwood Trustee**) and that there have been no submissions received opposing the inclusion of this land.
- 3.101 Finally, the submission from PIANZ & EPFNZ (**S03**) indicates support for the preliminary locations as they avoid the intensive poultry farms operating within the RRS13 study area. This submission is supported as it confirms that the Locations Criteria and methodologies used to select the preliminary locations appropriately recognised legitimately established intensive farming activities.
- 3.102 A summary of relief sought by the submitters and the Officer recommendations on each point is provided in [Attachment 4](#) of the report.

Additional nominated locations

Submissions received

- 3.103 There were 35 submissions received that nominated 89 individual parcels for inclusion in the Strategy. This amounts to 572.5ha of land that is spread throughout the study area. As set out in the above section on 'Market demand', it is likely that market demand for rural

residential housing will far exceed the sustainable provision of this housing typology in terms of its impacts on consolidated settlement patterns, rural character and productivity, and efficient and cost-effective infrastructure servicing. The provision of rural residential land therefore needs to be assessed in terms of individual blocks meeting specific locational and servicing criteria, but also at a strategic policy level in terms of cumulatively achieving broader outcomes relating to urban form and servicing. Even if all the nominated land met the Locations Criteria, it may not be appropriate for all blocks to be confirmed in the adopted Strategy at this point in time due to the need to achieve broader strategic outcomes.

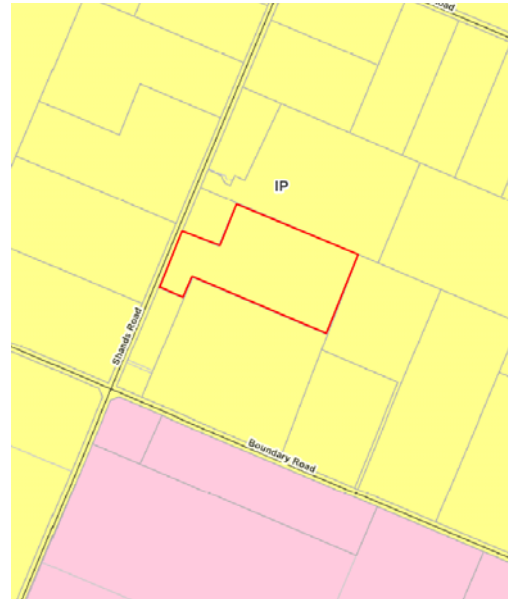
- 3.104 The following section assesses the appropriateness of each of these nominated locations by applying the Locations Criteria and Study Area Maps contained in Appendix 1 and Appendix 2 of the RRS13 respectively. As identified in the Explanation provided in Appendix 1 of the RRS13, the criteria are not necessarily set out in a hierarchy, although greater emphasis has been placed on the critical criteria (referenced in Appendix 1 of the RRS13 by a red star).
- 3.105 All of the criteria have been weighed up in an overall consideration of the merits of locations nominated through submissions, with issues that apply to the wider study-areas also being an important consideration. It is noted that an emphasis has been placed on ensuring that locations directly adjoin townships to achieve integration and efficiencies in the provision of infrastructure. Importance has been placed on the ability of the locations to align with the timing associated with the progressive development of residential development and the ability of certain townships to support large numbers of rural residential households in the immediate term, while also ensuring that the medium to long term growth paths of urban settlements are not hindered by rural residential development. This has effectively limited the number of sites that I consider are appropriate for inclusion in the adopted Strategy.
- 3.106 An aerial and District Plan overlay is included for each nominated area to assist in establishing the property's general location and context (as per the red highlighting). Reference should also be made to the RRS13 Summary of submissions, which contains a series of Maps that identify the locations of all of the land holding that are being considered for inclusion in the adopted Strategy (the summary references the preliminary locations as well as the additional sites nominated through submissions).

STANDALONE NODES THAT ARE RELATIVELY ISOLATED FROM TOWNSHIPS

- 3.107 Four submitters nominate land holdings that I consider to be isolated from township boundaries. These are located to the north-west of Lincoln, west and south of Prebbleton and to the south-east of West Melton.

S43 R Cullen – 1221 Shands Road – Lot 2 DP 435361 – 7.4ha

- 3.108 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for seeking the inclusion of this land is as follows:
- the property is close to Lincoln, Rolleston and Hornby – proximity to Rolleston and Hornby industrial hubs reduces vehicles trips to the Christchurch CBD
 - 2-4ha properties are unable to be utilised for primary production, but are suitable for other highly productive activities
 - power and telecommunications are available and the property can be serviced with wastewater
 - inclusion of the land would provide housing choice and an enhanced upbringing for children



S01 A Aitcheson – 254 Trents Road – Lot 5 DP 81331 – 4.0ha

3.109 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- inclusion of the property would enable subdivision of the existing 4ha parcel to create a 1ha parcel to accommodate an existing dwelling - the balance could then be given to the submitter's children, or sold to the Council to enable the existing Shands Road Cemetery to be extended.



S21 I Court – 304 to 342 Birchs Road – LOT 1 DP 37265, Lot 1 DP 2516, Lots 1 & 2 DP 58463 – 15.7ha

3.110 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

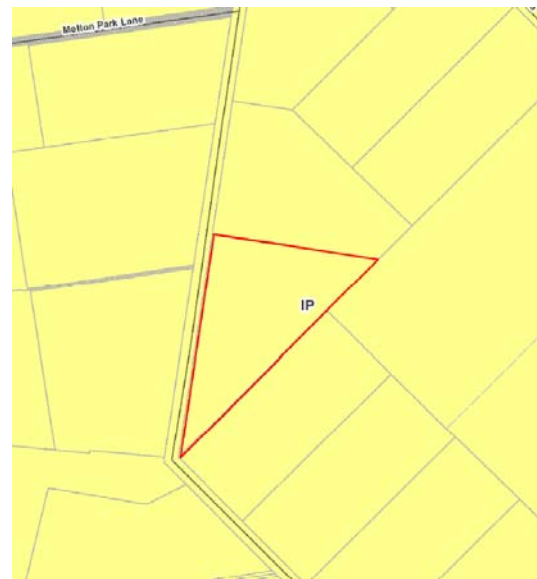
- the properties are close to subdivision development at the corner of Robinsons and Springs Road, which is a highly sought after area as it was pre-sold off the plans
- the properties are located in close to Prebbleton and Lincoln townships, which include shopping centres, schools, churches & pre-schools



S39 V Cullen – 216 Lawford Road – Lot 1 DP 82603 – 4ha

3.111 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the property is close to West Melton, Hornby, Christchurch International Airport, Rolleston and Lincoln
- 2-4ha is unable to be utilised for primary production, but is suitable for lifestyle living
- the property can be serviced with wastewater and stormwater management is not an issue in the area



Assessment

3.112 Section 5 of the RRS13 considers a number of rural residential housing typologies and applies their appropriateness to the Canterbury Plains. These include the 'New Ruralism' concept, Farm Park developments, hamlets, clustered enclaves and peri-urban nodal approaches³³. The conclusion from this assessment is that peri-urban rural residential typologies that integrate with self-sustaining Townships deliver a number of benefits in comparison to isolated stand-alone nodes. These benefits are listed below:

³³ RRS13 – Consultation Draft: Section 5 – Rural residential development typologies [P28 to 31], Dec2013

- proximity to Townships promotes social wellbeing through the ability to access open space reserves, community facilities, employment opportunities and social networks
- peri-urban nodes are better able to provide integrated living environments that reflect the peace, quiet, 'openness', 'ruralness' and privacy that residents expect
- peri-urban nodes are better able to deliver efficiencies in the provision of infrastructure due to geographic proximity to reticulated services and strategic infrastructure
- sensitive gateways to Townships are able to be avoided, with there being opportunities to integrate rural residential areas into both the rural and urban environments through semi-formal links, riparian margins, ecological corridors and 'greenspace' networks
- the absence of topographical and natural features to screen intensified development results in alternative typologies that are severed from settlements having a greater risk of adversely affecting the visual distinctiveness of the open rural landscape through the 'domestication' of productive rural land holdings
- peri-urban nodes can take advantage of definitive boundaries to manage growth and reduce the risk of urban sprawl, with appropriate location selection enabling long term residential growth paths to be preserved
- appropriate densities, layouts, development controls and mitigation measures can deliver the anticipated rural residential character, which is distinct from conventional urban environments or rural land holdings
- localised natural features, greenbelt buffers, design elements and interface treatments are able to make rural residential areas distinctly different from rural and urban areas and to reduce the blurring of the rural/urban boundary of Townships
- typologies that are consolidated and integrated with settlements are better able to avoid 'ribbon' development, adverse reverse sensitivity effects with productive rural land uses and strategic infrastructure and to assist in achieving compact urban forms for existing settlements

3.113 The inclusion of the nominated sites are opposed for the following reasons:

- the distance the four sites from township boundaries vary, but it is unlikely that any of these sites would be integrated into the existing urban settlement pattern in the short to medium term. The locations are therefore inconsistent with the preferred peri-urban rural residential development typology. As a consequence, the nodes will be unable to be consolidated into established self-sustaining townships for a significant period of time. The locations therefore fail to give effect to Policy 6.3.9 of Chapter 6 that requires rural residential development to be able to be integrated into, or consolidated with, existing settlements (refer to RRS13 Appendix 1 - Chapter 6 Locations Criteria)
- the provision of cost effective and efficient infrastructure servicing, including specifically reticulated water and wastewater services, is unlikely. The relative isolation of the nominated areas establishes that development is unable to support existing or upgraded community infrastructure or provide good access to emergency services. It also exacerbates the risk that rural residential development could give rise to adverse reverse sensitivity effects with adjacent rural activities or strategic infrastructure. The locations are therefore unable to give effect to Chapter 6 Policy 6.3.9 criteria (refer to RRS13 Appendix 1 – Chapter 6 Locations Criteria)
- the nodes would be severed from the social, economic, employment and recreational services provided in townships without a greater reliance being placed on private motor vehicles (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria)
- the locations present a greater risk undermining the rural amenity values attributed to the open rural landscape through the 'domestication' of productive rural land, the consolidated management of townships and the visual distinction between urban settlements and the rural periphery (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria)
- there is an absence of definitive discernible boundaries to manage growth and reduce the risk of sprawling rural residential development (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria)
- the land nominated by R Cullen (*S43*) and A Aitcheson (*S01*) are identified as having Class II versatile soils (LUC), the northern portion of the land nominated by I Court (*S21*) has Class II versatile soils (LUC) and the southern portion is made up of Class I versatile soils (refer to RRS13 Appendix 1 – Prebbleton & Lincoln Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21)

- there is nothing to distinguish any of these locations from other properties in the Rural (Inner Plains) zone, which have been identified in the SDP as a rural zone that provides for rural activities and housing densities no greater than 1hh/4ha. There are limited geographical or landscape features to contain rural residential growth within the commuter belt of the district with Christchurch City, with there being a risk of rural residential 'sprawl' and an erosion of rural amenity values and productive capacity will arise if the nominated locations are included in the adopted Strategy (refer to RRS13 Appendix 1 – Township Rural Character & Productivity and Landscape Values Locations Criteria)

ROLLESTON STUDY AREA

- 3.114 Rolleston is the primary growth area within Selwyn district. The township is identified as a Key Activity Centre in the LURP and substantial residential growth has been facilitated through structure planning and District Plan rezoning's. Significant business land, infrastructure (East Selwyn Sewer Scheme and Christchurch Southern Motorway) and community facilities (provision for a 3rd primary school and high school, aquatic centre & Town Centre Master Plan) have been advanced in response to this growth. The township therefore has more capacity to support rural residential development than the smaller towns within the study area.
- 3.115 There has been provision made for 6,371 new residential sections in Rolleston to accommodate the projected population up to 2028³⁴, with significant tracts of land currently being developed. The most recent population statistics identify that the resident population of Rolleston in 2012/2013 was 9,555, which is projected to more than double to a 2030/2031 population of 20,251³⁵. There has also been significant uptake of residential dwellings in the township, with 437 new dwellings being consented in 2013 alone³⁶.
- 3.116 The strategic management of residential growth has been guided initially by the Rolleston Structure Plan, Growth of Township provisions in the SDP, a Council initiated plan change and more recently through the LURP. A number of development constraints are identified in the Structure Plan and Growth of Township policies, including avoiding rezoning 'new residential' development west of State Highway 1 (SH1) and the South Island Main Trunk Line (SIMTL) and beneath the Christchurch International Airport noise contour.
- 3.117 There will be a reduced amount of undeveloped low-density residential sections available in the township as Living 2 zoned land with the urban limits, which provides for a similar housing typology and land use activity to rural residential development, is predominantly being intensified. There are two Living 3 zone blocks to the south-west of the township along Dunn's Crossing Road to facilitate 148 rural residential sections. This land has yet to be developed, with the land owner choosing to utilise the area for farming. The Ministry of Education is currently seeking a Notice of Requirement to designate a portion of this land for a new primary school.
- 3.118 Appendix 1 of the RRS13 provides specific criteria relating to the Rolleston Study Area. Study Area Maps identifying the context and constraints associated with the Rolleston sub-area are provided in Appendix 2 of the RRS13³⁷.

ROLLESTON – NORTH OF SH 1

- 3.119 Three submitters have nominated a triangular shaped area of land for inclusion in the Strategy, which sits to the north of Rolleston's northern boundary on the opposite side of State Highway 1 (SH1). The land is bound by Two Chain Road to the north, SH1 to the south and Dunns Crossing Road to the west.

³⁴ Draft LURP: Table 5 Potential timing of greenfield housing land supply [P44], Jul2013

³⁵ Selwyn District Council growth projections – Dec2013 (collated from Census data, Statistics NZ projections, building consent data since 2007 & population statistics contained in the LURP and Draft Selwyn 2031: District Development Strategy

³⁶ SDC: Monitoring uptake and residential demand analysis - Dwelling consents approved, 2007 to 2013

³⁷ RRS13: Appendix 2 – Rural Residential Study Area Maps, Maps 4, 12, 19, 20, 21 & 28, Dec2013

S41 Pinedale Holdings & Kintyre Pacific Holdings – 15, 25, 77, 93, 97 & 139 Two Chain Road – Lots 1 & 2 DP 27804, Lots 1, 2, 5 & 6 DP 33996, Lots 1 to 3 DP 305466 & Lot 2 DP 33396 – 84.8ha

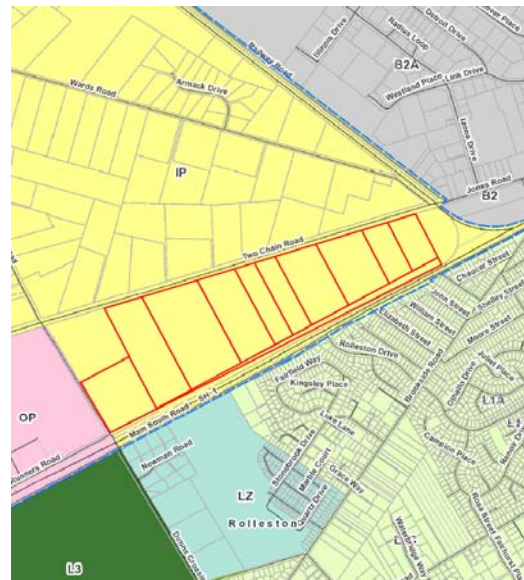
NB: this land was also nominated by S31R Paton and S55 J Paton

3.120 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the location is suitable for rural residential development
- the inclusion of the properties provides appropriate consolidation and enables development to be integrated with Rolleston
- the area can be serviced with reticulated water and wastewater and other utility services
- the location meets the RRS13 Locations Criteria and is appropriate in the context of the LURP, Rolleston Structure Plan and the Selwyn District Plan

3.121 The submission from J Paton (**S55**) adds the following reasons:

- the properties are close to Rolleston
- access is available to reticulated sewer and water and other utility services and sealed roads
- the land has limited productive capacity due to poor quality soils



S31 R Paton – 139 Two Chain Road – Lot 2 DP 33996 - 22.4ha

NB: this land was also nominated by S41 Pinedale Holdings & Kintyre Pacific Holdings and S55 J Paton

3.122 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the submission makes specific reference to the reasons outlined in the Pinedale Holdings & Kintyre Pacific Holdings submission
- the submission adds that the land is TC1 so does not have a geotechnical constraint
- the submission reiterates that the area is able to be serviced with telephone, sewer, water, telecommunications and power



Assessment

3.123 The inclusion of the nominated sites are opposed for the following reasons:

- although the land is contained within a definitive road boundary, the extended length of this area may contribute to 'ribbon' development along SH1 south as far as Dunns Crossing Road, which is recognised as the southern gateway to Rolleston (refer to RRS13 Appendix 1 – Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Map 28)
- inclusion of the land may give rise to potentially adverse reverse sensitivity effects that could compromise strategic infrastructure and assets, including specifically the operation of SH1, the South Island Main Trunk Line (SIMTL), I-Zone business park and Rolleston Prison. This has occurred in Armack Drive, which is an established rural residential node on the southern periphery of the I-Zone business park, where complaints relating to nuisance effects associated with the railway siding and other activities taking place within I-Zone creating amenity conflicts and reverse sensitivity effects (refer to RRS13 Appendix 1 – Chapter 6 and Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Maps 15 & 28)
- although the location appears close geographically it is relatively severed from Rolleston, with the SH1 and SIMTL corridor presenting a barrier to achieving an integrated and well connected rural residential node when compared to alternative locations that directly adjoin the township boundary – future upgrades to the connection point at SH1 and Rolleston Drive are anticipated in the longer term, but are unlikely to reduce the distance having to be travelled between the site and the town centre. There are no alternative connection points in reasonably close proximity to the site other than Dunns Crossing Road, which would be no closer to the town centre or other community facilities (such as schools, libraries or open space reserves) than the Rolleston Drive connection. Increased vehicle numbers using this intersection is likely to reduce the safety and efficiency of SH1 (refer to RRS13 Appendix 1 – Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 - Map 28).
- Inclusion of the land would be inconsistent with several of the Rural Residential Locations Criteria in Appendix 1 of the RRS13, including some of constraints listed in Chapter 6 – potential to adversely affect strategic infrastructure, fails to directly adjoin residential priority areas or Living zoned land as it is severed by SH 1 and is inconsistent with Policy B4.3.71 of the SDP in respect to avoiding Living zones (which include potential Living 3 zones) from establishing west of SH 1 and the SIMTL (refer to RRS13 Appendix 1 – Chapter 6 and Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Map 28)
- Council's Asset Manager Transportation has also confirmed that the development of this block to rural residential densities could give rise to reverse sensitivity effects associated with the southern freight connection from SH1 and/or SIMTL to I-Zone business park, where Port of Tauranga and Port of Lyttleton have inland ports proposed that will require roading connections and railway sidings either through or in close proximity to the nominated land

- Council's Strategic Asset Manager Utilities has confirmed that there is limited wastewater infrastructure in place, with an upgraded sewer line and pumping station being required if the land is identified for inclusion in the Strategy
- there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe

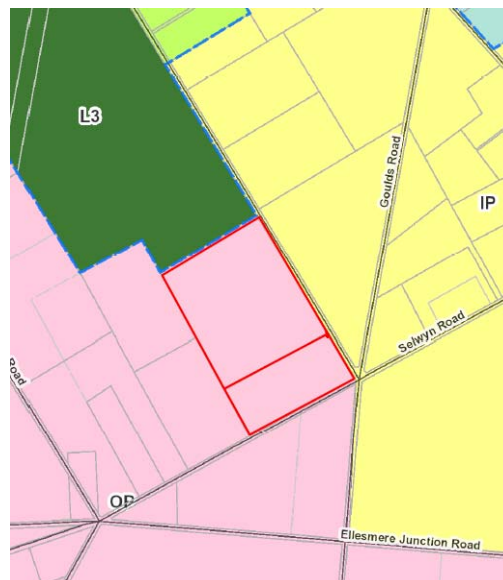
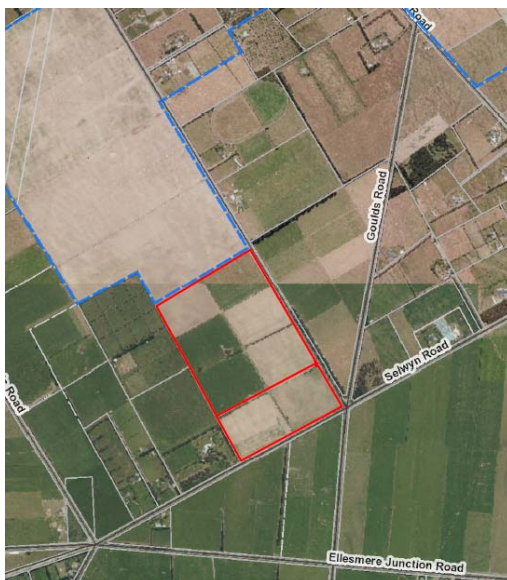
ROLLESTON – SOUTH-WEST OF DUNNS CROSSING ROAD

- 3.124 Two submitters have nominated two separate areas to the south-west of Rolleston for inclusion in the Strategy. One of these locations shares a north-western boundary with the existing Living 3 zone on Dunn's Crossing Road, while the other location encompasses two adjoining parcels at the corner of Edwards and Selwyn Roads further to the south-west.

S22 D & D Tyson & A Smith – 292 Days Road – RS6857 – 36ha

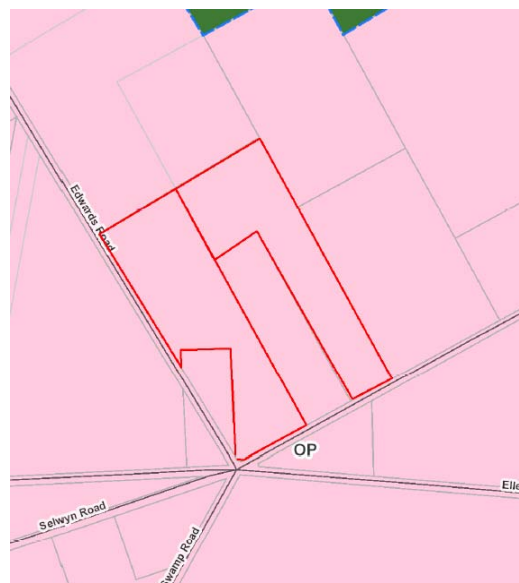
- 3.125 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- development of the block would provide efficiencies and benefits that are consistent with the LURP and RRS13
- the site is located outside the Township boundary, but directly adjoins zoned land and future residential priority areas
- the location avoids the majority of sub-regional constraints, including the Christchurch International Airport noise contour, SH1 and South Island Main Trunk line
- there is likely to be sufficient capacity in the water and wastewater network
- linear sprawl will be contained by roading configurations, while rural residential development will provide a buffer with rural activities
- concepts to develop the site will be able to demonstrate that the landscape values identified in the RRS13 can be delivered
- Rolleston is a Key Activity Centre that is able to sustain rural residential development
- the site is devoid of Class I & II versatile soils and any identified natural hazards, ecological/cultural/historic values and avoids the other identified constraints



S26 G Weakley – 986 Selwyn Road – Lot 1 DP 333531 & Lot 2 DP 74061 – 15.3ha

- 3.126 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:
- development would be able to accord with land use changes as they are made



Assessment

3.127 The inclusion of the nominated sites are opposed for the following reasons:

- the uptake and development of the Living 3 zoned land located on Dunns Crossing Road should be monitored prior to including additional sites in this general location. Additional allocations in the area could contribute to 'ribbon' development along Dunns Crossing Road when combined with the adjoining Living 3 zoned land, which may further erode the rural/urban contrast along this boundary of Rolleston where large land holdings to the south of Rolleston are valued for its rural productive capacity, rural outlook and visual contrast with the built form of the township (refer to RRS13 Appendix 1 - Rural Residential Form, Function & Character, Rolleston Urban Form & Growth Management and Rural Character & Productivity Locations Criteria , Appendix 2 – Map 28)
- access to cost effective reticulated water and wastewater services would be limited until either the adjoining Living 3 zone to the north-west, or future residential areas to the north, are developed (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character, Rolleston Urban Form & Growth Management and Strategic Infrastructure Locations Criteria)
- the nominated locations currently do not directly adjoin residential priority areas or Living zoned land other than the undeveloped Living 3 zone. The land to the north is identified in Chapter 6 as being within the 'projected infrastructure boundary' of Rolleston. It is therefore anticipated to urbanise at some point in time in the future, but is not identified as a 'greenfield priority area. At this point in time the nominated locations fail to accord with the Chapter 6 - Policy 6.3.9 criteria requiring development to integrate into, or consolidate with, existing settlements in the immediate timeframe (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Rolleston Urban Form & Growth management Locations Criteria and Appendix 2 – Map 28)
- the portion of Dunns Crossing Road that services the land nominated by D & D Tyson & A Smith (*S22*) is not sealed, which is a development requirement of Policy 6.3.9 of Chapter, although both locations have alternative access onto Selwyn Road
- the growth of Rolleston to the south-west does not present itself as an obvious direction for rural residential development given that recent trends towards intensification have been within the commuter belt closer to Christchurch City to the east, north-east, north and north-west of Rolleston
- inclusion of the nominated land may give rise to adverse reverse sensitivity effects with productive rural land holdings taking place in the Rural (Outer Plains) zone. It would also fail to protect the rural character and productive capacity of large rural land holdings in the Rural Outer Plains zone to the south of Rolleston (refer to RRS13 Appendix 1 – Landscape Values and Rolleston Rural Character & Productivity Locations Criteria and Appendix 2 – Maps 4 & 28)
- it is unlikely that the sites would be able to be economically serviced with reticulated water and wastewater until these utilities are extended to the adjoining Living 3 zone to the north-west or future residential development to the east, which is likely to be several years away yet. Any extensions in advance of this could be costly and does not accord with Council's infrastructure programme of works

(refer to RRS Appendix 1 – Rural Residential Form, Function & Character and Rolleston Urban Form & Growth management & Strategic Infrastructure Locations Criteria and Appendix 2 – Maps 4 & 28)

- there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe

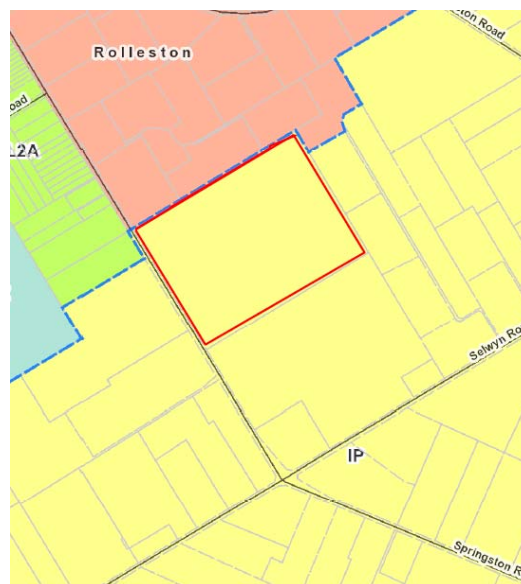
ROLLESTON – WEST OF SELWYN ROAD

- 3.128 Two submitters have nominated two separate areas to the west of Rolleston for inclusion in the Strategy. This area has been identified as being appropriate to accommodate the longer term needs of Rolleston, with the Structure Plan and Chapter 6 identifying it as a future residential area located within the 'projected infrastructure boundary'. However, it is currently zoned Rural (Inner Plains) and any development would be subject to the Rural Volume of the SDP pending zoning to residential densities.

S36 Dryden Trust – Springston-Rolleston Road – Lot 1 DP 305373– 36.2ha

- 3.129 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the land is located outside Rolleston's Greenfield Priority Area and within the 'Projected infrastructure boundary' in Chapter 6
- it can be economically serviced with reticulated water and wastewater
- the location is able to be integrated with Rolleston
- inclusion of the land in the adopted Strategy would not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13
- the land is not to any of the identified constraints
- the land owners have aspirations to rezone the land
- development of the property to rural residential densities can be 'future proofed' to avoid impeding future residential development



S24 N Sole – 708 Selwyn Road – Lot 2 DP 441634 – 9.3ha

- 3.130 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- land owner is interested in developing the land
- development could easily connect to the adjoining Farrington subdivision
- the location provides easy access for commuters to Christchurch City via the new motorway extension



Assessment

3.131 The inclusion of the nominated sites are opposed for the following reasons:

- the locations fail to accord with the RRS13 Locations Criteria, specifically those requiring rural residential development nodes to avoid locations that are obvious growth paths and to be consistent with the urban settlement patterns and strategic planning outcomes outlined in the Rolleston Structure Plan and the Growth of Townships objectives and policies of the Selwyn District Plan (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Rolleston Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 15)
- rural residential development in these locations could significantly complicate future residential development, which is discussed in detail under the ‘Strategic Management Of Rural Residential Activities’ section of this report (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Rolleston Urban Form & Growth Management Locations Criteria)
- the inclusion of the land could define the south-eastern edge of the township as a transition to the rural land holdings between Rolleston and Lincoln townships. However, the nominated locations both sit within the longer term residential growth path of Rolleston, with rural residential development creating relatively isolated nodes that would not be integrated with the township for some time into the future. This is particularly true for the Sole (S24) block, but also applies to the Dryden Trusts (S36) land holdings as there is no surety when the adjoining residential land will develop. This isolation would not be remedied until the sequencing of development proposed for Rolleston extends down to Selwyn Road (refer to RRS13 Appendix – Chapter 6, Rural Residential Form, Function & Character and Rolleston Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 28).
- inclusion of the land holdings represents interim development, with any rezoning to rural residential densities in advance of residential densities being inconsistent with the LURP and failing to give effect to Chapter 6 (refer to RRS13 Appendix 1 – Chapter 6 Locations Criteria)
- there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe

LINCOLN STUDY AREA

3.132 Lincoln is a primary growth area within Selwyn district. The township is identified as a Key Activity Centre in the LURP and substantial residential growth has been facilitated through structure planning and District Plan rezoning's. It therefore has more capacity to support rural residential development than smaller towns within the study area.

- 3.133 There has been provision made for 4,036 new residential sections in Lincoln to accommodate the projected population up to 2028³⁸, with significant tracts of land currently being developed. The most recent population statistics identify that the resident population of Lincoln in 2012/2013 was 3,956, which is projected to increase to a 2030/2031 population of 10,780³⁹. There has also been significant uptake of residential dwellings in the township, with 144 new dwellings being consented in 2013⁴⁰.
- 3.134 The strategic management of residential growth has been guided initially by the Lincoln Structure Plan, Growth of Township provisions in the SDP and a Council initiated plan change and more recently through the LURP. A number of development constraints are identified in the Structure Plan and Growth of Township policies, including stormwater management, water quality and flooding and avoiding reverse sensitivity effects of 'new residential' development on the existing Business 3 zone (Lincoln University) or the surrounding Rural zone.
- 3.135 There is an identified risk of inundation and flooding to the east and south of Lincoln, where the land to the east of Ellesmere Junction Road is encompassed within the Lower Plains Flood Area associated with the Halswell River Catchment. A high water table is identified to the east and south. Springs are visually evident throughout these areas. The location and number of springs were established by Environment Canterbury and incorporated into the GIS overlay used to collate Study Area Maps contained in Appendix 2 of the RRS13. The L1 Creek and L2 River, and the wider drainage network, are tributaries to *Te Waihora*/Lake Ellesmere, which is of significant value to Te Taumutu Rununga⁴¹.
- 3.136 Appendix 1 of the RRS13 provides specific criteria relating to the Lincoln Study Area. Study Area Maps identifying the context and constraints associated with the Lincoln sub-area are provided in Appendix 2 of the RRS13⁴².

LINCOLN – SOUTHERN TOWNSHIP BOUNDARY

- 3.137 Five submitters have nominated various parcels of land for inclusion in the adopted Strategy, which all directly adjoin the southern boundary of Lincoln. The locations when viewed collectively extend from Allendale Lane in the east through to Ellesmere Road to the west via Moirs Lane. The land holdings are subject to both Rural (Inner Plains) and Rural (Outer Plains) zonings.

S14 B & A Moir – 828 Ellesmere Road – Pt RS 10644 – 13.27ha

- 3.138 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:
- the RRS13 provides for limited rural residential development in Lincoln, with there being other suitable sites, including the Moir property
 - the location satisfies the LURP criteria and can be integrated with adjoining residential land
 - there are no potential adverse reverse sensitivity effects, with Council's stormwater pond to the north, residential development to the west, Moirs Lane is a buffer to the rural land to the south and existing rural residential development has been established to the east
 - there are no natural hazards associated with the site
 - the location and development proposal satisfies all of the remaining RRS13 criteria

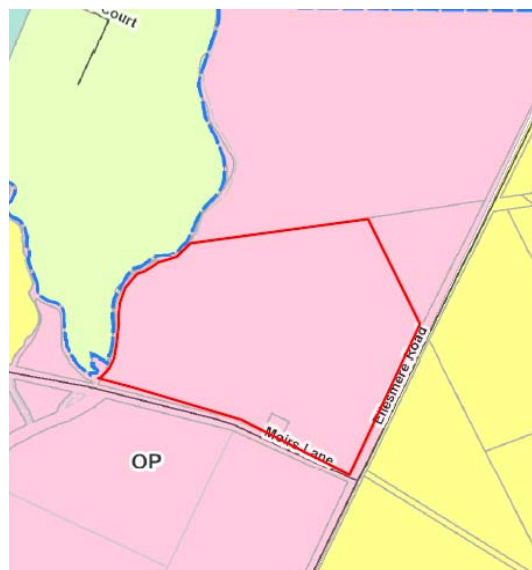
³⁸ Draft LURP: Table 5 Potential timing of greenfield housing land supply [P44], Jul2013

³⁹ Selwyn District Council growth projections – Dec2013 (collated from Census data, Statistics NZ projections, building consent data since 2007 & population statistics contained in the LURP and Draft Selwyn 2031: District Development Strategy

⁴⁰ SDC: Monitoring uptake and residential demand analysis - Dwelling consents approved, 2007 to 2013

⁴¹ RRS13: Appendix 2 – Rural Residential Study Area Maps, Map 17, Dec2013

⁴² RRS13: Appendix 2 – Rural Residential Study Area Maps, Maps 5, 10, 17, 20, 21 & 26, Dec2013

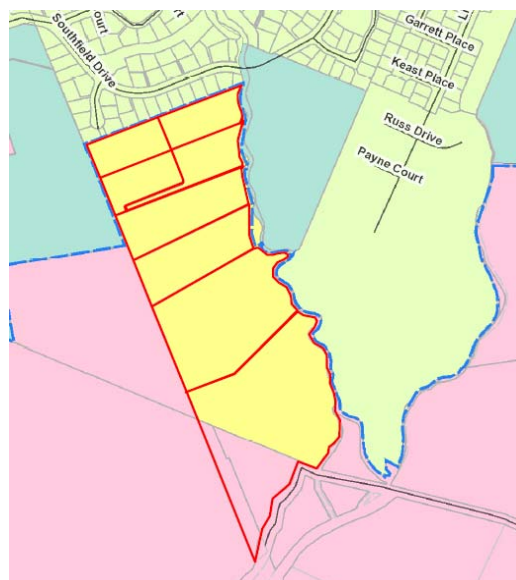


S16 Apton Developments Ltd & S32 R Paton – all properties that utilise Allendale Lane – Lots 120 & 121 DP 329124 & Lots 1 to 6 DP 371976 – 17.14ha

NB this land was also nominated by S32 R Paton and S48 A Cartridge

3.139 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- appropriate arrangements to formalise access through Allendale Lane can be established
- setbacks can be established to protect the Lincoln wastewater plant to the west from adverse reverse sensitivity effects
- the farming operations on the two southern properties are constrained by the residential land use activities to the north as a consequence of adverse reverse sensitivity effects
- the land to the east and west has been zoned for residential purposes, which further undermines the potential for the land to be utilised for productive rural activities
- the site can be economically serviced with reticulated water and wastewater and is able to be integrated in Lincoln
- the proposal does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13
- the land owners have aspirations to rezone the land (although there is uncertainty whether all of the land owners utilising Allendale Lane are aware of and support the submission)
- inclusion of the land satisfies the RRS13 criteria, is appropriate in the context of the LURP, Lincoln Structure Plan and SDP

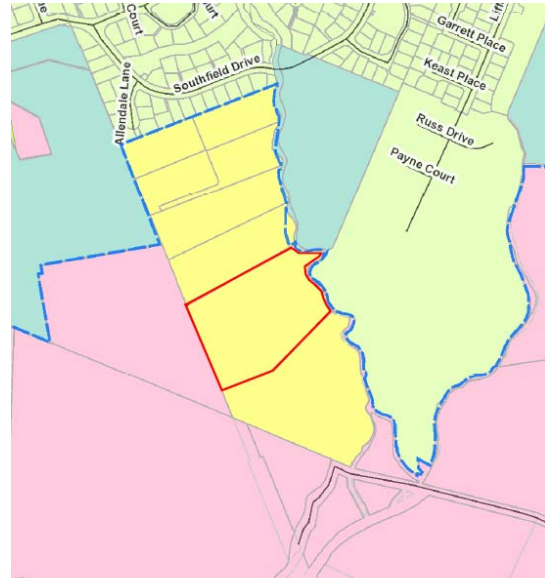


S48 A Cartridge – 27 Allendale Lane – Lot 120 DP 329124 – 4.2ha

NB: this land was also nominated by S32 R Paton and S16 Apton Developments

3.140 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the farming operations on the property is constrained by the residential land use activities to the north as a consequence of adverse reverse sensitivity effects



S27 & S40 B Harrington – Edward Street/Moirs Lane – Lots 1 & 2 DP 445316 – 0.97ha

3.141 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:



- inclusion of the land in the Strategy would enable a dwelling to be established on the land without the need for a resource consent (which is required as it is an undersized lot)
- the site can be economically serviced with reticulated water and wastewater and is able to be integrated in Lincoln
- the proposal does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13

- the land owners have aspirations to rezone the land (although there is uncertainty whether all of the land owners utilising Allendale Lane are aware of and support the submission)
- inclusion of the land satisfies the RRS13 criteria, is appropriate in the context of the LURP, Lincoln Structure Plan and SDP
- the submission identifies that there are flooding and geotechnical constraints, but that these can be resolved through building setbacks from the L2 Creek and enhanced building foundations respectively

Assessment

- 3.142 Allendale Lane forms the southern extent of the Lincoln township boundary. A right of way services approximately 6 low density residential sections and the two rural balance lots. Extensive urban land development is progressively being developed further to the west (Te Whariki) and the land immediately to the east is also zoned for residential land uses. The land is zoned Rural (Inner Plains), but is bordered by current or future suburban densities on its eastern, northern and western boundaries.
- 3.143 The close proximity to the urban form, strong limits to growth and ability to integrate with adjoining residential developments presents several opportunities for supporting rural residential densities in this location. However, a constraint to developing this property is gaining legal access to service any additional sections in the area, which would be reliant upon the agreement of the existing land owners. The site is contained by the proposed Lincoln By-pass to the south, which is anticipated to be a limited access road. The site is low lying to the south, which may present a constraint to managing and disposing of stormwater onsite. The Lincoln wastewater treatment plant is located on the western boundary of Allendale Lane, which is to be retained as part of the wider wastewater infrastructure required for the East Selwyn Sewer Scheme. A 150m reverse sensitivity buffer established to protect the ongoing operation of the wastewater plant is also to be retained, which reduces the number of rural residential lots that could be developed in this area.
- 3.144 The Harrington block has been nominated to facilitate the establishment of a dwelling on the parcel, which triggers a resource consent that is required to be assessed as a non-complying activity under the SDP because it is an undersized lot. Development of the site is effectively precluded by the LURP, which requires densities below 1hh/20ha to be 'avoided' within the Rural (Outer Plains) zone. Inclusion of this land would enable the dwelling to be established, but is only practical if the appropriateness of any rezoning or subdivision was considered in conjunction with the adjoining blocks of land, either being the Moir property and/or Allendale Lane. It is noted that this land is also low-lying and may be susceptible to flooding and other land drainage issues.
- 3.145 The Moir block was originally included in PC17 (withdrawn), with a multi-disciplinary team applying the RRBR criteria, which are very similar to the Locations Criteria in the RRS13, and concluding that it was appropriate for rural residential development. The general basis for these conclusions were that the following efficiencies and benefits could be achieved:
- it adjoins the township boundary to the north-west and north, which will support the coordinated and cost effective provision of infrastructure. Additional infrastructure costs are anticipated to service this site given the need to extend services along Ellesmere Road to link with the residential 'Greenfield' land to the north. A pumping station will also be required, which may necessitate a targeted rate or alternative management structure to ensure the ongoing servicing and upgrading of this infrastructure does not become a burden on rate payers.
 - supports the provision of safe vehicle, pedestrian and cycle access to the town centre via the road network, Christchurch to Little River Rail Trail, green space corridors and other connections detailed in the Lincoln Structure Plan. The site adjoins the C1 Urban Limit of Lincoln, which promotes the integration of these rural residential nodes with the necessary urban facilities and services (primary and secondary school, University, health care providers, shopping centre, employment, community facilities and public transport connections).
 - the site is directly adjacent to the proposed extension of the Christchurch to Little River Rail Trail along the Liffey II River. This provides strong pedestrian and cycle links to the Township via a purpose built network;
 - Moirs Lane, Ellesmere Road and the proposed Lincoln by-pass in the medium to long term, present strong limits to growth to the south and east, with rural residential activities providing an appropriate

southern interface between the urban form of the Township and the rural periphery. Access onto Moirs Lane is restricted due to its likely upgrade to the Lincoln by-pass;

- the ongoing use of Site 3 for productive rural uses may be precluded by the residential forms of development that have either been established, or proposed, for the directly adjoining land holdings. The retention of the Rural zoning for these properties will exacerbate the risk of reverse sensitivity effects and amenity conflicts between Site 3 and adjoining residential environments;
- two springs are located in the north-western corner of Site 3 directly adjacent to the Liffey II River. These springs, as well as the Liffey II and the wider catchment of *Te Waihora*, are culturally significant to Te Rūnunga o Ngāi Tahu and Te Taumutu Rūnunga. The development of the site to rural residential densities presents an opportunity to protect and preserve the quality of these natural resources, and the cultural significance attributed to them. The planting of appropriate indigenous species and the enhancement of riparian margins will promote mahinga kai and improve water quality, as will protecting the springs from inappropriate earthworks and stormwater contamination;
- it is located outside the Lower Plains Flood Area, but is subject to a stormwater constraint associated with an identified high water table. Site visits have confirmed that onsite methods will be required to appropriately treat and dispose of stormwater to ensure the flood hazard is avoided, remedied or mitigated. Council's Asset Manager Utilities has confirmed that stormwater can be treated and disposed of onsite, with alternatives being an integrated management plan for the Living 4 Zone or integration into the adjoining stormwater management and disposal area being proposed for the Lincoln residential 'Greenfield' areas;
- additional site specific assessments are likely to be required to confirm the presence of any potentially contaminated land associated with the sites historic farm use.
- it avoids all other identified constraints

3.146 There were submissions lodged on PC17 that identified the low-lying nature of the land and that it was prone to flooding. Council's previous Strategic Assets Manager Utilities subsequently confirmed that potentially significant work may be required to address the flooding, inundation and drainage issues associated with the site, which is why it wasn't included in the RRS13..

3.147 The inclusion of the nominated sites is supported in part for the following reasons:

- Allendale Lane is serviced by a Right of Way, with previous subdivision and plan change processes highlighting opposition from some land owners to any increased vehicle movements and amenity conflicts and nuisance effects. There is uncertainty in respect to whether all the land owners within the area are aware of, and support, the inclusion of this land in the adopted Strategy
- Council's Asset Manager Transportation has identified that the Christchurch to Little River Rail Trail is proposed to following the Liffey River down to Moir's Lane and then east to Tai Tapu, with rural residential development of the nominated sites facilitating connectivity and providing opportunities for strong walking and cycling links from the periphery of the Lincoln to the town centre
- Council's Asset Manager Transportation has identified that there remains a potential that the future Lincoln By-pass may align and exit at Moir's Lane onto Ellesmere Road, with rural residential development potentially impeding this strategic road. However, the land could also be contained on the Lincoln side of the by-pass and the funding, timing and location of this road has yet to be determined (refer to RRS13 Appendix 1 Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26)
- Council's Asset Manager Utilities has confirmed that wastewater and water services will need to be upgraded, but this does not present a constraint to development for Allendale Lane. However, a longer term solution is required for the Moir block as reticulated water and wastewater will be dependent upon the timing of the Living Z zone to the north to extend services down Ellesmere Road to the site (refer to RRS13 Appendix 1 – Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26)
- Council's Asset Manager Utilities has confirmed that stormwater does not present a significant constraint along Allendale Lane, but that the Moir block would be required to establish on-site treatment methods as the L2 Creek is at capacity and is unlikely to be able to sustain additional flows. Upgrades would be required to the Council stormwater basin to the north of the property, which has been consented and operates to a prescribed capacity that has not factored in any additional rural residential households (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure and Natural Hazards Locations Criteria and Appendix 2 – Map 26)

- all of the nominated land holdings to the south of Lincoln are within an area that has a High Groundwater Table, with springs located on the Moir block (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure Locations and Natural Hazards Location Criteria Appendix 2 – Maps 17 & 26)
- all of the nominated land to the south of Lincoln would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 - Lincoln Natural Hazards Location Criteria Appendix 2 – Map 20).
- all of the nominated land to the south of Lincoln is comprised of Class II versatile soils (LUC) (refer to RRS13 Appendix 1 - Lincoln Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21)
- any development would need to address Policy B4.3.58 of the SDP⁴³, to ensure that stormwater associated with any additional Living 3 zoned land does not adversely affect the water quality of the LI or LII waterbodies or exacerbate potential flooding “downstream” of these waterbodies (refer to Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Natural Hazards Locations Criteria)
- any development of the Allendale Lane block would need to demonstrate that potentially adverse reverse sensitivity effects associated with the adjoining holding ponds associated with the Lincoln wastewater facility are avoided in accordance with Policy B4.3.60⁴⁴ (refer to RRS13 Appendix 1 Chapter 6 and Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26)
- Policy B4.3.3⁴⁵ of the SDP would support the identification of the Allendale Lane block for rural residential development, as this policy seeks to avoid land zoned Rural from being surrounded on three or more boundaries with land zoned Living (refer to RRS13 Appendix 2 – Maps 5 & 26)
- In conclusion, I support in principal the inclusion of the Allendale Lane block on the basis that the identified constraints may be able to be resolved through the private plan change process. I do not support the inclusion of the Moir’s Lane block at this point in time due to stormwater and drainage constraints and because its development is contingent on the timing of residential growth to the north of Council’s integrated stormwater management scheme to extend reticulated water and wastewater services south along Ellesmere Road. The Harrington block is only viable to be included if the Commissioners choose to include either the Allendale Lane or Moir’s Lane blocks so that its appropriateness for rezoning can be considered at the same time.

LINCOLN – NORTH OF TOWNSHIP BOUNDARY

- 3.148 One submitter nominates land for inclusion to the north of Lincoln. This property fronts Ellesmere Road and is one property from the township boundary to the south and two properties from Tancred’s Road to the north.

S30 D, P & J Hann – 608 Ellesmere Road – Lots 2 DP 83562 – 4ha

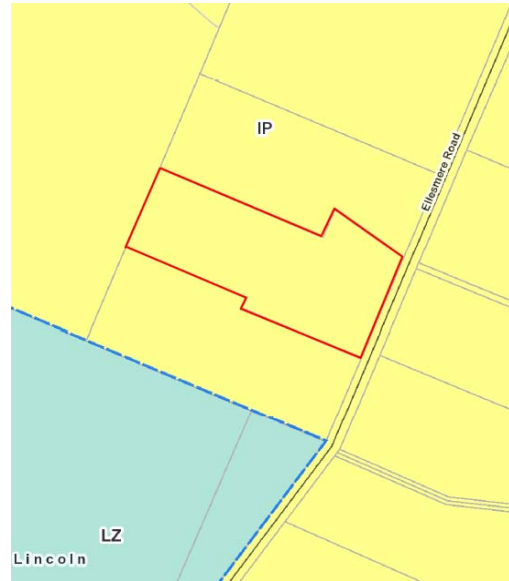
- 3.149 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- Lincoln is a Key Activity Centre with capacity to support a significant population base, and the LURP and SDP identify that there is significant growth in the district
- there is a demand for 5,000m² sections and rural residential development provides privacy, solitude and amenity that is difficult to obtain in urban areas
- small holdings contribute to social and economic diversity, with no evidence that subdivision lowers production
- smaller households are anticipated to be more efficient to run and maintain, while being closer to the amenity and services required by an aging population
- the location is able to be integrated into the existing Lincoln settlement pattern, there are no servicing constraints and the property is not subject to natural hazards
- access to Ellesmere Road satisfies the Chapter 6 requirements
- there is no evidence of liquefaction or lateral spreading, appropriate stormwater treatment and disposal methods can be provided and development will not result in the loss of versatile soils

⁴³ SDP: Township Volume, Growth of Townships – Policy B4.3.58 [B4-069]

⁴⁴ SDP: Township Volume, Growth of Townships – Policy B4.3.58 [B4-069]

⁴⁵ SDP: Township Volume, Growth of Townships – Policy B4.3.3 [B4-035]



Assessment

3.150 The inclusion of the nominated site is opposed for the following reasons:

- some of the exerts taken from the RRS13 and included in the submission to support the inclusion of the land have been taken out of context, for example, 'small holding's are in excess of 4ha and are distinctly different from rural residential sections, the efficiency of 'smaller households' is a reference to residential densities not rural residential development, and the property cannot integrate into Lincoln as it is separated by a 4ha parcel
- although it has not been identified in the Lincoln Structure Plan and is unlikely to occur in the short to medium term, I consider that the balance of the Rural (Inner Plains) zone between the current township boundary and Tancred's Road to the north is an obvious residential growth path. There are few alternative residential growth paths in Lincoln due to flooding constraints to the east and south and Crown Research Institutes and Lincoln University Research Farms to the west and north-west. Rural residential development should not proceed within the nominated area over the interim period from a strategic planning perspective to avoid hindering the potential for future residential development (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Urban Form & Growth management Locations Criteria)
- the land is comprised of Class II versatile soils (LUC) (refer to RRS13 Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21)
- the land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Locations Criteria Appendix 2 – Map 20).
- The land is within the sensitive Halswell River Drainage Catchment (refer to RRS Appendix 1 Lincoln Natural Hazards Location Criteria and Appendix 2 – Map 26)
- it is unlikely that the site would be able to be economically serviced with reticulated water and wastewater until these utilities are extended to the north-western boundary of Lincoln, which is likely to be several years away yet. Any extensions in advance of this would be costly and fails to align with Council's infrastructure programme of works (refer to RRS Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Urban Form & Growth management and Strategic Infrastructure Locations Criteria and Appendix 2 - Maps 5 & 26)
- there is sufficient land supported for inclusion in the Strategy within Lincoln that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe

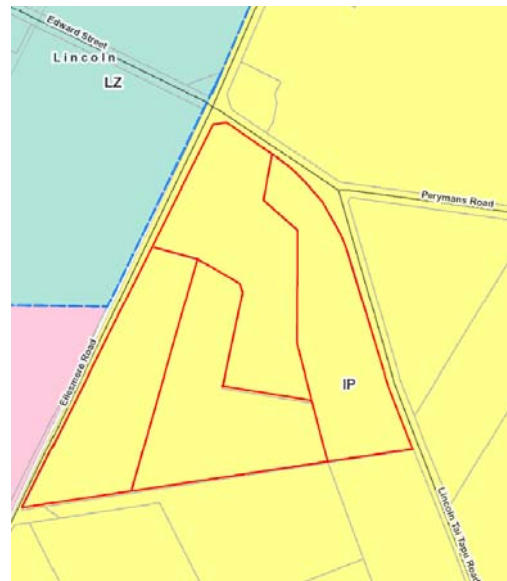
LINCOLN – EAST OF TOWNSHIP BOUNDARY

- 3.151 Two additional locations have been nominated on the eastern boundary of Lincoln, both of which are located at the intersection of Edwards Street, Ellesmere Road and Perymans Road.

S33 R Barker & Ors – 1 to 3/731 Lincoln Tai Tapu Road & 187 Tancred's Road – Lots 1 to 3 DP 400131 & Lot 4 DP 391803 – 17.45ha

- 3.152 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the site can be economically serviced with reticulated water and wastewater and is able to be integrated into Lincoln
- the proposal does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13
- the land owners have aspirations to rezone the land
- inclusion of the land satisfies the RRS13 criteria, is appropriate in the context of the LURP, Lincoln Structure Plan and SDP
- the development proposal contains a 10m wide landscaping strip that will promote biodiversity and create a high amenity area, with the localised springs being an opportunity to establish wetlands and riparian plantings
- the Lower Flood Plain is based on road boundaries rather than topographical features, with the property containing elevated sites and building platforms in accordance with the required minimum freeboard heights and good drainage of stormwater to *Te Waihora*/Lake Ellesmere removes these constraints
- a geotechnical assessment prepared for one of the dwellings within the block confirmed a TC 2 status, with appropriately engineered dwelling foundations avoiding any liquefaction constraint



S53 G Maginness – 354 Perymans Road – Lot 2 DP 459061 – 11.1ha

- 3.153 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the site can be economically serviced with reticulated water and wastewater and is able to be integrated into Lincoln
- the proposal does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13
- the land owners have aspirations to rezone the land
- the land is not subject to significant constraints

- inclusion of the land satisfies the RRS13 criteria, is appropriate in the context of the LURP, Lincoln Structure Plan and SDP
- geotechnical assessments carried out on the land do not indicate that the land is susceptible to liquefaction
- stormwater can be managed on-site, will not exceed pre-development volumes and swales would ensure that discharges are pre-treated prior to entering the Perymans Road drain



Assessment

3.154 The inclusion of the nominated sites are opposed for the following reasons:

- Council's Strategic Asset Manager Utilities has identified that the land is flood prone, low lying and drains to the sensitive Halswell (*S33 R Barker & Ors*) and L2 Creek (*S53 G Maginness*) catchments. There is insufficient capacity in Council's integrated stormwater management scheme on the western side of Ellesmere Road without upgrades, which has been consented and operates to a prescribed capacity that has not factored in any additional rural residential households (refer to RRS13 Appendix 1 – Chapter 6 and Lincoln Strategic Infrastructure and Natural Hazards Location Criteria and Appendix 2 – Map 26)
- The Strategic Asset Manager Utilities does not support the inclusion of either of the two sites on the grounds that they are susceptible to flooding and additional stormwater discharges may have a negative impact on the local drainage network. The land nominated by R Barker & Ors (*S33*) is located within the Lower Plains Flood Area, although the G Maginness (*S53*) block does not appear to be subject to this sub-zone (refer to RRS13 Appendix 1 – Chapter 6 and Lincoln Strategic Infrastructure and Natural Hazards Location Criteria and Appendix 2 – Maps 10 & 17)
- There are springs located on the land nominated by R Barker & Ors (*S33*), and both this block and the Maginness (*S53*) nominated land, are subject to a High Groundwater table (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Natural Hazards Location Criteria and Appendix 2 – Map 17). There is uncertainty as to whether there is sufficient capacity in the existing drainage network to manage additional flows associated with rural residential densities east of Ellesmere Road (refer to RRS13 Appendix 1 – Lincoln Strategic Infrastructure and natural Hazards Location Criteria)
- there are significant cultural values attributed to springs and water quality, with concerns that the development of the nominated areas that are susceptible to flooding and stormwater inundation would be inconsistent with the outcomes sought by Mahaanui: Iwi Management Plan. The Iwi Management Plan supports naturalising waterways, establishing riparian margins and re-establishing mahinga kai sites, which the R Barker & Ors (*S33*) submission identifies as being positive outcomes in respect to the development of this land. However, as is demonstrated in this submission, positive outcomes in respect to establishing riparian margins can be achieved without the need to intensify land use activities (refer to Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Location Criteria)
- Ellesmere Road severs these areas from the future urban form of Lincoln, which may preclude the ability to establish safe and efficient connections east of this strategically important road (refer to

RRS13 Appendix 1 – Rural Residential Form, Function & Character and Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26)

- rural residential densities to the east of Ellesmere Road could undermine the visual amenity contrast between the urban form of Lincoln and the surrounding rural area, while contributing to the coalescence of Lincoln with Tai Tapu (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Landscape Values and Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26)
- The Barker & Ors (*S33*) land is already recognised as having many attributes of a rural residential development node (such as a higher ratio of buildings and a ‘domesticated’ landscape as a consequence riparian plantings and yards), when viewed from Ellesmere Road and Lincoln-Tai Tapu Road. This is perhaps as a consequence of it being bound between two roads or that these views are slightly elevated due to the low-lying nature of the land, which gives a visual impression that the block has rural residential rather than rural character. There also appears to be a relatively high ratio of dwellings and ancillary structures, with family flats for accommodating immediate family members being a legitimate activity under the SDP.
- The northern portion of the land nominated by R Barker & Ors (*S33*), and all of the land nominated by G Maginness (*S53*), are comprised of Class I versatile soils (LUC). The balance of the R Barker & Ors (*S33*) nominated land is comprised on Class II versatile soils (LUC) (refer to RRS13 Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21)
- all of the nominated land to the east of Lincoln would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 – Lincoln Natural Hazards Location Criteria and Appendix 2 – Map 20).
- it is unlikely that the site would be able to be economically serviced with reticulated water and wastewater until these utilities are extended to the eastern boundary of Lincoln, which is likely to be several years away yet. Any extensions in advance of this could be costly and will not accord with Council’s infrastructure programme of works (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 - Maps 5 & 26)
- there is sufficient land supported for inclusion in the Strategy within Lincoln that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the 5 year timeframe
- I do not support the inclusion of either the R Barker & Ors (*S33*) or the G Maginness (*S53*) blocks at this point in time for the reasons outlined above. Should the Commissioners support in principle the inclusion of land east of Ellesmere Road, the Maginness block would be the more suitable of the two as it is not subject to a number of the constraints that apply to R Barker & Ors land

PREBBLETON STUDY AREA

- 3.155 Prebbleton has range of local services and community facilities commensurate to its function as a small rural service town, although its proximity to Christchurch City has made it a popular place to reside in recent years. The Prebbleton Structure Plan identifies that the discrete village character of Prebbleton is something that defines the Township and is an element that is highly valued by the community. The township is not identified as a Key Activity Centre in the LURP, although residential growth has been facilitated through structure planning and SDP rezonings. It therefore has less capacity to support rural residential development than Rolleston and Lincoln as the township does not have the same level of community services or available business/commercial land.
- 3.156 There has been provision made for 1,194 residential sections in Prebbleton to accommodate the projected population up to 2028⁴⁶, with large tracts of land currently being developed. The most recent population statistics identify that the resident population of Prebbleton in 2012/2013 was 3,058, which is projected to increase to a 2030/2031 population of 4,614⁴⁷.

⁴⁶ Draft LURP: Table 5 Potential timing of greenfield housing land supply [P44], Jul2013

⁴⁷ Selwyn District Council growth projections – Dec2013 (collated from Census data, Statistics NZ projections, building consent data since 2007 & population statistics contained in the LURP and Draft Selwyn 2031: District Development Strategy

There has also been relatively high uptake of residential dwellings in the township, with 161 new dwellings being consented in 2013⁴⁸.

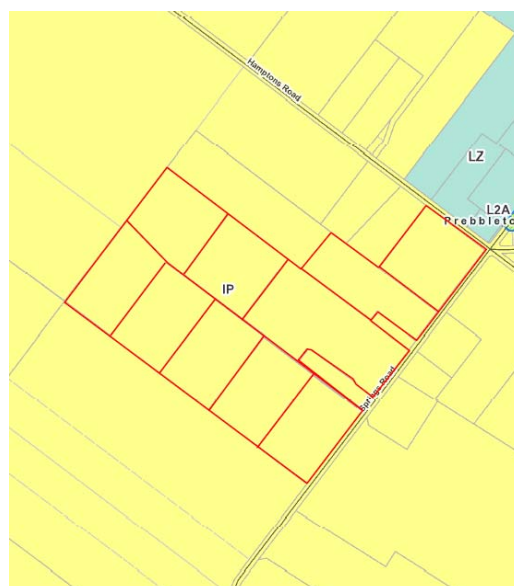
- 3.157 The strategic management of residential growth has been guided initially by the Prebbleton Structure Plan, Growth of Township policies, the Environment Court's "Preferred Urban Form" contained in Appendix 31 of the Township Volume of the SDP and private initiated plan changes and more recently through the LURP. A number of development constraints are identified in the Structure Plan and Growth of Township policies, including discouraging development north or south of the existing Living zone boundaries adjoining Springs Road, the presence of a high water table to the north-east and the need to protect the 'rural-urban' landscape contrast of the area with Christchurch City.
- 3.158 Appendix 1 of the RRS13 provides specific criteria relating to the Prebbleton Study Area. Study Area Maps identifying the context and constraints associated with the Prebbleton sub-area are provided in Appendix 2 of the RRS13⁴⁹.

PREBBLETON – SOUTH OF TOWNSHIP BOUNDARY

- 3.159 Four submitters nominate various locations that are generally located south of Hamptons and Trices Roads, which follow a west to east alignment and generally delineates the southern boundary of the township.

S52 E & G Smith & Ors – 147 & 163 Hamptons Road & 798 Springs Road – Lots 1 to 7 DP 305324, Lot 1 DP 26618, Pt Lot 1 DP 83697 & Lot 2 DP 449171 – 43.2ha

- 3.160 This submission nominates the below properties for inclusion in the Strategy. In summary, the basis for the inclusion of these land holdings are as follows:



- the site can be economically serviced with reticulated water and wastewater and is able to be integrated into Prebbleton - wastewater reticulation is available via a connection to the rising sewer main passing the property, with future development requiring a gravity sewer and pumping station
- the proposal does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13
- the land owners have aspirations to rezone the land
- the land is not subject to significant constraints
- inclusion of the land satisfies the RRS13 criteria, is appropriate in the context of the LURP, Prebbleton Structure Plan and SDP
- access can be obtained off Hamptons Road and the controlled intersection will provide a safe access point to the township to the north

⁴⁸SDC: Monitoring uptake and residential demand analysis - Dwelling consents approved, 2007 to 2013

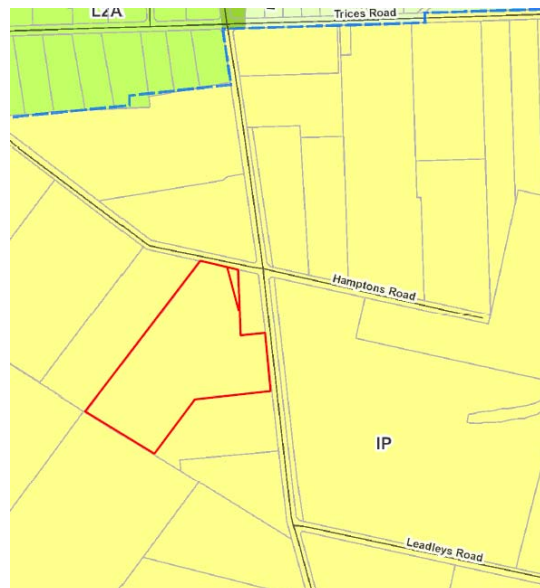
⁴⁹RRS13: Appendix 2 – Rural Residential Study Area Maps, Maps 5, 8, 15, 20, 21 & 24, Dec2013

- there are established tree and landscaping that provides an appropriate 'rural 'interface', with rural residential development seen as an appropriate transition to the adjoining rural land
- the location avoids any future residential growth paths and the adjoining blocks are relatively large rural land holdings that do not contain intensive farming activities
- geotechnical assessments have confirmed a TC2 status, with appropriately engineered foundations avoiding any geotechnical constraint

S05 E & K Dixon – 144 Birchs Road & 57 Hamptons Road – Lot 2 DP 29035 & Lot 2 DP 43993 – 7.2ha

3.161 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the property is within walking distance of the town
- the property is in close proximity to existing new subdivisions, electricity transformer and bus stop, and has access to sewerage and the Motorway



S18 Crabbe Partnership – 341 Trices Road – LOT 1 DP 73583 – 2.02ha

NB: this land was also nominated by S51 A & B George & E & B Jeffs

3.162 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the site can be economically serviced with reticulated water and wastewater and is able to be integrated into Prebbleton
- the proposal does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13 – given that it only seeks three lots
- the land owners have aspirations to rezone the land
- the land is not subject to significant constraints
- inclusion of the land satisfies the RRS13 criteria, is appropriate in the context of the LURP, Prebbleton Structure Plan and SDP
- the grounds for why the previous subdivision application was declined, including adversely affecting the amenity and character of the area and setting a precedent for further intensification of the Rural (Inner Plains) zone further south, do not apply for a plan change proposal

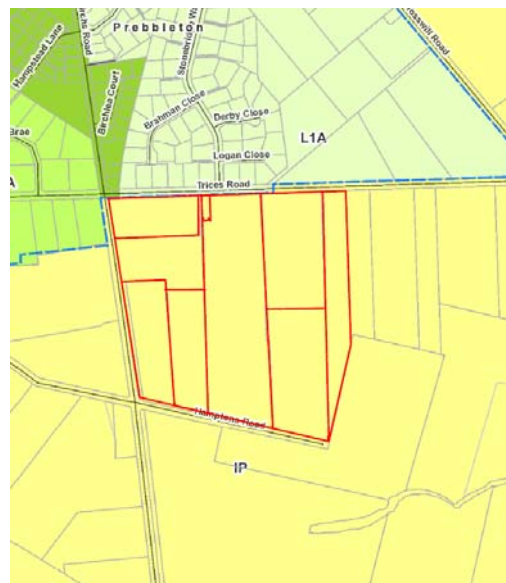


S51 A & B George & E & B Jeffs – 32 & 42 Hamptons Road & 273, 311, 321, 327, 329 & 341 Trices Road Road – Lots 1 & 2 DP 73583, Pt RS 3122, Lot 1 DP 3896, Lot 1 DP 78905, Lot 1 DP 5284, Lots 1 & 2 DP 360577 & Pt RS 2423 – 27.3ha

NB: this land was also nominated by S18 Crabbe Partnership

3.163 This submission nominates the below properties for inclusion in the Strategy. In summary, the basis for the inclusion of these land holdings are as follows:

- the sites adjoin the existing Living zone, which ensures it will be cost effective to connect to reticulated water and wastewater services
- the locations proximity to the township and Domain promote social wellbeing, with access to reserves employment and community facilities, which can be accessed using alternative modes of transport
- the location avoids the identified constraints and promotes definitive boundaries to manage growth
- the proposal satisfies all of the pre-requisites of the RRS13



Assessment

3.164 The inclusion of the nominated sites are opposed for the following reasons:

- Council's Strategic Asset Manager Utilities has identified that significant network upgrades for water and wastewater would be required to service the land to the south of Hamptons and Trices Roads

- precluding development to the south of these roads will go some way to protecting the southern gateways to the Township and avoid elongating Prebbleton further south along Springs Road. It will also achieve a strong demarcation between rural and urban forms of development, and in doing so, will protect the rural amenity contrast and outlook valued by the community and expressed in the Prebbleton Structure Plan. Rural residential densities could be utilised as a means to restrict residential sprawl south of Hamptons and Trents Road, to avoid the long term coalescence of Prebbleton with Lincoln to the south. However, there are few limits to growth in the southerly direction, with there being a risk that rural residential densities could significantly undermine the rural amenity contrast and distinction between rural and urban forms, while compromising the productive capacity of rural zoned land (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Landscape Values and Prebbleton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 24)
- Trices and Hamptons Road form a relatively strong limit to contain residential and rural residential growth from elongating the urban form further south; with the SDP identifying a need to achieve a concentric consolidated urban form under Policy B4.3.65⁵⁰. I believe further rural residential growth south of Hamptons and Trices Road to be inconsistent with this policy and the “Preferred growth area” included in Appendix 31 of the SDP, with the Conifer Grove block being supported on a preliminary basis for inclusion Strategy as it already comprising a portion of Living 2 zoned land and being contained by Hamptons Road to the south (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria Appendix 2 – Map 24)
- Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the southern periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township identified in the Prebbleton Structure Plan (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria)
- Council’s Asset Manager Transportation has identified a preference that rural residential development does not extend to the south of Hamptons and Trices Roads to avoid any reduction in the safety and efficiency of these roads, which are of strategic importance under the Christchurch Rolleston Environs Transportation Study and will be upgraded to improve local road access onto Stage 2 of the Christchurch Southern Motorway. Anticipated local road upgrades include the formation of roundabouts at the Springs Road and Shands Road intersections of Hamptons Road (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Prebbleton Strategic Infrastructure Locations Criteria and Appendix 2 – Map 24)
- the land nominated by E & K Dixon (*S05*) directly adjoins a property that accommodates an Intensive Farming Activity, with the land being wholly contained within the associated reverse sensitivity buffer (refer to RRS13 Appendix 1 – Chapter 6 and Prebbleton Rural Character & Productivity Locations Criteria and Appendix 2 – Map 8)
- the northern portion of the land nominated by E & K Dixon (*S05*) and E & G Smith & Ors (*S52*) are comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 2 – Map 21). The southern portion of the land nominated by A & B George & E & B Jeffs (*S51*) is comprised of Class I versatile soils (LUC), the eastern portion of this same block is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Prebbleton Environmental, Cultural & Heritage Values Locations Criteria).
- all of the nominated land to the south of Prebbleton would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The southern portion of the E & G Smith & Ors (*S52*) and A & B George & E & B Jeffs (*S51*) land is located within the identified ‘Liquefaction zone buffer’ and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria)

PREBBLETON – WEST OF TOWNSHIP BOUNDARY

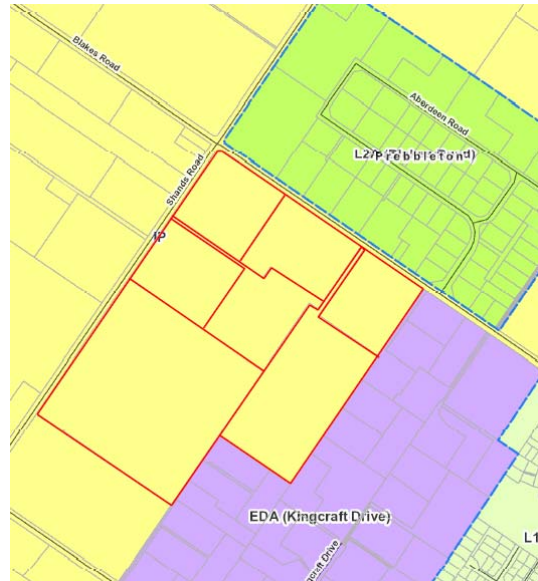
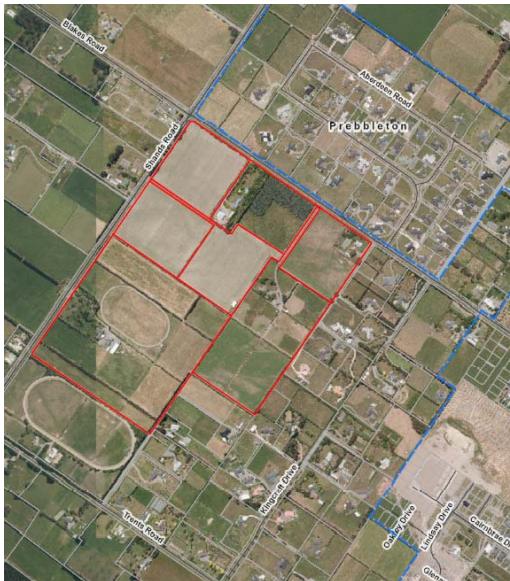
- 3.165 Three submitters nominate various locations that are generally located to the west of Prebbleton as far as Shands Road between Hamptons Road in the south through to Blake’s Road to the north.

⁵⁰ SDP: Township Volume – Growth of Townships, Policy B4.3.65 [B4-076]

S54 M Stratford & Ors – 107, 121, 143 & 147 Blakes Road, 191 Hamptons Road & 631 Shands Road – Lots 1 to 4 DP 81701, RS 37687, Lot 1 DP 52527 & Lot 1 DP 53113 – 43.8ha

3.166 This submission nominates the below properties for inclusion in the Strategy. In summary, the basis for the inclusion of these land holdings are as follows:

- the site can be economically serviced with reticulated water and wastewater and is able to be integrated into Prebbleton
- the proposal does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13
- the land owners have aspirations to rezone the land
- the land is not subject to significant constraints
- inclusion of the land satisfies the RRS13 criteria, is appropriate in the context of the LURP, Prebbleton Structure Plan and SDP
- the proposal includes extending the road proposed for the RRS13 preliminary Area 3 located directly to the south, which is subject to PC 41 (*S06 D & S Anderson*), to provide a through connection from Trents Road to Blake's Road to achieve connectivity and avoid direct accesses onto Shands Road
- there will be potential for adverse reverse sensitivity effects if the rural zoning is retained as a consequence of the Kingcraft Drive Existing Development Area to the east and the RRS13 preliminary Area 3 to the south (*S06 D & S Anderson*)
- the future rural residential lot sizes for both the proposal site, and the adjoining RRS13 preliminary Area 3 (*S06 D & S Anderson*), should be 1hh/ha to be consistent with the established densities in the Kingcraft Drive Existing Development Area
- the established trees and landscaping will promote high amenity and appropriate interface treatments



S37 Trents Road Developments – 232 Hamptons Road & 340 Trents Road – Lot 2 DP 25129, Lot 2 DP 41505 & Lot 2 DP 42643 – 22.2ha

3.167 This submission nominates the below properties for inclusion in the Strategy. In summary, the basis for the inclusion of these land holdings are as follows:

- the land is located outside Prebbleton's Greenfield Priority Area
- the location ensures future development can be economically serviced with reticulated water and wastewater
- the location is able to be integrated with Rolleston
- inclusion of the land does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13
- the land is not affected by the identified constraints

- the land owners have aspirations to rezone the land
- rural residential development can be 'future proofed' to avoid impeding future residential development



S38 Survus Consultants – 330 Trents Road, 250 Hamptons Road & 681, 687, 701, 703, 713, 735 & 743 Shands Road – Lot 1 DP 42643, Pt RS 4495, Lot 2 DP 40826, Lot 1 DP 16799, Lot 1 DP 70490, Lot 2 DP 29158, Lot 1 DP 29158, Lot 2 DP 70490 & Lot 4 DP 25129 – 31.4ha

3.168 This submission nominates the below properties for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the locations are outside the 'Preferred Growth Area' for Prebbleton
- inclusion of the land reflects a logical boundary for rural residential growth on the western edge of Prebbleton
- 'ribbon' development is avoided as the site is contained by Shands Road



Assessment

3.169 The inclusion of the sites nominated by Survus Consultants (**S38**) and M Stratford & Ors (**S54**) are opposed for the following reasons:

- Inclusion of the nominated land holdings would be generally consistent with Policy B43.64⁵¹ and the “Preferred Growth Area” in Appendix 31 as it aligns with the east-west infill between the township and Shands Road. However, I do not support the immediate inclusion of the land nominated by Survus Consultants (**S38**) on the grounds that it is unable to integrate with the urban form until residential growth extends further to the west. There are also uncertainties in respect to whether the land owners support the inclusion of this land as the submission has been lodged by a Surveying consultancy. Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the western periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township (refer to RRS13 Appendix – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria)
- the general block contained by Springs, Shands, Hamptons and Trices Roads contribute to the character and amenity of Prebbleton through its semi-rural parcels and views towards the Southern Alps, with immediate development potentially undermining this amenity
- Prebbleton already has a relatively high number of households allocated to it in the RRS13 and through the recommendations of this report. I do not support the inclusion of additional land to the west of the Township as far as Shands Road at this point in time as I believe it is appropriate to monitor and review the uptake and development outcomes associated with other rural residential development nodes to inform whether it is appropriate to continue to facilitate rural residential development, particularly on the periphery of Prebbleton. This would include SDP reviews, monitoring and reviews of the adopted Rural Residential Strategy within a 5 year period and structure planning (refer to RRS13 Appendix – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria) .
- Council's Asset Manager Transportation has confirmed that access points onto Shands Road will need to be managed to avoid any reduction in the safety and efficiency of this road, which is of strategic importance under the Christchurch Rolleston Environs Transportation Study and will be upgraded to improve local road access onto Stage 2 of the Christchurch Southern Motorway (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 24)
- Council's Strategic Asset Manager Utilities has identified that significant network upgrades for water and wastewater would be required to service the land to the west of the existing township, which would have to be factored into Council's infrastructure works programme (refer to RRS13 Appendix 1 – Prebbleton Strategic Infrastructure Locations Criteria)
- all of the nominated land to the west of Prebbleton would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The southern portion of the Survus Consultants (**S38**) land is located within the identified ‘Liquefaction zone buffer’ and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria)
- the northern portion of the land nominated by Survus Consultants (**S38**) is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 2 – Map 21). The north-eastern portion of the land nominated by M Stratford & Ors (**S54**) is comprised of Class I versatile soils (LUC), with the majority of the balance comprising of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Prebbleton Environmental, Cultural & Heritage Values Locations Criteria)

3.170 The inclusion of the sites nominated by Trents Road Developments (**S37**) are opposed for the following reasons:

- the ‘preferred urban form’ annotation on Map 24 of Appendix 2 of the RRS13 appears to be the basis for identifying the land as being appropriate for “future proofed” rural residential development. However, if the density of development in the nominated area is to be intensified, then it should only occur when it can be integrated with the urban form of Prebbleton to achieve a more compact concentric urban form. A separate process should be initiated to confirm the merits of extending the township to establish whether residential growth is appropriate further west of the existing boundary

⁵¹ SDP: Township Volume – Growth of Township policies, Policy B4.3.64 [B4-076]

between Trents and Hamptons Roads. Such a review should not proceed until the 'Greenfield' land within the Township boundary is close to being exhausted in accordance with the LURP and Chapter 6. Given historic rates of take-up this is unlikely to be within the next 10 to 20 years at the earliest (refer to RRS Appendix 1 - Prebbleton Urban Form & Growth Management Locations Criteria)

- rural residential development in this location could significantly complicate future residential development, which is discussed in detail under the 'Strategic Management Of Rural Residential Activities' section of this report. Development to rural residential densities would create an isolated node that is not integrated into the township, which would be costly and inefficient to service as it would not align with the sequencing of development or Council's infrastructure works programme (refer to RRS Appendix 1 - Prebbleton Urban Form & Growth Management Locations Criteria)
- the northern portion of the land nominated by Trents Road Developments (S37) is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21)
- The southern portion of the Trents Road Developments (S37) land is located within the identified 'Liquefaction zone buffer' and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria and Appendix 2 – Map 20)
- represents interim development, with any rezoning to rural residential densities in advance of residential densities being inconsistent with the LURP and failing to give effect to Chapter 6 (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Prebbleton Urban Form & Growth Management Locations Criteria)
- the general block contained by Springs, Shands, Hamptons and Trices Roads contribute to the character and amenity of Prebbleton through its semi-rural parcels and views towards the Southern Alps, with immediate development potentially undermining this amenity
- Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the western periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township. There is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Prebbleton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites with the recommended 5 year timeframe (refer to RRS13 Appendix 1 – Prebbleton Urban Form, Function & Character Locations Criteria)

PREBBLETON – EAST OF TOWNSHIP BOUNDARY

- 3.171 Two submitters nominate several parcels of land between the eastern boundary of Prebbleton as far as the electricity transmission pylons and lines north of Tosswill Road for inclusion in the Strategy.
- 3.172 This land was originally included in PC17 (withdrawn), with a multi-disciplinary team applying the RRBR criteria, which are very similar to the Locations Criteria in the RRS13, and concluding that it was appropriate for rural residential development. The general basis for these conclusions were that the following efficiencies and benefits could be achieved through including the site as a rural residential location:
- connections to the reticulated water and wastewater infrastructure will be available in the short term depending upon the upgrading of the East Selwyn Sewer Scheme (Pines II). The sites proximity to the C1 'Greenfield' development areas and established urban form will deliver efficiencies in regards to connecting to reticulated services. Utility services proposed for the residential 'Greenfield' area directly to the west are able to be extended to Site 4, which will contribute to efficiencies in service delivery.
 - strong limits to growth to the north-east and east are provided by the high voltage electricity transmission lines. This constraint will require set backs and significantly larger allotment sizes on the north-eastern extent of the development area. However, the promotion of a graduated density entailing large sections (2ha size allotments) in close proximity to the transmission corridor through to relatively intensive development (3,000m² size allotments) on the edge of the proposed Prebbleton Domain extension and the residential 'Greenfield' area would achieve positive outcomes.
 - the high water table, presence of a drainage network that caters for the stormwater overflow from Tosswill Road, springs and a gully accommodating an ephemeral waterway are constraints to developing the area to residential densities. A site walkover has confirmed that the majority of the land is at a higher elevation to the drain and ephemeral waterway. Development of Site 4 to rural

residential densities provides an opportunity to protect and enhance these natural features. This can be achieved by preserving the ecological values attributed to these features through appropriate riparian plantings and extended walkway access to the wider pedestrian and cycle network formulated in the Prebbleton Structure Plan. It also presents an opportunity to manage the treatment and disposal of stormwater in an integrated manner.

- there are springs located on the northern-eastern and eastern extent of the site. Springs are culturally significant to Te Rūnunga o Ngāi Tahu and Te Taumutu Rūnunga. The development of the site to rural residential densities presents an opportunity to protect and preserve the quality of these natural resources, and the cultural significance attributed to them. The planting of appropriate indigenous species and the enhancement of riparian margins will promote mahinga kai and improve water quality, as will protecting the springs from inappropriate earthworks and stormwater contamination;
- distinctive and high visual amenity associated with views towards the Port Hills, open rural vistas and riparian margins to the north-east and east.
- the provision of safe vehicle, pedestrian and cycle access to the village centre via the road network, Christchurch to Little River Rail Trail, green space corridors and Prebbleton Domain extension prescribed in the Prebbleton Structure Plan. The western extent of the site directly adjoins the C1 Urban Limit of Prebbleton and is approximately 600m from the village centre and associated facilities (Primary School, cafes, public transport connections and shopping centre).
- consideration of mitigation measures to manage the potential risks associated with liquefaction arising from large earthquake events is necessary given the presence of fine soils and high water table.
- the site avoids all other identified constraints

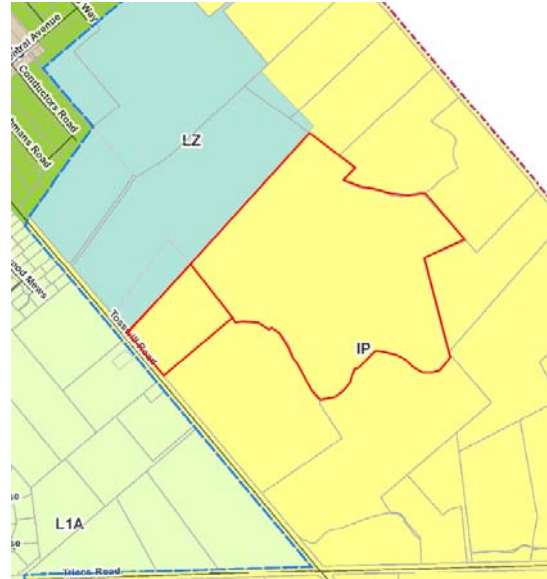
- 3.173 There is now a greater degree of surety provided in respect to the nature of development that may occur to the west of this block, with the LURP rezoning this land to Living Z and applying outline development plans that reference the Domain extension and preference for an integrated stormwater scheme to manage stormwater for a relatively large urban catchment. These outcomes are anticipated by the adopted Prebbleton Structure Plan.

S07 G & L Burgess – 59 to 98 Tosswill Road – Lot 1 & Part Lot 2 DP 5464 – 22.3ha

NB: the inclusion of this land was also nominated by S28 Pandora Trust & supported by S35 Prebbleton Community Association & S45 A Joyce

- 3.174 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

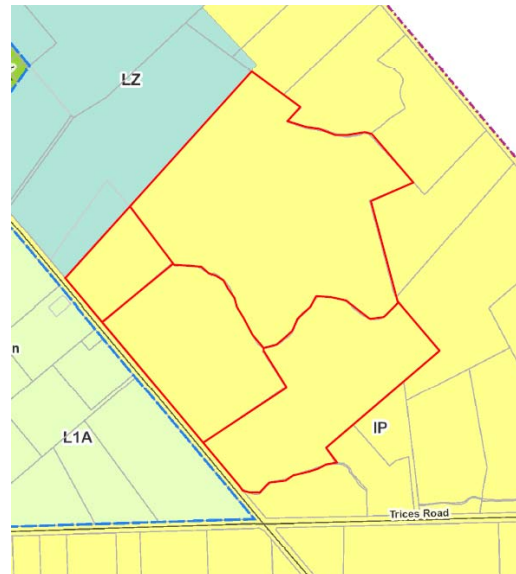
- the land immediately adjoins the residential zone but is not within a Priority area so should not be needed for residential use
- servicing will be able to be extended to the property in an efficient manner at no great cost as it adjoins residential land
- Tosswill Road is not a strategic or arterial road
- development of the land will support the Prebbleton community because it is likely, based on peoples' interest to date, that the new sections will be bought by existing Prebbleton residents who want to (once more) live on the edge of town with spacious views
- there are no nearby uses that are likely to annoy new residents and no natural hazards
- the submitter is not aware of any special ecological or Maori values – there are no springs on the land but groundwater levels are high in the vicinity of the depressions where ephemeral flows occur from time to time
- the land contains undulations which will provide for visual interest and a range of sizes and shapes of sections
- the property was identified in Council's proposed PC17 (withdrawn) and satisfies the RRS13 criteria



S28 Pandora Trust – 93, 105 & 153 Tosswill Road – Lot 1 & Pt Lot 2 DP 5464, Lot 1 DP 34032 & Lot 2 DP 34032 – 52ha

NB: the inclusion of this land was also nominated by S07 G & L Burgess & supported by S35 Prebbleton Community Association & S45 A Joyce

- 3.175 This submission nominates the above properties for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:



- the site can be economically serviced with reticulated water and wastewater and is able to be integrated into Prebbleton
- the proposal does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13 – given that it only seeks three lots
- the land owners have aspirations to rezone the land
- are not subject to significant constraints
- inclusion of the land satisfies the RRS13 criteria, is appropriate in the context of the LURP, Prebbleton Structure Plan and SDP
- appropriate layouts and designs in accordance with Transpower guidelines will avoid the transmission line and pylon constraint

- development can be integrated with the development of the adjoining Domain extension and integrated stormwater scheme proposed on the eastern edge of the township
- inclusion of the location is consistent with the Growth of Township policies for Prebbleton and the related Environment Court decision

Assessment

- 3.176 There is an identified risk of inundation and flooding to the east of Prebbleton, where a high water table that forms part of the wider Halswell River catchment is located. There are several springs, ephemeral streams and permanent watercourses in the area, which are understood to be tributaries to Knights Stream and the wider Halswell River catchment. Prebbles Drain, which is understood to be managed by Environment Canterbury, assists to drain land directly to the east of Springs Road.
- 3.177 The Prebbleton Structure Plan confirms that stormwater run-off in this general area needs to be managed in conjunction with the wider catchment, including the South West Area of Christchurch. This necessitates the detainment of stormwater discharges to mitigate the inundation and flooding risk in other areas within the Halswell River floodplain (not less than 2% Annual Exceedance Probability for a 60 hour event)⁵².
- 3.178 The operative Living Z zone outline development plan makes reference to the use of the balance of the Burgess block to be utilised for a Domain extension and integrated stormwater scheme, which will provide the community with additional open space and provides the opportunity for an integrated solution to the treatment and disposal of stormwater for the wider area. Inclusion of this land will inevitably increase the value of the land, but also presents an opportunity to realise the Structure Plan and outline development plan for this area of Prebbleton, where Council can work with the land owners to achieve an integrated development of the area that includes residential, rural residential and community facilities.
- 3.179 One of the obvious constraints to developing this area to rural residential densities is the electricity transmission lines and pylons that form part of Transpower's national grid. Any development proposal would need to establish methods to implement the National Policy Statement on Electricity Transmission, including the requirement for a minimum 32m 'reverse sensitivity' setback.
- 3.180 The inclusion of the nominated sites is supported in part for the following reasons:
- the inclusion of the G & L Burgess (S07) block is consistent with Policy B4.3.64⁵³ and the "Preferred Growth Area" in Appendix 31 as it aligns with the east-west infill between the township and the electricity pylons and transmission lines (refer to RRS13 Appendix 2 – Map 24). However, the land nominated by Pandora Trust (S28) extends beneath the pylons and transmission lines further to the east so is arguably not as consistent with this policy (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria).
 - a portion of the land nominated by Pandora Trust (S28) is an identified contaminated site (refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 8)
 - there are springs located on the land nominated by Pandora Trust (S28) that are of significant value to local Rununga, with land on the adjoining eastern boundary having a high groundwater table (refer to RRS13 Appendix 1 – Chapter 6 and Prebbleton Natural Hazards and Environmental, Cultural and Heritage Values Locations Criteria and Appendix 2 – Map 15)
 - the majority of the land nominated by G & L Burgess (S07), and the western portion of the land nominated by Pandora Trust (S28), are comprised of Class I versatile soils (LUC) and the southern portion of the same land being comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21)
 - all of the nominated land to the east of Prebbleton would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The eastern portion of the Pandora Trust (S28) land is located within the identified 'Liquefaction zone buffer' and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria)

⁵² Prebbleton Structure Plan: 10. Sub-area Studies, 10.2 Sub-area B – Stormwater management and open space [P38 & P39]

⁵³ SDP: Township Volume – Growth of Township policies, Policy B4.3.64 [B4-076]

- it is recommended that the G & L Burgess (*S07*) block be included in the adopted Strategy as it is consistent with a number of the criteria and avoids the majority of constraints identified to the east of Prebbleton (as identified in the PC 17 analysis). The inclusion of the land has the potential to facilitate the co-ordinated development of the balance of the land to the west, which has a Living Z zone following the Gazetting of the LURP, and the realisation of the Domain extension and integrated stormwater scheme identified in the Structure Plan and Living Z zone outline development plans (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria).
- the inclusion of the G & L Burgess (*S07*), and the Pandora Trust (*S28*) land to a lesser extent, in the adopted Strategy will inevitably increase the land value and elevate the cost to Council and the community to acquire the land required for the domain extension and integrated stormwater scheme. This could have the implication that the land may become expensive for SDC to acquire, with alternative locations becoming more viable. However, these are not resource management effects that preclude the inclusion of the land in the Strategy.
- I oppose the inclusion of the Pandora Trust (*S28*) block at this point in time as the land is subject to a number of constraints, including the electricity transmission lines and pylons, contaminated land, susceptibility to liquefaction and stormwater management and drainage issues. An alternative that has been considered is that the portion of the land contained on the south-western side of the pylons and transmission lines could be included, but this would sever the land holdings and create undersized balance allotments. I acknowledge that these constraints may be able to be resolved, but consider that there is sufficient land supported for inclusion in the Strategy within Prebbleton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe.

WEST MELTON STUDY AREA

- 3.181 West Melton is a small rural service town located on State Highway 73 - West Coast Road (SH73) 10km west of Christchurch. The township has sustained relatively significant residential growth in the past two years. This development is predominantly to the north of SH73, although some commercial and community services are established on the southern side of the highway.
- 3.182 West Melton is not a Key Activity Centre and continues to be recognised as a small rural service town despite the recent residential expansion. There has been provision made for 702 residential sections in West Melton to accommodate the projected population up to 2028⁵⁴, with the majority of this land having been subdivided. The most recent population statistics identify that the resident population of West Melton in 2012/2013 was 1,288, which is projected to increase to a 2030/2031 population of 1,677⁵⁵. There has also been relatively high uptake of residential dwellings in the township, with 178 new dwellings being consented in 2013⁵⁶.
- 3.183 The SDP Growth of Township policies identify that new residential or business development should occur north of SH73, but should not extend north of Halkett Road and that limited new low-density residential development is expected to occur south of the highway⁵⁷.
- 3.184 Appendix 1 of the RRS13 provides specific criteria relating to the West Melton Study Area. Study Area Maps identifying the context and constraints associated with the West Melton sub-area are provided in Appendix 2 of the RRS13⁵⁸.
- 3.185 Three additional areas have been nominated for inclusion in the Strategy, one is located on the eastern boundary of the township and the other two are located on the western boundary, all three nominated sites share a northern boundary Halkett Road and a southern boundary with SH73.

⁵⁴ Draft LURP: Table 5 Potential timing of greenfield housing land supply [P44], Jul2013

⁵⁵ Selwyn District Council growth projections – Dec2013 (collated from Census data, Statistics NZ projections, building consent data since 2007 & population statistics contained in the LURP and Draft Selwyn 2031: District Development Strategy

⁵⁶ SDC: Monitoring uptake and residential demand analysis - Dwelling consents approved, 2007 to 2013

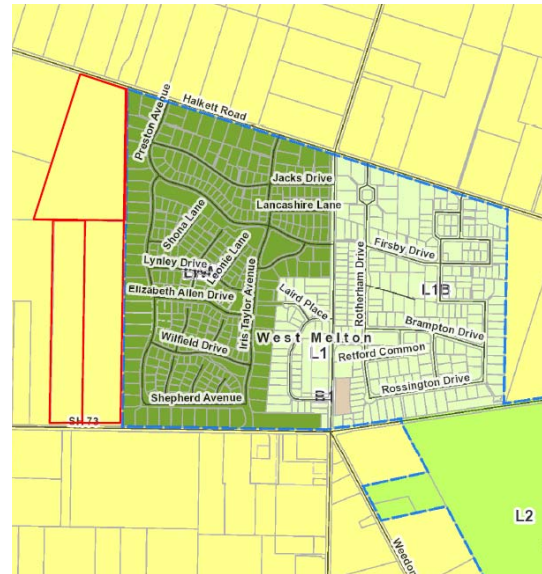
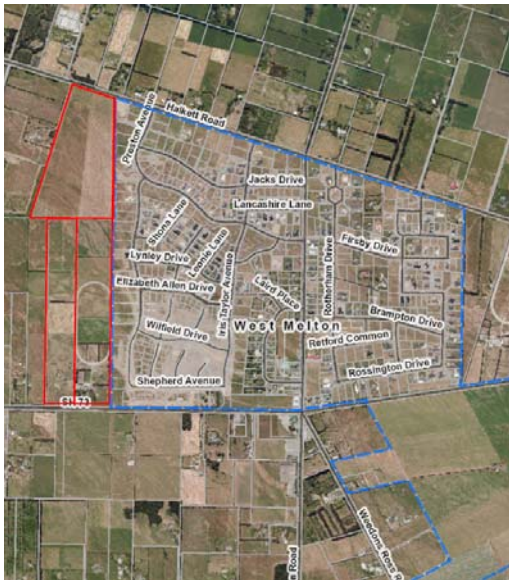
⁵⁷ SDP: Township Volume – Part B Growth of Townships, Policy B4.3.97 [B4-100]

⁵⁸ RRS13: Appendix 2 – Rural Residential Study Area Maps, Maps 3, 6, 13, 20, 21 & 22, Dec2013

S13 M & J Austin – 1252 & 1234 West Coast Road & 88 Jowers Road – Lot 4 DP 66217, RS9448 – 39.9ha

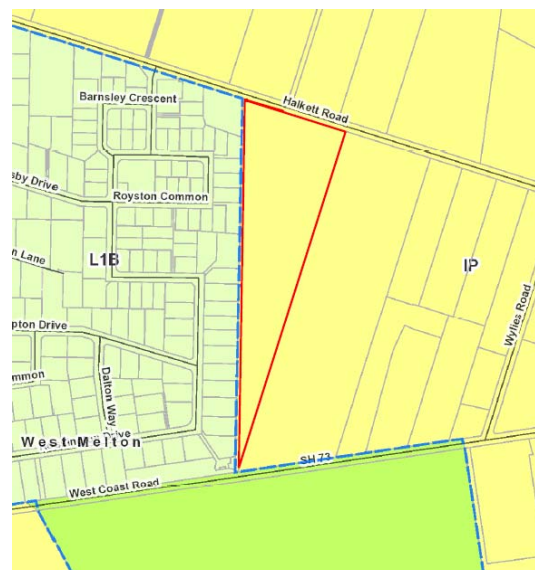
3.186 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- development does not inhibit a future residential growth area as the adjoining Preston Downs subdivision provides for 4,000m² and 5,000m² on the adjoining boundary but does not incorporate any through connections to facilitate the integration of the development with any future residential or rural residential subdivisions
- inclusion of the property will provide appropriate township consolidation and enable integrated development being within 1-2km from the town centre
- the nominated location can be serviced without placing undue pressure on existing reticulated systems
- the location avoids all identified constraints
- inclusion of the land in the adopted Strategy will provide appropriate sections to meet market demand
- the location meets the RRS13 criteria and is appropriate in the context of the LURP and SDP



S23 M & H Ringland – 163 Halkett Road – Lot 1 DP 34902 – 8.3ha

3.187 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:



- people and animals from the adjoining Gainsborough subdivision are creating conflict and disrupting horses
- rezoning the land east of Gainsborough through to Wyllie's Road to rural residential densities would provide a more cohesive environment that reduces these (adverse reverse sensitivity) conflicts

S25 K Dunn – 1066 West Coast Road – Lot 2 DP 34902 – 12.2ha

3.188 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:

- the established horse training operation is no longer viable since the Gainsborough subdivision was established as it has given rise to increased traffic, gates being opened, dogs wandering onto the property, contributed to the loss of horses and an increase in rabbit holes that pose a risk to horses
- it is more logical to rezone the property to residential (presumably rural residential) to accommodate the growth of West Melton, with the property being well contained by existing roads



Assessment

3.189 The inclusion of the nominated sites are opposed for the following reasons:

- West Melton is a discrete rural town that has a limited capacity to support large numbers of rural residential households as it would place pressure on existing infrastructure and potentially undermine the character of the township. A large proportion of demand for low-density residential sections in West Melton, which are generally the same size as rural residential parcels, has been met in the short term by low-density sections in Gainsborough and Preston Downs (5,000m²) and the low-density and rural residential development to the south of SH73. The undeveloped West Melton Living 2 and Living 2A Zones are able to provide approximately 130⁵⁹ low density residential households once developed, which is considered to be sufficient to cater for any immediate demand for larger residential lifestyle properties in the Township. This existing zoned land, coupled with the additional site directly adjoining the Living 2 zone proposed in the RRS13 and supported for inclusion in the adopted Strategy, are considered to be more than sufficient to cater for the short to medium term needs of West Melton in respect to large lot residential/rural residential development within the recommended 5 year timeframe (refer to RRS13 Appendix 1 – West Melton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 3).
- Policies B4.3.97 and B4.3.98⁶⁰ promote a consolidated pattern of future urban growth in West Melton, with the accompanying Explanation and Reason identifying a preference for residential densities to establish to the north of SH73 and for development to be limited in extent and density to the south of SH73. It would be premature to identify any rural residential locations east and west of the current

⁵⁹ This calculation is based on the Living 2 Zone comprising approximately 60ha of land at a density of one household per 0.5ha to provide 120hh and the Living 2A Zone comprising approximately 10ha of land at a density of one household per 1ha to provide 10hh

⁶⁰ SDP: Township Volume – Growth of Townships, Policies B4.3.97 & B4.4.98 [B4-100]

residential subdivisions between SH1 and Haketts Road until Council review future residential growth paths and the uptake of rural residential and Living 2 and 2A zoned land to determine whether additional residential growth is going to be provided and where the most optimal and appropriate location for it is. Rural residential development in the locations nominated in submissions could have the negative effect of forcing residential growth north of Haketts Road or south of SH73, giving rise to adverse reverse sensitivity effects on the West Melton Rifle Range, West Melton Aerodrome, the Waimakariri River Flood Plain, aquifer recharge area for Christchurch City and the safety and efficiency of SH73 (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and West Melton Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 22)

- the central and northern portion of the land nominated by M & J Austin (*S13*) and the northern portion of the land nominated by M & H Ringland (*S23*) and K Dunn (*S23*) are comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – West Melton Environmental, Cultural & Heritage Locations Criteria and Appendix 2 – Map 21)
- Council's Asset Manager Transportation has identified that additional accesses to service the nominated land is likely to generate concern from NZTA, given that it extends the township further along SH73 where additional accesses may reduce the safety and efficiency of the highway. Alternative access arrangements are limited to Hakkett Road given that the adjoining residential subdivisions do not provide through connections, which does not promote strong connectivity and reduces the opportunity for safe walking and cycling connections. Rural residential development in the nominated locations would also extend the Township further in the western and easterly directions, which contributes to 'ribbon' development (refer to RRS13 – Chapter 6, Urban Form, Function & Character and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 22)
- Council's Asset Manager Utilities has confirmed that there is limited capacity in the wastewater network servicing West Melton at this point in time, with a major upgrade to increase the diameter of the pipe between the township and East Selwyn Sewer Scheme being required for additional rural residential development beyond the preliminary site identified in the RRS13 (*S47 R & J Marshall*) (refer to RRS13 Appendix 1 – West Melton Strategic Infrastructure Locations Criteria)
- I consider that there is sufficient land supported for inclusion in the Strategy within West Melton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe.

TAI TAPU STUDY AREA

- 3.190 Tai Tapu village is situated on the main highway linking Christchurch to Akaroa (SH75). The settlement is approximately 3.5km east of Lincoln and 7.5km south of Halswell. Tai Tapu is not a Key Activity Centre and is recognised as a small rural service town that has a distinct rural village character.
- 3.191 There was no provision for additional residential households in Tai Tapu under the LURP. The most recent population statistics identify that the resident population of Tai Tapu in 2012/2013 was 544, which is projected to remain static up to 2030/2031⁶¹. There has also been a very low uptake of residential dwellings in the township, with only 44 dwellings being consented in the past 7 years⁶².
- 3.192 Several constraints are present within the Tai Tapu study area, which are identified in the SDP and the RRS13 Locations Criteria. These include avoiding land uses that may exacerbate flood and stormwater hazards and to preserve the 'rural-urban' interface between Tai Tapu and the rural periphery. Another significant constraint is that the East Selwyn Sewer Scheme is not programmed to be extended to Tai Tapu. Wastewater is currently serviced by Christchurch City Council and managed through historic agreements between the two territorial authorities. In addition, the high water table and make up of soils resulted in lateral spreading along the Halswell River and liquefaction occurred in and around the township during the recent sequence of earthquakes.

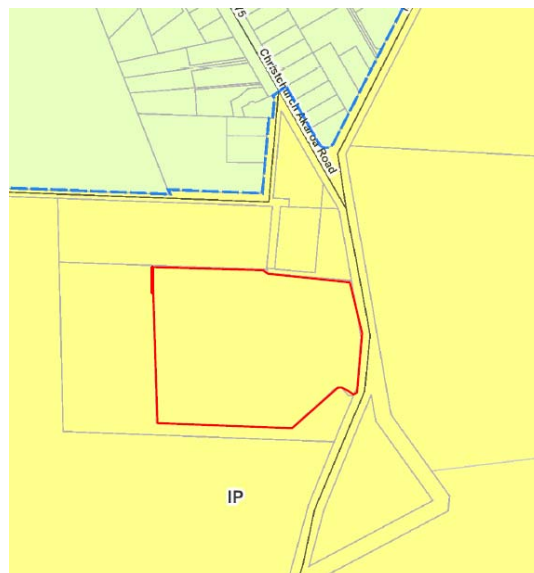
⁶¹ Selwyn District Council growth projections – Dec2013 (collated from Census data, Statistics NZ projections, building consent data since 2007 & population statistics contained in the LURP and Draft Selwyn 2031: District Development Strategy)

⁶² SDC: Monitoring uptake and residential demand analysis - Dwelling consents approved, 2007 to 2013

- 3.193 Appendix 1 of the RRS13 provides specific criteria relating to the Tai Tapu Study Area. Study Area Maps identifying the context and constraints associated with the Tai Tapu sub-area are provided in Appendix 2 of the RRS13⁶³.
- 3.194 Two areas have been nominated for inclusion in the Strategy, one is located at the eastern gateway of the township along Lincoln-Tai Tapu Road and the other is located on SH75 at the southern gateway to Tai Tapu.

S29 Tai Tapu Trust – 766 Christchurch to Akaroa Road – Lot 1 DP 83800 – 4.5ha

- 3.195 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:
- the inclusion of the land will strengthen and consolidate the Township form
 - the provision of generous setbacks, fencing and avenue planting provide an “entry node” to the Township
 - the property has a distinctly residential character, with productive land to south
 - wastewater consents have been obtained from Environment Canterbury and water can either be connected to the reticulated supply or sourced via the existing bore
 - the land has not been subject to flooding as it sits on a ‘high spot’ and there was no lateral spreading or liquefaction during the recent seismic events
 - intensification will not impact on the heritage building or the productive capacity of Class II versatile soils



S46 S & Z Crofts & J Williams – Corner of Hauschilds & Lincoln Tai Tapu Roads – Lots 1 & 2 DP 43671 – 4ha

- 3.196 This submission nominates the below property for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:
- the properties sit within a ‘high point’ of Tai Tapu and is less prone to the constraints affecting the existing Living 2A zoned land to the north of the town, including avoiding an intensive farming buffer, flooding and lateral spreading
 - the northern part of the property has a TC3 classification, but can be mitigated through engineered solutions
 - the proximity of the land to the township provides for a well connected and integrated location
 - an urban design assessment has been provided confirming that the site can be developed to a very high level of amenity that is commensurate with the character of Tai Tapu

⁶³ RRS13: Appendix 2 – Rural Residential Study Area Maps, Maps 5, 9, 16, 20, 21 & 25, Dec2013

- the site can be efficiently and effectively serviced, with the identified wastewater constraint can be resolved through overnight storage and pumping outside peak hours
- inclusion of the property in the Strategy would provide appropriate to satisfy market demand
- the location meets the RRS13 criteria and its development to rural residential densities is appropriate in the context of the LURP and the SDP



Assessment

3.197 The inclusion of the nominated sites are opposed for the following reasons:

- Tai Tapu is valued for its discrete village character and rural outlook that contrasts with more intensive development occurring in Christchurch City, Lincoln and Rolleston. The limited growth projections for the township are recognised in the LURP, where the Township boundary encompasses the existing settlement and no further residential households have been allocated to Tai Tapu. The discrete character and low growth, coupled with the significant reticulated sewerage constraint and liquefaction and flood risks, are the primary reasons why the alternative locations identified in the RRS13 and in the recommendations of this report are preferred to land in Tai Tapu (refer to RRS13 Appendix 1 – Chapter 6, Rural residential Form, Function & Character, Tai Tapu Urban Form & Growth Management, Strategic Infrastructure and Natural Hazards Location Criteria and Appendix 2 – Map 25)
- the most significant constraint to developing land on the periphery of Tai Tapu is the inability to connect to a reticulated wastewater scheme – Council's Strategic Asset Manager Utilities has confirmed that the alternative solution outlined in the S & Z Crofts & J Williams (*S43*) submission is a possibility, but presents inefficiencies and does not achieve a long term solution that is acceptable by Council. Council is currently trialling the viability of low-pressure systems, but has yet to reach a position where there is confidence that it is an appropriate solution. The storage of wastewater and pumping during periods of low flow resolves one of the conditions of the CCC/SDC agreement, but fails to address the limitation on annual flows (refer to Appendix 1 – Chapter 6, Rural Residential Form, Function & Character, and Tai Tapu Urban Form & Growth management and Strategic Infrastructure Locations Criteria)
- Council's Strategic Asset Manager Utilities has confirmed that the water reticulation to the Tai Tapu Trust land along SH75 is undersized and would require upgrading to service any additional allotments (refer to RRS13 Appendix 1 – Tai Tapu Strategic Infrastructure Locations Criteria)
- Council's Asset Manager Transportation has identified that development on the southern outskirts of Tai Tapu may reduce the safety and efficiency of SH75, advising that access should be obtained from Hauschids Road. The southern leg of Hauschids Road has not been formed and has a narrow 10m wide road reserve (refer to RRS13 Appendix 1 – Tai Tapu Strategic Infrastructure Locations Criteria)
- both the properties are within the Lower Plains Flood Area (refer to RRS13 Appendix 1 – Chapter 6 and Tai Tapu Natural Hazards Location Criteria and Appendix 2 – Maps 9, 16 & 25)

- the Tai Tapu Trust (*S29*) property accommodates an historic building, with intensification potentially undermining the setting in which this has been established (refer to RRS13 Appendix 1 – Tai Tapu Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 9)
- the northern portion of the land nominated by S & Z Crofts & J Williams (*S43*) comprised of Class I versatile soils and the southern portion of this land and the land nominated by Tai Tapu Trust (*S29*) is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Tai Tapu Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21)
- both of the locations nominated in Tai Tapu would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The properties are also located in areas that are either within, or in close proximity to the identified 'Liquefaction zone buffer', there was liquefaction observed in close proximity to the site 'Post-earthquake lateral spreading' occurred along the Halswell River (refer to RRS13 Tai Tapu Natural Hazards Location Criteria and Appendix 2 – Map 20)
- there is a risk that rural residential activities could undermine the compact urban form of Tai Tapu, with the S & Z Crofts & J Williams (*S43*) block contributing to a long term coalescence of the town with Lincoln that is 3.8km to the west (refer to RRS13 Appendix 1 – Tai Tapu Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 25)
- Rural residential activities should also be precluded on land at western and southern gateways to Tai Tapu, which could exacerbate ribbon development along SH75 and Lincoln-Tai Tapu Roads and undermine the ability to achieve a compact concentric urban form (refer to RRS13 Appendix 1 – Tai Tapu Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 25).
- the undeveloped Living 2A zone, which provides for 10 allotments at a density of 1hh/ha, caters for the short to medium term needs of West Melton in respect to large lot residential/rural residential development in Tai Tapu. This is supported by the fact there is limited growth projected for the township and that the Living 1A zone in close proximity to the two nominated sites remains undeveloped (refer to RRS13 Appendix 2 – Map 5)

Rural Residential Strategy implementation methods and amendments

Submissions received

- 3.198 Several submitters request that Council develop methods to implement the adopted Strategy or to make amendments to its contents (*S06 D&S Anderson; S08 M Larson & Ors; S09 M & B Claxton; S10 Denwood Trustee; S12 D & M Coles Family Trust; S13 M & J Austin; S18 Crabbe Partnership; S20 Conifer Grove Trustees; S28 Pandora Trust; S33 R Barker & Ors; S34 Ministry of Education; S35 Prebbleton Community Association; S36 Dryden Partnership; S37 Trents Road Developments; S38 Survus Consultants; S40 B Harrington; S41 Pinedale Enterprises & Kintyre Pacific Holdings*).
- 3.199 The relief sought includes a range of methods, including fast-tracking private plan change requests, approving private plan change requests via Action 18 of the LURP, exempting developments of less than three properties from rezoning and rezoning additional residential "Greenfield" areas in Prebbleton.

Assessment

Streamlined process for considering private plan change requests

- 3.200 Council is currently processing three private plan changes that are seeking a Living 3 zone to facilitate rural residential development (PC28, PC36 and PC41). The areas that are subject to private plan changes are all identified as preliminary locations in Section 6 of the RRS13. These plan changes have been publicly notified and submissions and further submissions have closed. The consideration of these private plan changes has not been able to proceed to a hearing as Chapter 6 Policy 6.3.9 specifically requires that rural residential development⁶⁴:

"can only be provided for by territorial authorities in accordance with an adopted rural residential strategy prepared in accordance with the Local Government Act 2002, ..."

⁶⁴ LURP: Appendix 1: Amendments to the Canterbury Regional Policy Statement – Policy 6.3.9, 6Dec2013

- 3.201 As a consequence, Council is unable to make any recommendation or decision on proposals that seek rural land to be rezoned Living 3 densities to facilitate rural residential development until such time as there is an adopted Strategy in place, as to do so would fail to give effect to Chapter 6 and the resulting SDP changes would be inconsistent with the LURP.
- 3.202 I do not believe there is scope in the RRS13 process to fast-track the private plan changes in advance of the Strategy being adopted by SDC because:
- Firstly, there is a presumption that the land that is subject to these private plan changes will be retained in the adopted Strategy, noting that the Commissioners may not reach the same conclusion as this Officers report to retain all five preliminary locations, and
- Secondly, the RRS13 is required to be developed using the LGA special consultative process that does not enable SDC to amend the SDP without following the 1st Schedule process prescribed in the RMA (although there is scope in the concurrent process to consider the appropriateness of changes through LURP Action 18); and
- Thirdly, it does not provide interested parties with sufficient opportunity to participate, for example it would remove the rights of submitters to private plan changes 28, 36 & 42
- 3.203 The concurrent process identified in Section 1 of this report will review the appropriateness of including District Plan amendments to implement the adopted Strategy for the Minister's consideration. The project brief includes a review of the private plan change requests to determine whether it is appropriate to include these in some form as part of the package the Council provides the Minister in June. This goes some way to addressing the relief of Denwood Trustees (**S10**), B & M Coles Family Trust (**S12**), M & J Austin (**S13**); Conifer Grove Trustees (**S20**), Pandora Trust (**S33**), R Barker & Ors (**S33**); Prebbleton Community Association (**S35**) Dryden Partnership (**S36**) Trents Road Developments (**S37**), Survus Consultants (**S38**), B Harrington (**S40**), Pinedale Enterprises & Kintyre Pacific Holdings (**S41**), S & Z Crofts & J Williams (**S46**) in respect to fast-tracking rural residential development. However, at this stage it is anticipated that the primary focus of the Action 18 amendments will be ensuring that the SDP 'gives effect' to Chapter 6 and the LURP through objectives and policies, rather than preparing rules or outline development plans to facilitate the development of specific sites.
- 3.204 The D & S Anderson (**S06**) submission lists the costs and time the land owner has invested in having their land considered for rezoning. The frustration at having to participate in numerous processes over an extended period of time is understandable and I am sure the sentiments expressed in this submission will be shared by numerous other parties who are participating in this process. However, it is important to appreciate that Council has had to change its proposed methods for managing rural residential development on several occasions as a direct consequence of amendments occurring to the sub-regional planning frameworks (refer to Figure 1 and Section 2 of the RRS13⁶⁵).
- 3.205 I consider that a high degree of surety has now been established as a consequence of the Gazetting of the LURP and Chapter 6 being made operative. This now provides a more definitive framework to enable SDC to progress the Rural Residential Strategy process, and the consideration of private plan changes under the RMA, as soon as is practically possible.
- 3.206 In many respects a decision on the private plan change requests may occur substantially faster under the RMA 1st Schedule process as my understanding is that hearings of the three notified plan changes can be held as soon as the Strategy is adopted, depending upon the nature and extent of the SDP amendments Council provides in response to Action 18. In contrast, there is no timeframe prescribing how long the Minister may take to consider and make a decision on Action 18, by which time a decision on the private plan changes that accord with the adopted Strategy will have been made. It is important to note that the Minister has the discretion to determine whether any further consultation is required, which depending on the Minister's view could further extend the period of time necessary for individual blocks to be rezoned.

⁶⁵ RRS13 – Consultation Draft: Section 2 Policy Context, Para 2.42 to 2.44, Dec2013 [P12]

Exempt small scale development from rezoning requirements

- 3.207 The submission from Apton Developments (**S16**) and Crabbe Partnership (**S18**) request that Council enable proposals involving three or less properties to be assessed through the subdivision process only, and exempt them from having to be considered under the 1st Schedule private plan change process.
- 3.208 I oppose this relief as it fails to respond to the issues identified in the RRS13 in regards to sub-4ha subdivision in the rural environment, the effects of which are significant and require consideration through a comprehensive plan change rather than site specific subdivision process. The LURP now precludes sub-4ha subdivision in the Rural Inner Plains zone by amending the wording in SDP Policy B4.1.1 from 'discourage' to 'avoid'⁶⁶. This effectively prevents sub-4ha subdivision in the Rural (Inner Plains) zone through subdivision, with the only exception being where development accords with an adopted rural residential strategy and Chapter 6.

Rezone additional residential land in Prebbleton

- 3.209 The submission from M Larson & Ors (**S08**) requests that their land is included as a 'priority residential greenfield area' to achieve Objective 6.2.2 Urban Form and Settlement Pattern of Chapter 6 by:
- achieving consolidation of the Prebbleton urban area by completing the obvious "gap" to achieve concentric urban form; and
 - provide for development of greenfield priority areas at Prebbleton at a rate and in locations that meets anticipated demand and enables the efficient provision and use of network infrastructure; and
 - encourages sustainable and self-sustainable growth of the town of Prebbleton
- 3.210 The submitter requests that SDC make the following amendments to the RRS13 to facilitate this rezoning. Amendment 2 below is also requested by Trents Road Developments (**S37**).

Amendment 1

Amend Map 24 in Appendix 2 (P68) to replace the reference "Preferred urban form" with "Prebbleton preferred urban form – priority future residential growth area" in recognition that this is the next area of Prebbleton to become a 'Greenfield' residential area

Amendment 2

Amend the Prebbleton Environs Study Criteria under 'Urban form and growth management' as follows (deletions are ~~struck through~~):

"Preserve the obvious residential growth path west of Springs Road between Trents and Hamptons Road, which presents the ~~long term~~ opportunity to achieve a compact concentric urban form for Prebbleton"

- 3.211 I do not support either of the recommended amendments to the RRS13 for the following reasons:
- The intention of the RRS13 criteria is to protect an obvious future growth path from interim rural residential development (refer to the above discussion and recommendations on 'interim' development), any consideration of the appropriateness of rezoning this land for residential purposes is beyond the scope of the RRS13 process
 - The land was not identified as a "Greenfield priority area" in either the Prebbleton Structure Plan or Chapter 6, which was only Gazetted in December 2014 – the RRS13 would be inconsistent with the LURP and Chapter 6. The recommended wording is therefore misleading.
 - The LURP is considered to provide for a short to medium term planning timeframe - the reference to "long term" was purposefully used to identify that the consideration of additional residential land in Prebbleton is subject to additional strategic planning work, including Structure Plan reviews and monitoring the uptake of "Greenfield" residential land
- 3.212 The submitter goes on to request SDC to seek Environment Canterbury to identify the land as a "Greenfield Priority Area - Residential" in Map A⁶⁷. The basis for these changes is that there is immediate demand for this land and that Environment Canterbury are required to

⁶⁶ LURP: Appendix 4 – Amendments to the Selwyn District Plan; Amendment 2 Changes to the Rural Volume, 6Dec2013 [P87]

⁶⁷ Map A is an appendices to Chapter 6 that references the Greenfield Priority Area in Greater Christchurch

make these changes as part of their monitoring and review role set out under Policy 6.3.11. The submitter also requests that Council rezone the land for residential purposes under the CER Act.

- 3.213 The submitter provides no substantive assessment to justify the existence of a “shortfall” of residential housing allocated to Prebbleton. This is despite Council facilitating the provision of 1,250 households through the Prebbleton Structure Plan to accommodate the projected population of the Township for the 30 year period provided in the Greater Christchurch Urban Development Strategy and other related planning instruments.
- 3.214 The submitter had an opportunity to lodge submissions on the draft LURP in April 2013 requesting that this area of land was included as a “*Greenfield Priority Area – Residential*”. It is understood that this opportunity was not taken by the submitter. The growth facilitated by the LURP and Chapter 6 is anticipated to be adequate for accommodating short to medium term demand in the Greater Christchurch sub-region, with further urban growth being subject to area-wide monitoring and periodic reviews by the territorial authorities and Environment Canterbury.
- 3.215 Council undertakes monthly monitoring of the uptake of residential land that is subject to the LURP, so there are robust measures in place to quantify the timing of when ‘Greenfield’ land is subdivided and dwellings are constructed on them. This information is available to the public and assists Council in meeting its requirements under Policy 6.3.11 of Chapter 6.
- 3.216 The ability to consider the appropriateness of additional ‘Greenfield’ residential land is clearly beyond the scope of this hearing, which is limited to considering methods to manage rural residential development. I believe that any recommendation of this panel to grant the submitters relief would be inconsistent with the LURP and fail to ‘give effect’ to Chapter 6.
- 3.217 The Prebbleton Community Association (**S35**) request the “Preferred urban form” reference is amended to some other more definite term, such as “Future Priority urban form”. The submission from Trents Road Developments (**S37**) also request that Map 24 in Appendix 1 of the RRS13 is amended facilitate the immediate development of the site to rural residential densities, and in the case of the Trents Road Development submission to “future proofed development”.

Amendment 3

Amend the Map 24 reference from “*Preferred urban form*” to “*Prebbleton preferred urban form – priority future residential growth area*”

- 3.218 I do not support any changes to the Map 24 reference for the following reasons:
- the reference should be general in nature pending appropriate reviews, to determine the extent to which the current Township boundary may expand in the future.
 - appropriate reviews under the LURP monitoring, Chapter 6, SDP/or Prebbleton Structure Plan need to be undertaken to confirm the appropriateness of the area for additional residential development

RRS13 amendments sought by Denwoods Trustee

- 3.219 Attachment A of the submission from Denwoods Trustee (**S10**) recommends a number of amendments to Chapter 6 of the RRS13. These are listed and considered as follows:
- 3.220 The following amendment seeks to delete this Intensive Farming buffer because there is no current or approved activity on this land.

Amendment 4

Amend Appendix 2 Maps 5 and 26 to remove the Intensive Farming Activity and site buffer west of RRS13 Area 5

- 3.221 I support in part the recommended amendment for the following reasons:
- It is appropriate for Council to remove the Intensive Farming Buffer from its records where it is identified that there is no Intensive Farming Activity that is either legitimately established or operating on land. The Appendix 2 maps are generated directly from Council’s GIS, so an update to this information will effectively remove it from the RRS13 Maps – refer to the wording provided in the title page for RRS13 Appendix 2.

Amendment 5

Amend Paragraph 6.1 as follows (additions are underlined and/or deletions ~~struck through~~):

"6.1 The following rural residential areas have been identified by Council as suitable locations for rural residential development. On a preliminary basis as a starting point to inform the consultation and comments phase of the Rural Residential Strategy process"

Amendment 6

Amend Paragraph 6.1 as follows (additions are underlined and/or deletions ~~struck through~~):

"6.2 The ~~preliminary~~ identified rural residential locations satisfy the following pre-requisites..."

- 3.222 These amendments seek to amend the RRS13 to reflect the submitter's relief and Officer's recommendation to retain Area 5 as a location in the adopted Strategy. On this basis, I support these recommended amendments should the Commissioner's confirm the inclusion of this block in the adopted Strategy.
- 3.223 The following amendments seek to insert the applicant's response to the outstanding matters that the submitter believes have been resolved in respect to private Plan Change 28 so that this information is contained in the adopted Rural Residential Strategy.

Amendment 7

Amend Paragraph 6.67 – Sub regional guidance – LURP/Chapter 6 to the CRPS of the RRS as follows (additions are underlined and/or deletions ~~struck through~~):

"... Avoids ~~the majority~~ all of the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of the CRPS.

... A submission lodged by Lincoln University in support of PC 28 resolves any potentially adverse effects the development of the site to rural residential densities may present this nationally important facility. ~~The consideration of PC 28 will also need to determine the appropriateness of rezoning land within the Rural Outer Plains zone, which is valued for its rural productive capacity and the potential loss of Class II versatile soils. Part of~~ Part of Area 5 comprises Class 2 versatile soils. The current farming operation includes the 27ha of land now zoned LZ and B2B. Farming of the balance PC28 land will be impractical as access will be via the LZ and B2 land, and there will be potential for reverse sensitivity issues (however, buffers between the zones are proposed). ..."

Amendment 8

Amend Paragraph 6.67 – Rural residential form, function and character as follows (additions are underlined and/or deletions ~~struck through~~):

"... unconsolidated peri-urban sprawl and the urban form of Lincoln coalescing with Tai Tapu, Rolleston or Prebbleton. Strong definitive boundaries have been proposed as part of PC28 through the use of buffers which will be landscaped to provide definition while maintaining rural outlook. The site forms a 'southern wrap' to the township of Lincoln, with the western boundary defined by an existing waterway, to be enhanced with riparian planting, the northern boundary adjoining Lincoln University, the southern boundary defined by a treed 5m landscape buffer, and the eastern boundary defined by landscaped buffers adjoining LZ and B2B zoning. ~~However, strong definitive boundaries to preclude additional peri-urban development to the west and south will need to be established through the PC 28 process...~~"

Amendment 9

Amend Paragraph 6.67 – Landscape values as follows (additions are underlined and/or deletions ~~struck through~~):

"PC28 proposes a maximum of 110 rural residential lots. Development is to be in accordance with an ODP based on a layout which will ensure a rural/open space character for all lots. This includes larger 1ha lots in the central area and generally smaller lots on the periphery and adjoining in the LZ and B2B open space buffers, where an open/rural outlook can be enjoyed towards adjoining open space, as well as within the sites. The development block represents a large development node, where significant numbers of households may collectively undermine the ability of the resulting development to meet land owner expectations or a rural residential lifestyle...

...The substantive merits of the rezoning and any related effects, ~~have been~~ will need to be considered under the Rural Residential Strategy and PC28 plan change processes.

Amendment 10

Amend Paragraph 6.67 – Lincoln environs study area guidance as follows (additions are underlined and/or deletions ~~struck through~~):

“... A number of constraints potentially impact on the viability of the site to accommodate rural residential densities, including the high groundwater table, drainage issues and the presence of springs. These constraints have been identified in PC28 which establishes will be assessed through the private plan change process that these constraints are able to be remedied or mitigated with effects which will be no more than minor...

~~Additional site specific assessment will be required to confirm the presence of any potentially contaminated soils associated with the historic farm use. In addition, geotechnical investigations will also be required to establish the lands susceptibility to liquefaction and lateral spread during large earthquake events. PC28 includes preliminary site investigation with respect to potential site contamination. The report considers that any issues relating to areas of potential contamination identified in the report can be managed to enable the site to be used for rural residential purposes”~~

3.224 I oppose these recommended amendments for the following reasons:

- they pre-empt the PC28 private plan change process and reflect an assumption that the responses provided will be supported by the reporting Officer and/or the Commissioner making a recommendation on this process under the 1st Schedule of the RMA.
- the level of detail contained in the adopted Rural Residential Strategy should be general in nature, with the appropriateness of detailed design, mitigation measures and effects based assessments best determined under the private plan change process.

Amend the context of the Strategy from a consultation draft to an adopted Strategy

3.225 The submissions from B & M Coles Family Trust (**S12**) and Conifer Grove Trustees (**S20**) recommend that the context of the RRS13 is amended in response to it being an ‘adopted Strategy’ rather than a ‘draft for consultation’.

3.226 The submitters request that at all necessary amendments are made to the RRS13 to replace the wording ‘preliminary’ to ‘preferred’ in respect to all references to Areas 1 and 4 respectively (**Amendment 11**).

3.227 I support the submitter’s request that the wording of the adopted Strategy should reflect the status of the document in respect to the locations identified within it. The specific references to Areas 1 and 4 will need to be contingent on the Commissioner’s determining the appropriateness of retaining these two locations in the adopted Strategy.

Amendments sought by Coles Family Trust

3.228 The submission from B & M Coles Family Trust (**S12**) also recommends the following amendments to the RRS13.

3.229 The submitter proposes a number of amendments to Section 6 in the RRS13, which relate to the location description and assessment of preliminary location Area 1. These are also sought by Denwoods Trustee for preliminary location Area 4 (**Amendments 5 & 6**)

3.230 These amendments seek to amend the RRS13 to reflect the submitter’s relief and Officer’s recommendation to retain Area 1 as a location in the adopted Strategy. On this basis, I support these recommended amendments.

3.231 The submitter also requests the following amendments to the site assessment contained in Section 6 of the RRS13 (2nd bullet point on P55) to provide additional detail that has been established through the preparation of a draft plan change that is attached to the submission.

Amendment 12

Amend Paragraph 6.67 – Rolleston environs study area guidance as follows (additions are underlined and/or deletions ~~struck through~~):

“... ~~Additional site specific assessment will be required to confirm the presence of any potentially contaminated soils associated with the historic farm use and current contractor’s yard. In addition, geotechnical investigations will also be required to establish the lands susceptibility to liquefaction and lateral spread during large earthquake events, although given existing~~

~~geotechnical information on Rolleston the likelihood of susceptibility is expected to be low. PC27 includes a preliminary site investigation with respect to potential site contamination. The report considers that any issues relating to areas of potential contamination identified in the report can be managed to enable the site to be used for rural residential purposes. PC27 also includes Geotechnical reports which indicate that the site is not susceptible to liquefaction and contains TC1 soils.~~

~~The site is comprised of Class II versatile soils, which is consistent with much of the Canterbury Plains. Given the location of the site and the need for rural residential development to meet market demands this site represents an appropriate use of resources. With any private plan change proposal lodged to formalise the Living 3 zoning having to assess the impacts of any loss of these soils on the productive capacity of the Canterbury Plains.~~

- 3.232 I oppose these recommended amendments as they pre-empt the private plan change process and reflect an assumption that the responses provided will be supported by the reporting Officer and/or the Commissioner making a recommendation on this process under the 1st Schedule of the RMA. The level of detail contained in the adopted Rural Residential Strategy should be general in nature, with the appropriateness of detailed design, mitigation measures and effects based assessments best determined under the private plan change process.
- 3.233 Appendix D of the submission from B & M Coles Family Trust (**S12**) requests a number of amendments to the Locations Criteria contained in Attachment 2 - Table 8: Criteria to guide the selection of 'preferred locations' and policy formulation of the RRS13.
- 3.234 The submitter proposes to amend the Locations Criteria, as they relate to rural residential form, function and character, to reduce the minimum lot size range from 0.3ha to 0.2ha. In addition, the lot size range of 0.2 to 2ha, as recommended by B & M Coles Family Trust (**S12**) is also sought by M & B Claxton (**S09**) and Dryden Trust (**S36**).

Amendment 13

Amend the lot size range reference in the Rural residential form, function and character criteria as follows (additions are underlined and/or deletions ~~struck through~~):

"...Support locations that can sustain a mixture of housing densities ranging from ~~0.3ha~~ 0.2ha to 2ha in size whilst achieving an overall density of 1 to 2hh/ha..."

- 3.235 The submitters do not provide any substantive assessment in support of this amendment. Extensive investigations were undertaken in preparing the RRS13. I oppose this relief on the basis that the lot size range that is referenced in the Locations Criteria qualified in Section 4 of the RRS13⁶⁸ is more appropriate for providing a rural residential character and avoiding a proliferation of low-density residential lots.

Amendments recommended by the Ministry of Education

- 3.236 The Ministry of Education request that the Rural Residential Location Criteria in Appendix 1 of the RRS13 are amended (**S34**) to list all schools within each of the respective Township Study Areas.
- 3.237 As means of background, the rural based schools were identified in the criteria as a means to identify them as a strategic asset within the countryside to avoid development that may undermine their operations, such as for example through adverse reverse sensitivity effects or potential road safety issues. The urban based schools were not initially referenced as they are within Townships, which are outside the geographic area that could accommodate rural residential development.
- 3.238 Schools were identified in the Peri-urban Context Maps contained in Appendix 2 of the RRS13 Maps 22 to 28. This was to assist in ensuring potential locations are located in relatively close proximity to these important services to avoid significant commuting travel times and reduce the risk that school catchments would be stretched geographically due to sprawling rural residential environments.

⁶⁸ RRS13 – Consultation Draft: Section 4 Rural residential context and 'Issues' identification, Para 4.34 to 4.48, Dec2013 [P24 to 26]]

- 3.239 The Ministry of Education submission identifies the importance of referencing all schools within the study areas. As a consequence, I recommend all designated schools are included in each of the respective Study Area Criteria in Appendix 1 (**Amendment 14**).

- Rolleston Study Area: Rolleston Primary School (ME10) and Clearview School (ME11)
- Lincoln Study Area: Lincoln Primary and Secondary Schools (ME8) and Springston School (ME14)
- Prebbleton Study Area: Prebbleton School (ME9)
- West Melton Study Area: West Melton School (ME16)
- Tai Tapu Study Area: Tai Tapu School (ME15)
- Springston Study Area: Lincoln Primary and Secondary Schools (ME8) and Springston School (ME14)

Amendments sought by Dryden Trust and Trents Road Developments

- 3.240 Dryden Trust (**S36**) and Trents Road Developments (**S37**) recommend a number of changes to the contents of the RRS13 and the Locations Criteria.

- 3.241 The submitters promote 'future proofed' development, whereby land is zoned and developed to rural residential densities pending further residential intensification at some time in the future. To facilitate this they request the following two amendments to the RRS13:

Amendment 15

Amend the second bullet point of the Rural residential character elements' discussion in Page 33 of the RRS13 as follows (additions are underlined):

"...buildings that are well set back from road frontages (15m to 20m) to provide a sense of open space and promote an open semi-rural street environment, except in cases where the area is 'future proofed' for full urban development when rezoning permits this, and a lesser front yard of around 7-8m is appropriate taking into account the character of future urban development and the ability to still achieve an open street environment through other means such as 'open style' fencing design and landscaping"

Amendment 16

Amend the general criteria under 'Rural residential form, function and character (in Appendix 1 of the RRS13), to enable 'future proofed' development to occur in obvious residential growth paths for rural residential purposes as follows (additions are underlined):

"Avoid locations that are obvious residential growth paths, except where legal mechanisms exist to ensure that rural residential development does not impede future development of such areas. Once rezoned to a living or other urban zone, to achieve urban densities in accordance with an agreed ODP; and that purchasers of rural residential lots are aware of this requirement."

- 3.242 These recommended amendments are opposed as 'Future proofed', or interim, development is expressly precluded by Policy 6.3.9 (7) of Chapter 6. Front building setbacks are identified in the RRS13 as an important mechanism in establishing a streetscape that distinguishes these areas from low density residential or full residential neighbourhoods. The 15m to 20m front building setback, along with wide grassed berms and rural vernacular style fencing, should be retained to achieve the anticipated rural residential form, function and character.

- 3.243 The submitters also request that an additional section is included in the adopted Strategy called 'Monitoring and Review', which should reference the Chapter 6 monitoring and review requirements to ensure SDC's adopted Strategy accords with these requirements. The relief is supported by (Dryden Trust (**S36**), Trents Road Developments (**S37**), and Pinedale Holdings & Kintyre Pacific Holdings (**S41**)).

Amendment 17

Insert a 'Monitoring and review' section in to the adopted Rural Residential Strategy

- 3.244 The submitters have identified an important omission from the RRS13 and I support the need for a specific 'Monitoring and review' section in the adopted Strategy. This should outline the Chapter 6 monitoring requirements, but also establish the parameters that will determine a future review of the adopted Strategy. This could include references to when land identified in the adopted Strategy is zoned, subdivided and building permits issued so that uptake can be quantified and the need for additional land established. I agree with the submitters that it is essential and necessary to ensure that the provision, and allocation of land is regularly

reviewed and updated to respond to what is a constantly changing social, economic, regulatory and strategic planning context.

- 3.245 In addition, the 'Monitoring and review' section should also include requirements to address the submission of A Joyce (**S45**), who requests that investigations are undertaken to determine whether the elements of rural residential areas are meeting land owner requirements. I agree that regular and effective monitoring needs to be undertaken to establish whether the expectations of land owners are being met, to determine whether the form, function and character of rural residential environments are appropriate and to confirm that this form of development is sustainable so that the resulting information can inform future Rural Residential reviews.

Amendments recommended by Lincoln University, NZ Plant & Food and AgResearch

- 3.246 Lincoln University and the Lincoln based Crown Research Institutes (**S49**) recommend several amendments to the RRS13 to ensure reverse sensitivity effects on their operations are taken into account.

Amendment 18

That the term "Tertiary Education and Research Activities" is inserted into the 2nd bullet point of the table entitled 'Issues Attributed to rural residential forms of development' on P27 as follows (additions are underlined):

"...there is an increased risk of adverse reverse sensitivity effects where new residents to an area are less aware of farming, rural industry, tertiary and research activities, or strategic infrastructure, which can lead to complaints and amenity conflicts that may undermine the viability of legitimately established land uses".

Amendment 19

That the term "Tertiary Education and Research Activities" is inserted into the 9th bullet point of the table entitled 'Benefits of the peri-urban rural residential form' on P30 & 31 as follows (additions are underlined):

"...typologies that are consolidated and integrated with settlements are better able to avoid 'ribbon' development, adverse reverse sensitivity effects with productive rural land uses, tertiary education and research activities and strategic infrastructure and to assist in achieving compact urban forms for existing residential settlements".

Amendment 20

Include an additional criteria in Appendix 1 Lincoln Environs Study Area Criteria under 'Urban form and growth management' as follows (additions are underlined):

"...avoid locations which may result in reverse sensitivity effects on tertiary education and research activities".

- 3.247 The additional wording is supported as it explicitly recognises potentially adverse reverse sensitivity effects on agricultural research farms, which have direct links to the University and the Crown Research Institutes that operate within the environs that surround the campus and the township of Lincoln. Specific references to the tertiary and research activities within the adopted Strategy is also consistent with the constraints criteria identified in Policy 6.3.9 of Chapter 6 and the District Plan.

Implementation methods and amendments sought by Tē Taumutu Rūnunga

- 3.248 The submission by Tē Taumutu Rūnunga identifies the strong links the Rūnunga have with Selwyn district as they hold manawhenua in the takiwa that centres on Taumutu and the water of Tē Waihora and adjoining lands. Tē Taumutu Rūnunga have strong associations with the land and water (including waipuna – springs), with these natural resources and the associations held with them forming an important part of Tē Taumutu Rūnunga's cultural identity. The social wellbeing of Tē Taumutu Rūnunga can be impacted on by changes to the rural environment arising from intensification for rural residential development, including affecting health, education and wider aspects of cultural identity and well-being.
- 3.249 The Rūnunga request a number of amendments to the RRS13 to ensure that there is explicit recognition of such taonga and cultural associations in rural residential development environments to support the well-being of tangata whenua through the necessary recognition and protection of valued resources.

- 3.250 Tē Taumutu Rūnunga identify that the reliance upon private plan change requests fails to provide them with adequate opportunity to be consulted on draft rezoning proposals and/or Outline Development Plans. They request that SDC revert back to an allocative regime whereby land is selected and SDC advance the related plan changes (**Amendment 21**).
- 3.251 Tē Taumutu Rūnunga, through Mahaanui Kurataiao, were consulted directly in the preparation of proposed PC17, which included the drafting of outline development plans. This same opportunity is not necessarily afforded through the private plan change process, where there is no legislative requirement for proponents to consult with Rūnunga in advance of lodgement⁶⁹. The Rūnunga are concerned that they will not be consulted, with the only opportunity being through the submissions, further submissions and hearing processes.
- 3.252 SDC has discussed methods to ensure the Rūnunga are engaged by developers in advance of the lodgement of private plan changes⁷⁰, with pre-application letters and advice requesting proponents to contact Mahaanui Kurataiao advisors prior to lodgement⁷¹. Private plan change proponents have discussed proposals with Mahaanui Kurataiao in the past, but I understand that this has involved information sharing rather than active engagement.
- 3.253 I appreciate that the Rūnunga would prefer that SDC take a more active role in rezoning land and developing outline development plans for rural residential development. However, this form of development does not have the same priority as facilitating the development of residential land and the expenditure to SDC involved in advancing rural residential rezoning is simply not justified. The cost of engineering, geotechnical and contaminated land investigations and risks of litigation were two of several reasons why proposed PC 17 was withdrawn.
- 3.254 In summary, I believe alternative processes should be progressed further to encourage private plan change proponents to actively engage with Rūnunga when preparing rezoning proposals so that cultural values can be identified, protected and/or enhanced. SDC is unlikely to initiate the rezoning of land for rural residential development because it is not the same priority as facilitating consolidated and intensified residential land and the associated costs cannot be justified.
- 3.255 In addition to the above, the Rūnunga request several other amendments to the RRS13 to ensure that there is explicit recognition of taonga and cultural associations in rural residential development to support the well-being of tangata whenua.

Amendment 22

That the reference to Ngai Tāhu values in Appendix 1 entitled 'Chapter 6 of the CRPS (LURP)' is amended as follows (additions are underlined and deletions are ~~struck through~~):

"...~~Not significantly adversely affect~~ Support the protection and enhancement of ancestral land, water, sites, wāhi tapu and wāhi taonga to Ngai Tāhu".

Amendment 23

That the reference to Ngai Tāhu values in Appendix 1 entitled 'Chapter 6 of the CRPS (LURP)' is amended as follows (additions are underlined and deletions are ~~struck through~~):

"...~~Avoid adverse effects on existing surface water quality and quantity of surface water including drains and water/stock races~~ and groundwater".

Amendment 24

That the reference to Ngai Tāhu values in Appendix 1 entitled 'Landscape values' are amended as follows (additions are underlined):

"...Protection, enhancement and restoration of indigenous flora and fauna in particular mahinga kai species, cultural landscapes, natural features, significant trees and vegetation".

- 3.256 I support Amendments 22 to 24 above as they explicitly recognise the Rūnunga values that need to be considered when identifying appropriate sites for rural residential development and the matters that need to be addressed in any related rezoning proposals. These

⁶⁹ Clause 3 of the 1st Schedule RMA prescribes the consultation local authorities must take in preparing proposed plan changes. This does not apply to private plan changes

⁷⁰ I have been involved directly in discussions with Mahaanui Kurataiao in my capacity as an Iwi Liaison Officer

⁷¹ An example of this is contained in the submission of Coles Family Trust, which includes a draft private plan change that contains a Council pre-application letter as Annexure 9

amendments also ensure that the references to Rūnunga values in the Strategy are consistent with other planning instruments, including the LURP and Chapter 6.

3.257 The Rūnunga also request that the categorisation associated with the following issues that are of cultural importance should be amended from yellow (which are significant site specific considerations) to red (which are critical outcomes identified in the LURP and Chapter 6) (**Amendment 25**):

- Protection of natural features, significant trees and vegetation (as amended by [Amendment 23](#) above)
- Avoid adverse effects on existing surface water quality (as amended by [Amendment 22](#) above)
- Avoid significant adverse ecological effects
- Not significantly adversely affect ancestral land, water, sites, wāhi tapu and wāhi taonga of Ngai Tāhu (as amended by [Amendment 21](#) above)
- Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water and the wāhi tapu and wāhi taonga of Te Taumutu Rūnunga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Tē Waihora, springs and any associated mahinga kai sites

3.258 I support these amendments as they are consistent with the LURP and Chapter 6, the changes respond to the important cultural values the Rununga associate with rural residential development and they reflect the outcomes sought in the Mahaanui: Iwi Management Plan 2013.

3.259 A summary of relief sought by the submitters and the Officer recommendations on each point is provided in [Attachment 4](#) of the report.

4 Conclusions

4.1 The adopted Rural Residential Strategy is significant as it sets the policy direction, and establishes the desired outcomes, from a SDC and community perspective in respect to how rural residential will be developed and managed. It determines where rural residential households are best located on a provisional basis pending the outcome of a subsequent detailed private plan change process, within the context of broader sub-regional direction towards consolidated townships and the sustainable and cost-effective provision of network infrastructure.

4.2 I consider that the amendments proposed to the RRS13 through my recommendations will help to ensure that the adopted Strategy reflects the guiding principles and expectations that are considered necessary to ensuring future rural residential living environments achieve the anticipated form, function and character expectations expressed in the RRS13.

4.3 I am confident that the methodologies and principles contained in the RRS13, and as amended by my recommendations in response to matters raised by submitters, are appropriate and that the application of the Locations Criteria has identified the most optimal rural residential locations and household numbers to provide housing choice over the short to medium term period.

4.4 I also believe that appropriate strategic planning direction has been provided to ensure that the potentially adverse effects and poor outcomes attributed to this form of development can and will be sustainably managed in the long term; particularly where the adopted Strategy is supported by robust SDP policies and rules that will be recommended through the LURP Action response to the Minister.

4.5 I recommend that the following locations are included in the adopted Strategy on the basis of the assessments and conclusions drawn in this report:

ROLLESTON	1535 Main South Road (<i>S12 Coles Family Trust</i>)
LINCOLN	Springs Road (<i>S10 Denwoods Trustee</i>) Allendale Lane (<i>S16 Apton Developments, S48 A Cartridge & S32 R Paton</i>)
PREBBLETON	311 Trents Road (<i>S06 D & S Anderson & S35 Prebbleton Community Association</i>)

100 & 132 Birches Road, 399 Trices Road & 132 Hamptons Road (*S20 Conifer Grove Trustees & S35 Prebbleton Community Association*)

59 to 98 Tosswill Road (*S07 G & L Burgess, S35 Prebbleton Community Association, S45 A Joyce & S28 Pandora Trust*)

WEST MELTON 664 & 708 Weedons Ross Road (*S47 G Marshall*)

- 4.6 These locations cover approximately 154ha to facilitate the development of approximately 230 rural residential households in addition to the undeveloped lots already provided for under the operative Living 3 zone to the townships of Rolleston (approximately 148hh), Lincoln (approximately 120hh), Prebbleton (approximately 50hh) and West Melton (approximately 24hh) some 572 rural residential sections over the next five years, when the Rural Residential Strategy is recommended to be reviewed. This provision is considered to provide a degree of housing choice to the larger townships within the commuter belt of the district with Christchurch City.
- 4.7 It is emphasised that whilst the Strategy identifies the suitability of individual blocks 'in principle', the detailed merits of any rezoning having to be considered through a more comprehensive plan change process under the 1st Schedule of the RMA. The private plan change process is considered appropriate to enable full consideration of reticulated service provision, geotechnical suitability, identification and if necessary remediation of contamination, and detailed ODPs and any necessary site-specific rules to manage unique issues or community concerns.
- 4.8 The recommended extent of rural residential development will be considered by some as being overly conservative. However, this extent reflects the risks that a large number of rural residential typologies presents to the consolidated management of townships and surrounding rural amenity, the efficient and cost-effective provision and maintenance of network infrastructure, and the limited number of sites that are adjacent to township boundaries, outside of future growth paths, and not subject to other constraints. Importantly, I support the need for regular and robust monitoring so that future reviews are better placed to determine whether the on-going provision of rural residential households is appropriate, and if so, how many more households would be sustainable for the subsequent period.
- 4.9 I oppose the inclusion of the majority of the additional locations that have been nominated through submissions on the basis of the assessments and conclusions of this report. I am conscious of the implications the recommendations in this report will have to the aspirations of the submitters and land owners. However, an emphasis has been placed on ensuring that locations directly adjoin townships to achieve integration and efficiencies in the provision of infrastructure.
- 4.10 Importance has been placed on the ability of the locations to align with the timing associated with the progressive development of residential development and the ability of certain townships to support large numbers of rural residential households in the immediate term, while also ensuring that the medium to long term growth paths of urban settlements are not hindered by rural residential development. This has effectively limited the number of sites that I consider are appropriate for inclusion in the adopted Strategy within the recommended 5 year timeframe, with there being a degree of reliance placed on future reviews to address some of the concerns I have with the immediate inclusion of a number of the locations.
- 4.11 The regular monitoring and review process outlined above will ensure that the uptake and development of the identified rural residential development areas can be established, and the outcomes and effects associated with the provision of this form of development can be quantified.
- 4.12 A number of additional amendments identified in submissions are recommended so that the documents context reflects an adopted Strategy rather than a consultation draft and to ensure it is consistent with the LURP and is able to 'give effect' to Chapter 6 of the CRPS.
- 4.13 Overall, I believe that the Strategy, as amended by the recommendations contained in this report, will be consistent with the sub-regional planning directions contained in the LURP and Chapter 6. This is because the recommended locations facilitate the development of some rural residential households to provide some housing choice to assist in the recovery and rebuild of the Greater Christchurch sub-region. This can be achieved without undermining

the wider consolidation and intensification principles that are of primacy in the LURP and Chapter 6 in respect to facilitating the timely and appropriate rebuild and recovery of Greater Christchurch.

ATTACHMENT 1:

RRS13 STATEMENT OF PROPOSAL



STATEMENT OF PROPOSAL FOR THE RURAL RESIDENTIAL STRATEGY

THIS STATEMENT IS MADE FOR THE PURPOSES OF SECTIONS 83 AND 87
OF THE LOCAL GOVERNMENT ACT 2002

NATURE OF THE PROPOSAL

This is a statement of proposal by the Selwyn District Council (The "Council") to prepare a Rural Residential Strategy for consideration and adoption under the Local Government Act.

The Land Use Recovery Plan and Chapter 6 to the Regional Policy Statement direct Council to manage rural residential development in accordance with an adopted Rural Residential Strategy that has been through a special consultative procedure under the Local Government Act.

Rural residential development in this context includes land holdings integrated into existing Townships that range in size from between 0.3ha to 2ha in size at an average density of one to two households per hectare. The Rural Residential Strategy only applies to land within the portion of the district that is subject to the Land Use Recovery Plan. The operative Living 3 zone framework in the District Plan and the adopted Rural Residential Background Report currently manage this form of development.

REASONS FOR THE RURAL RESIDENTIAL STRATEGY

The adopted Rural Residential Strategy will:

- (a) establish the guiding principles
- (b) identify outcomes in respect to the optimal form, function and character of rural residential development
- (c) determine the number of rural residential households that can be sustained and where it is best located with the portion of the District that is subject to the Recovery Plan

The development of the Strategy is **significant** under Council's Policy on Significance as it will set out the policy direction and desired outcomes from a Council and community perspective in respect to how the Living 3 zone is developed and managed. The Strategy is effectively determining the number of households and where they may be located within the portion of the District that is subject to the Land Use Recovery Plan for the next 10 to 15 years. Any land that is not identified within the adopted Strategy is unable to be rezoned or subdivided under the Resource Management Act. The Strategy will replace the adopted Rural Residential Background Report and will inform further changes to the District Plan.

OPTIONS AVAILABLE TO COUNCIL

The options available to Council in respect to alternative approaches are limited as there is a statutory direction contained within the Land Use Recovery Plan that requires Council to manage all rural residential development within the portion of the district that is subject to the Recovery Plan in accordance with an adopted Rural Residential Strategy.

CONSULTATION

Council has prepared the Rural Residential Strategy – Consultation Draft to outline an initial policy position and to facilitate public submissions to inform the preparation of the Rural Residential Strategy. You are encouraged to participate in developing the Rural Residential Strategy by lodging submissions on the Consultation Draft.

The following timeline, consultation and decision-making steps are to be followed:

Timeline	Consultation and decision-making steps
11 December 2013	<ul style="list-style-type: none"> ▪ Council approval to release the Draft Rural Residential Strategy for consultation once the Land Use Recovery Plan is Gazetted
1 February 2014	<ul style="list-style-type: none"> ▪ Public notification of the 20 working day period for lodging submissions, which is to be advertised in The Press, Council Call and on Council's website

	<ul style="list-style-type: none"> This Statement of Proposal shall be served on all individuals and organisations on Council's Interested parties list, which includes submitters and proponents of Plan Changes 28, 36 and 41, submitters on Council's proposed Plan Change 32, owners of the identified preliminary locations, local Rununga and relevant stakeholders
<i>3 March 2014</i>	<ul style="list-style-type: none"> Closing date for submissions on the Draft Strategy
<i>March 2014</i> (to be confirmed)	<ul style="list-style-type: none"> All submissions to be acknowledged, summarised and made available to submitters and the public Preparation of Officers reports Appointment by the Planning Manager of a three member hearings panel comprising a combination of Councillors or Independent Commissioners
<i>April 2014</i> (to be confirmed)	<ul style="list-style-type: none"> Public hearing to be held Hearing panel deliberations and final recommendation
<i>May 2014</i> (to be confirmed)	<ul style="list-style-type: none"> Report with recommendations to Council to consider the adoption of the Rural Residential Strategy
<i>June 2014</i> (to be confirmed)	<ul style="list-style-type: none"> Notice of decision served on submitters Public notice identifying where the adopted Strategy can be viewed

HAVING YOUR SAY ON THE DRAFT RURAL RESIDENTIAL STRATEGY

The Consultation Draft is available for viewing at Council's Rolleston Headquarters, at the service centres and public libraries in Darfield, Leeston, Lincoln and Rolleston and online at www.selwyn.govt.nz.

Any person or organisation may lodge a submission supporting or opposing any aspects of the Consultation Draft and/or this Statement of Proposal.

In order for a submission to be accepted it must state: (a) your name, postal address, phone or email address; (b) whether you support or oppose the Draft Rural Residential Strategy or particular aspects of it; (c) your reasons for your support or opposition; (d) any changes that you wish us to make; (e) whether you wish to speak at a hearing; and (f) the submission must be signed and dated (if posted or faxed)

Submissions may be:

Posted to: Planning Department, Selwyn District Council, PO Box 90, Rolleston 7643

Delivered to: A Council service centre in Darfield, Lincoln, Leeston or Rolleston.

Faxed to: (03) 347 2799 (if you fax your submission please post or deliver a copy to the details above)

Emailed to: submissions@selwyn.govt.nz

At a later date, all submissions received will be acknowledged in writing, summarised and made available for viewing at Council's Rolleston Headquarters, at the service centres and public libraries in Darfield, Leeston, Lincoln and Rolleston and online at www.selwyn.govt.nz.

A hearing panel comprised of a combination of Councillors and/or approved Independent Commissioners will consider all submissions and provide the opportunity for parties who lodged submissions to speak to their submissions at a public hearing. The panel will then make a recommendation to the Council on whether to adopt a final Rural Residential Strategy.

All parties who lodge submissions on the Rural Residential Strategy – Consultation Draft will be served notice of the Council's final decision and where the adopted Rural Residential Strategy can be viewed. The adopted Rural Residential Strategy shall be made available to the public for viewing.

For further information regarding this plan change or the process outlined above, please contact Craig Friedel on (03) 347 2800.

The closing date for submissions is **5.00pm on Monday 3 March 2013**.

ATTACHMENT 2:

RELEVANT SECTIONS OF THE LGA02

SUBPART 1—PLANNING AND DECISION-MAKING

DECISION MAKING

SECTION 76 DECISION-MAKING

- (1) Every decision made by a local authority must be made in accordance with such of the provisions of sections 77, 78, 80, 81, and 82 as are applicable.
- (2) Subsection (1) is subject, in relation to compliance with sections 77 and 78, to the judgments made by the local authority under section 79.
- (3) A local authority—
 - (a) must ensure that, subject to subsection (2), its decision-making processes promote compliance with subsection (1); and
 - (b) in the case of a significant decision, must ensure, before the decision is made, that subsection (1) has been appropriately observed.
- (4) For the avoidance of doubt, it is declared that, subject to subsection (2), subsection (1) applies to every decision made by or on behalf of a local authority, including a decision not to take any action.
- (5) Where a local authority is authorised or required to make a decision in the exercise of any power, authority, or jurisdiction given to it by this Act or any other enactment or by any bylaws, the provisions of subsections (1) to (4) and the provisions applied by those subsections, unless inconsistent with specific requirements of the Act, enactment, or bylaws under which the decision is to be made, apply in relation to the making of the decision.
- (6) This section and the sections applied by this section do not limit any duty or obligation imposed on a local authority by any other enactment.

SECTION 77 REQUIREMENTS IN RELATION TO DECISIONS

- (1) A local authority must, in the course of the decision-making process,—
 - (a) seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - (b) assess those options by considering—
 - (i) the benefits and costs of each option in terms of the present and future interests of the district or region; and
 - (ii) the extent to which community outcomes would be promoted or achieved in an integrated and efficient manner by each option; and
 - (iii) the impact of each option on the local authority's capacity to meet present and future needs in relation to any statutory responsibility of the local authority; and
 - (iv) any other matters that, in the opinion of the local authority, are relevant; and
 - (c) if any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga.
- (2) This section is subject to section 79.

SECTION 78 COMMUNITY VIEWS IN RELATION TO DECISIONS

- (1) A local authority must, in the course of its decision-making process in relation to a matter, give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter.

- (2) *[Repealed]*
- (3) A local authority is not required by this section alone to undertake any consultation process or procedure.
- (4) This section is subject to section 79.

SECTION 79 COMPLIANCE WITH PROCEDURES IN RELATION TO DECISIONS

- (1) It is the responsibility of a local authority to make, in its discretion, judgments—
 - (a) about how to achieve compliance with sections 77 and 78 that is largely in proportion to the significance of the matters affected by the decision; and
 - (b) about, in particular,—
 - (i) the extent to which different options are to be identified and assessed; and
 - (ii) the degree to which benefits and costs are to be quantified; and
 - (iii) the extent and detail of the information to be considered; and
 - (iv) the extent and nature of any written record to be kept of the manner in which it has complied with those sections.
- (2) In making judgments under subsection (1), a local authority must have regard to the significance of all relevant matters and, in addition, to—
 - (a) the principles set out in section 14; and
 - (b) the extent of the local authority's resources; and
 - (c) the extent to which the nature of a decision, or the circumstances in which a decision is taken, allow the local authority scope and opportunity to consider a range of options or the views and preferences of other persons.
- (3) The nature and circumstances of a decision referred to in subsection (2)(c) include the extent to which the requirements for such decision-making are prescribed in or under any other enactment (for example, the Resource Management Act 1991).
- (4) Subsection (3) is for the avoidance of doubt.

SECTION 80 IDENTIFICATION OF INCONSISTENT DECISIONS

- (1) If a decision of a local authority is significantly inconsistent with, or is anticipated to have consequences that will be significantly inconsistent with, any policy adopted by the local authority or any plan required by this Act or any other enactment, the local authority must, when making the decision, clearly identify—
 - (a) the inconsistency; and
 - (b) the reasons for the inconsistency; and
 - (c) any intention of the local authority to amend the policy or plan to accommodate the decision.
- (2) Subsection (1) does not derogate from any other provision of this Act or of any other enactment.

SECTION 81 CONTRIBUTIONS TO DECISION-MAKING PROCESSES BY MĀORI

- (1) A local authority must—
 - (a) establish and maintain processes to provide opportunities for Māori to contribute to the decision-making processes of the local authority; and
 - (b) consider ways in which it may foster the development of Māori capacity to contribute to the decision-making processes of the local authority; and
 - (c) provide relevant information to Māori for the purposes of paragraphs (a) and (b).
- (2) A local authority, in exercising its responsibility to make judgments about the manner in which subsection (1) is to be complied with, must have regard to—
 - (a) the role of the local authority, as set out in section 11; and
 - (b) such other matters as the local authority considers on reasonable grounds to be relevant to those judgments.

CONSULTATION

SECTION 82 PRINCIPLES OF CONSULTATION

- (1) Consultation that a local authority undertakes in relation to any decision or other matter must be undertaken, subject to subsections (3) to (5), in accordance with the following principles:
 - (a) that persons who will or may be affected by, or have an interest in, the decision or matter should be provided by the local authority with reasonable access to relevant information in a manner and format that is appropriate to the preferences and needs of those persons;
 - (b) that persons who will or may be affected by, or have an interest in, the decision or matter should be encouraged by the local authority to present their views to the local authority;
 - (c) that persons who are invited or encouraged to present their views to the local authority should be given clear information by the local authority concerning the purpose of the consultation and the scope of the decisions to be taken following the consideration of views presented;
 - (d) that persons who wish to have their views on the decision or matter considered by the local authority should be provided by the local authority with a reasonable opportunity to present those views to the local authority in a manner and format that is appropriate to the preferences and needs of those persons;
 - (e) that the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration;
 - (f) that persons who present views to the local authority should be provided by the local authority with information concerning both the relevant decisions and the reasons for those decisions.
- (2) A local authority must ensure that it has in place processes for consulting with Māori in accordance with subsection (1).
- (3) The principles set out in subsection (1) are, subject to subsections (4) and (5), to be observed by a local authority in such manner as the local authority considers, in its discretion, to be appropriate in any particular instance.
- (4) A local authority must, in exercising its discretion under subsection (3), have regard to—
 - (a) the requirements of section 78⁷²; and
 - (b) the extent to which the current views and preferences of persons who will or may be affected by, or have an interest in, the decision or matter are known to the local authority; and
 - (c) the nature and significance of the decision or matter, including its likely impact from the perspective of the persons who will or may be affected by, or have an interest in, the decision or matter; and
 - (d) the provisions of Part 1 of the Local Government Official Information and Meetings Act 1987 (which Part, among other things, sets out the circumstances in which there is good reason for withholding local authority information); and
 - (e) the costs and benefits of any consultation process or procedure.
- (5) Where a local authority is authorised or required by this Act or any other enactment to undertake consultation in relation to any decision or matter and the procedure in respect of that consultation is prescribed by this Act or any other enactment, such of the provisions of the principles set out in subsection (1) as are inconsistent with specific requirements of the procedure so prescribed are not to be observed by the local authority in respect of that consultation.

⁷²s78 of the LGA02 requires Council to consider the views of the community when making any decision

SECTION 83 SPECIAL CONSULTATIVE PROCEDURE

- (1) Where this Act or any other enactment requires a local authority to use or adopt the special consultative procedure, that local authority must —
 - (a) prepare—
 - (i) a statement of proposal; and
 - (ii) a summary of the information contained in the statement of proposal (which summary must comply with section 89); and
 - (b) include the statement of proposal on the agenda for a meeting of the local authority; and
 - (c) make the statement of proposal available for public inspection at—
 - (i) the principal public office of the local authority; and
 - (ii) such other places as the local authority considers necessary in order to provide all ratepayers and residents of the district with reasonable access to that statement; and
 - (d) distribute in accordance with section 89(c) the summary of the information contained in the statement of proposal; and
 - (e) give public notice, and such other notice as the local authority considers appropriate, of the proposal and the consultation being undertaken; and
 - (f) include in the public notice a statement about how persons interested in the proposal—
 - (i) may obtain the summary of information about the proposal; and
 - (ii) may inspect the full proposal; and
 - (g) include in the public notice a statement of the period within which submissions on the proposal may be made to the local authority; and
 - (h) ensure that any person who makes a submission on the proposal within that period—
 - (i) is sent a written notice acknowledging receipt of that person's submission; and
 - (ii) is given a reasonable opportunity to be heard by the local authority (if that person so requests); and
 - (i) ensure that the notice given to a person under paragraph (h)(i) contains information—
 - (i) advising that person of that person's opportunity to be heard; and
 - (ii) explaining how that person may exercise that person's opportunity to be heard; and
 - (j) ensure that, except as otherwise provided by Part 7 of the Local Government Official Information and Meetings Act 1987, every meeting at which submissions are heard or at which the local authority, community board, or committee deliberates on the proposal is open to the public; and
 - (k) subject to the Local Government Official Information and Meetings Act 1987, make all written submissions on the proposal available to the public.
- (2) The period specified in the statement included under subsection (1)(g) must be a period of not less than 1 month beginning with the date of the first publication of the public notice.
- (3) This section does not prevent a local authority from requesting or considering, before making a decision, comment or advice from an officer of the local authority or any other person in respect of the proposal or any submission or both.

SECTION 83A COMBINED OR CONCURRENT CONSULTATION

- (1) Where this Act or any other enactment requires a local authority to use or adopt the special consultative procedure in relation to any decision or matter, it may (but is not required to) carry out the consultation at the same time as, or combined with, any other special consultative procedure that it is required to carry out under this or any other enactment.
- (2) This section—
 - (a) applies except to the extent that this Act or any other enactment expressly provides otherwise; and
 - (b) is for the avoidance of doubt.

SECTION 87 OTHER USE OF SPECIAL CONSULTATIVE PROCEDURE

- (1) This section applies in any case where—
 - (a) none of sections 84 to 86⁷³ apply but a local authority is required to use or adopt the special consultative procedure; or
 - (b) a local authority chooses to use the special consultative procedure.
- (2) In any case to which this section applies, the statement of proposal referred to in section 83 (1)(a) is,—
 - (a) if a plan or policy or similar document is proposed to be adopted, a draft of the proposed plan, policy, or document; and
 - (b) in any other case, a detailed statement of the proposal.
- (3) A statement of proposal under subsection (2)(b) must include—
 - (a) a statement of the reasons for the proposal; and
 - (b) an analysis of the reasonably practicable options, including the proposal, identified under section 77(1); and
 - (c) any other information that the local authority identifies as relevant.

SECTION 89 SUMMARY OF INFORMATION⁷⁴

A summary of the information contained in a statement of proposal must—

- (a) be a fair representation of the major matters in the statement of proposal; and
- (b) be in a form determined by the local authority; and
- (c) be distributed as widely as reasonably practicable (in such manner as is determined appropriate by the local authority, having regard to the matter to which the proposal relates) as a basis for general consultation; and
- (d) indicate where the statement of proposal may be inspected, and how a copy may be obtained; and
- (e) state the period within which submissions on the proposal may be made to the local authority.

⁷³ s84 to s86 apply to consultation undertaken in respect to Long Term Plans, Annual Plans and Bylaws respectively

⁷⁴ The Summary of Information was contained in the Statement of Proposal – refer to Attachment 1

ATTACHMENT 3: SUBMITTER LIST

LIST OF SUBMITTERS

Table 2 able lists the submitters by name, references the submitters general position and identifies whether they wish to be heard.

TABLE 2: SUBMITTER LIST

Sub. Ref.	Name/organisation	Position	Wish to be heard
S01	A Aitcheson	Support	No
S02	I & B Court	Support	Yes
S03	PIANZ & EPFNZ	Support in part	Unstated
S04	A McCully	Support in part	Yes
S05	E & K Dixon	Support	Yes
S06	D & S Anderson	Support in part	Yes
S07	G & L Burgess	Support in part	Yes
S08	M Larson and others	Support in part	Yes
S09	M & B Claxton	Support	No
S10	Denwoods Trustee	Support in part	Yes
S11	R & M Beight	Support	No
S12	B & M Coles Family Trust	Support in part	Yes
S13	M & J Austin	Support in part	Yes
S14	B & A Moir	Support or oppose	Yes
S15	K & P Van der Molen	Support in part	No
S16	Apton Developments Ltd	Support in part	Yes
S17	ECan	Support	Yes
S18	M, G & R Crabbe Partnership	Support in part	Yes
S19	NZ Fire Service Commission	Support	Yes
S20	Conifer Grove Trustees	Support in part	Yes
S21	I Court	Support	Yes
S22	D & D Tyson & A Smith	Support in part	Yes
S23	M & H Ringland	Support	Yes
S24	N Sole	Support in part	Yes
S25	K Dunn	Unstated	Yes
S26	G Weakley	Support	No
S27	B Harrington	Support	Yes

Sub. Ref.	Name/organisation	Position	Wish to be heard
S28	Pandora Trust	Support in part	Yes
S29	Tai Tapu Trust	Unstated	Yes
S30	D, P & J Hann	Oppose	Yes
S31	R Paton (139 Two Chain Rd)	Support in part	Yes
S32	R Paton (Allandale Lane)	Support in part	Yes
S33	R Barker & Ors	Support in part	Yes
S34	Ministry of Education	Support	Yes
S35	Prebbleton Community Association	Support in part	Unstated
S36	Dryden Trust	Support in part	Yes
S37	Trents Road Developments	Support in part	Yes
S38	Survus Consultants	Support in part	Yes
S39	V Cullen	Oppose in part	No
S40	B Harrington	Support in part	Yes
S41	Pinedale Holdings & Kintyre Pacific Holdings	Support in part	Yes
S42	NZ Defence Force	Support	Yes
S43	R Cullen	Oppose in part	Yes
S44	Transpower	Unstated	Unstated
S45	A Joyce	Support in part	Yes
S46	S & Z Crofts & J Williams	Support in part	Yes
S47	R & J Marshall	Support	Yes
S48	A Cartridge	Support	Yes
S49	Lincoln University, NZ Institute of Plant & Food Research & AgResearch	Support in part	Yes
S50	Te Taumutu Rununga	Support in part	Yes
S51	A & B George & E & B Jeffs	Unstated	Yes
S52	E & G Smith & Ors	Support in part	Yes
S53	G Maginness	Support in part	Yes
S54	M Stratford & Ors	Support in part	Yes
S55	J Paton	Unstated	Yes
SUPPORT IN PART 32 – SUPPORT 15 – OTHER 8			

ATTACHMENT 4:

SUMMARY OF SUBMISSIONS AND OFFICER RECOMMENDATIONS BY CATEGORY

SUMMARY OF SUBMISSIONS AND OFFICER RECOMMENDATIONS BY CATEGORY

1. STRATEGIC MANAGEMENT OF RURAL RESIDENTIAL ACTIVITIES		
Submitter	Summary of relief sought	Officer recommendation
S01 A AITCHESON	Supports the RRS13	Support - provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S02 I & B COURT	Supports the Strategy as it provides for section sizes that will replace the rural residential land that has recently been rezoned residential	Support – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S03 PIANZ & EPFNZ	Supports the Strategy as it: (1) provides some rural residential land that will reduce the pressure for residential development on 4ha sites in the Inner Plains zone; (2) Poultry farms have been correctly included in the locations criteria (Appendix 1) and constraints maps (Appendix 2); and (3) The future timeframe of the Strategy (10-15years) provides the poultry industry with some medium term certainty that new Living 3 zones will not be approved in any locations adjacent to existing poultry farms.	Support – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
	Requests that the 4ha minimum lot size is increased within the Rural Inner Plains zone to discourage further subdivision of productive rural land for residential purposes, which should be signalled in the RRS13.	Oppose - this relief as it is beyond the scope of the RRS13 process and requires a full and comprehensive assessment under the RMA 1st Schedule
S04 A McCULLY	Requests that the minimum lot size for rural properties in the Inner Plains zone within 3km of existing towns, or the Southern Motorway corridor, is reduced from the current 4ha minimum to 2ha. This will not contribute to urban sprawl, conflict with urban consolidation principles, alter the rural landscape, create additional pressure on public infrastructure/facilities, have a negative impact on the southern motorway or wider road network. It will also cater for people's needs and address demand.	Oppose - this relief as it is beyond the scope of the RRS13 process and requires a full and comprehensive assessment under the RMA 1st Schedule. Granting the submitters relief would be RRS13 contrary to guiding principles and criteria and fail to achieve the sustainable management purposes and principles of the RMA.
S11 R & M BEIGHT	Support the subdivision of rural residential sections between 0.5 to 2ha in size	Support - generally reflects the section size analysis identified in Section 3 of the RRS13
S13 M & J AUSTIN	Support the RRS13 subject to the inclusion of the land owners property	Support in part – – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S14 B & S MOIR	Support the RRS13 subject to the inclusion of the land owners property	Support in part – – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S15 K & P VAN DER MOLAN	Requests that the minimum lot size for rural properties in the Inner Plains zone within 3km of existing towns is reduced from the current 4ha minimum to 2ha.	Oppose - this relief as it is beyond the scope of the RRS13 process and requires a full and comprehensive assessment under the RMA 1st Schedule. Granting the submitters relief would be RRS13 contrary to guiding principles and criteria and fail to achieve the sustainable management purposes and principles of the RMA.
S16 APTON DEVELOPMENTS LTD	Support the RRS13 subject to the inclusion of the land owners property	Support in part – identifies support for the criteria and principles contained in the RRS13 for sustainably managing rural residential development

S17 ECAN	Support the RRS13 as it will: (1) help inform the extent of rural residential development to manage its cumulative adverse effects; (2) it provides a robust framework for the identification of preferred sites; (3) will assist in establishing a framework that 'gives effect' to Chapter 6	Support – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S18 CRABBE PARTNERSHIP	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S20 CONIFER GROVE TRUSTEES	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S21 I COURT	Support the RRS13 subject to the inclusion of the land owners property	Support in part – identifies support for the criteria and principles contained in the RRS13 for sustainably managing rural residential development
S22 D&D TYSON & A SMITH	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S23 M & H RINGLAND	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S24 N SOLE	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S26 G WEAKLEY	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S27 B HARRINGTON	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S28 PANDORA TRUST	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S31 R PATON	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S32 R PATON	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S33 R BARKER & ORS	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S34 MINISTRY OF EDUCATION	Support in principle the overall intent and methodology the Council has used to develop an initial policy position and guiding principles in the RRS13	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.

S35 PREBBLETON COMMUNITY ASSOCIATION	Support the RRS13 in principle, including specifically: (1) seeks to achieve consolidated township forms, including preserving the greenbelt north of Prebbleton to avoid the township connecting with Christchurch City; (2) enables rural residential development while utilising appropriate discernible boundaries; (3) takes into account the need to provide efficient and cost effective connections to critical infrastructure; and (4) seeks to avoid ribbon development along roads and infrastructure lines	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
	Support of the criteria is conditional on the inclusion of land to the east of Prebbleton and the extension of the reserve across Tosswill Road	Support in part – the nominated land to the east of Prebbleton on Tosswill Road has been supported as it satisfies the criteria. Development of this land may facilitate the domain extension identified in the Prebbleton Structure Plan and referenced in the SDP ODP, but this is beyond the scope of this process
S36 DRYDEN TRUST	Support the RRS13 subject to the inclusion of the land owners property	Support in part provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
	Provide for “future proofed” rural residential development pending intensification to residential densities	Oppose – ‘future proofed’ is considered to be interim development, which is precluded by Policy 6.3.9 (7) of Chapter 6. “Future proofed” development also gives rise to a number of issues that are likely to impede future intensive and consolidated residential development
S37 TRENTS ROAD DEVELOPMENTS	Support the RRS13 subject to the inclusion of the land owners property	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
	Provide for “future proofed” rural residential development pending intensification to residential densities	Oppose – ‘future proofed’ is considered to be interim development, which is precluded by Policy 6.3.9 (7) of Chapter 6. “Future proofed” development also gives rise to a number of issues that are likely to impede future intensive and consolidated residential development
S38 SURVUS CONSULTANTS	Support the RRS13 subject to the inclusion of the land owners nominated properties	Support in part Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S39 V CULLEN	Oppose the RRS13 in principle as it does not go far enough in facilitating rural residential development	Oppose – this process provides the opportunity for interested land owners to nominate their land for inclusion, with the parameters for how this is required to be assessed being determined to an extent by the LURP and Chapter 6
	Request that Council enable two dwellings on single parcels within the Rural Inner Plains zone	Oppose - this relief is beyond the scope of the RRS13 process and requires a full and comprehensive assessment under the RMA 1st Schedule
S40 B HARRINGTON	Support the RRS13 subject to the inclusion of the land owners nominated properties	Support in part – identifies support for the criteria and principles contained in the RRS13 for sustainably managing rural residential development
S41 PINEDALE ENTERPRISES & KINTRYE HOLDINGS	Support the RRS13 subject to the inclusion of the land owners nominated properties	Support in part – identifies support for the criteria and principles contained in the RRS13 for sustainably managing rural residential development
S43 R CULLEN	Oppose the RRS13 in principle as it does not go far enough in facilitating rural residential development	Oppose – this process provides the opportunity for interested land owners to nominate their land for inclusion, with the parameters for how this is required to be assessed being determined to an extent by the LURP and Chapter 6

	Request that Council enable two dwellings on single parcels within the Rural Inner Plains zone	Oppose - this relief is beyond the scope of the RRS13 process and requires a full and comprehensive assessment under the RMA 1st Schedule
S45 A JOYCE	Provide for subdivision and zoning of 2ha within a designated area around townships	Oppose - this relief is beyond the scope of the RRS13 process and requires a full and comprehensive assessment under the RMA 1st Schedule
S46 S & Z CROFTS & J WILLIAMS	Support the RRS13 subject to the inclusion of the land owners nominated properties	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.
S49 A CARTRIDGE	Support the RRS13 subject to the inclusion of the land owners nominated properties	Support in part – provides confirmation that the principles contained within the RRS13 and the methodologies developed to manage rural residential activities in the context of the LURP and Chapter 6 are appropriate.

2. HOUSEHOLDS ALLOCATIONS AND DEMAND		
Submitter	Summary of relief sought	Officer recommendation
S08 M LARSON & ORS	Rezone the identified 'future growth path in Prebbleton to Living densities via the LURP and Chapter 6 to satisfy demand for residential sections	Oppose - There is sufficient 'Greenfield' residential land rezoned recently through the LURP to accommodate the short to medium term needs of the Township. Any additional residential land will need to be determined through the monitoring of housing uptake and reviews of the SDP/LURP/Chapter 6. Consideration of residential 'Greenfield' areas is beyond the scope of this process
S13 M & J AUSTIN	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development
S15 VAN DER MOLEN	The creation of an additional 10 sub-4ha parcels along Hamptons Road would not undermine the 'village' character of Prebbleton	Oppose - The extent of incremental change and cumulative effects associated with hoc development does have implications in respect to the sustainable management of resources and achieving wider community outcomes
S20 CONIFER GROVE TRUSTEES	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development
S28 PANDORA TRUST	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development
S30 P, D & J HANN	Highlight household demand as a reason why the land should be included in the adopted Strategy	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development

S33 R BARKER & ORS	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development
S36 DRYDEN TRUST	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development
S37 TRENTS ROAD DEVELOPMENTS	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development
S38 SURVUS CONSULTANTS	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development
S39 V CULLEN	There is strong demand for rural residential sections, but there are no more blocks available on the market	Oppose – the RRS13 and current process is being advanced to facilitate some rural residential development where land owners are committed to rezoning properties under the RMA and in accordance with the LURP, Chapter 6 and the adopted Strategy
S40 B HARRINGTON	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development
S41 PINEDALE ENTERPRISES & KINTYRE PACIFIC HOLDINGS	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development
S43 R CULLEN	There is strong demand for rural residential sections, but there are no more blocks available on the market	Oppose – the RRS13 and current process is being advanced to facilitate some rural residential development where land owners are committed to rezoning properties under the RMA and in accordance with the LURP, Chapter 6 and the adopted Strategy
S46 S & Z CROFTS & J WILLIAMS	There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs that need to cover the full spectrum of housing types.	Oppose - there needs to be some provision made for rural residential households to provide choice in what is a relatively exclusive area of the property market and that the development and uptake of zoned land should be monitored and reviewed prior to allocating additional land for this purpose to ensure that the primary goals of the LURP and Chapter 6 are not hindered by rural residential development

3. INFRASTRUCTURE		
Submitter	Summary of relief sought	Officer recommendation
S19 NZ FIRE SERVICE COMMISSION	Support the RRS13 as it requires the water supplying rural residential nodes to satisfy the NZ Fire Service Code of Practice	Support – a reticulated water supply is one of the parameters stipulated in Chapter 6 and it assures a security of supply to future residents
S39 V CULLEN	Oppose the requirement for rural residential developments to connect to a community owned reticulated wastewater system	Oppose – It is a requirement of the LURP under Policy 9.3.9 of Chapter 6 that rural residential development is serviced by a community owned reticulated sewer system
S43 R CULLEN	Oppose the requirement for rural residential developments to connect to a community owned reticulated wastewater system	Oppose – It is a requirement of the LURP under Policy 9.3.9 of Chapter 6 that rural residential development is serviced by a community owned reticulated sewer system
S45 A JOYCE	Oppose the requirement for rural residential developments to connect to a community owned reticulated wastewater and water system	Oppose – It is a requirement of the LURP under Policy 9.3.9 of Chapter 6 that rural residential development is serviced by a community owned reticulated sewer and water system

4. STRATEGIC ASSETS		
Submitter	Summary of relief sought	Officer recommendation
S34 MINISTRY OF EDUCATION	Support in principle the overall intent and methodology the Council has used to develop an initial policy position and guiding principles in the RRS13, which recognise and respond to the priorities of the Ministry of Education	Support - identifies support for the criteria and principles contained in the RRS13 for sustainably managing rural residential development to avoid adverse effects on strategic assets
S42 NZ DEFENCE FORCE	Support the following aspects of the RRS13: (1) the approach outlined in Paragraphs 6.1 to 6.8 of Section 6 of the RRS13 regarding the requirements for land to be rezoned under the RMA; (2) the certainty an adopted Strategy will provide land owners outlined in Paragraphs 1.16 & 6.9 of the RRS13; (3) Supports the Location Criteria in Appendix 1 that directly reference the Burnham Military Camp & West Melton Rifle Range; (4) the current five locations as they avoid the strategic assets the NZ Defence Force operate within the study area	Support - identifies support for the criteria and principles contained in the RRS13 for sustainably managing rural residential development to avoid adverse effects on strategic assets
S43 TRANSPOWER	Endorse the identification of the National Grid as a constraint within the RRS13, which is consistent with the Regional Policy Statement (acknowledging that Council must prepare a plan change to ensure the SDP gives effect to the National Policy Statement on Electricity Transmission 2008). Support in principle preliminary Area 2, which is dissected by the National Grid, on the basis that all potential adverse effects are managed appropriately	Support - identifies support for the criteria and principles contained in the RRS13 for sustainably managing rural residential development to avoid adverse effects on strategic assets
S49 LINCOLN UNIVERSITY, NZ INSTITUTE OF PLANT & FOOD & AGRESEARCH	Support in principle the overall intent and methodology the Council has used to develop an initial policy position and guiding principles in the RRS13, which recognise the potential for reverse sensitivity effects and how they may impact on rural industry	Support - identifies support for the criteria and principles contained in the RRS13 for sustainably managing rural residential development to avoid adverse effects on strategic assets

6. PRELIMINARY LOCATIONS		
Submitter	Summary of relief sought	Officer recommendation
03 PIANZ & EPFNZ	Support the preliminary locations as they are not located adjacent to any intensive poultry farming activities or within the buffer areas around those activities	Support based on the locations assessment contained in Section 6 of the RRS13
06 D & S ANDERSON	Support the retention of preliminary Area 3 (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions
S20 CONIFER GROVE TRUSTESS	Support the retention of Area 4 (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions
S35 PREBBLETON COMMUNITY ASSOCIATION	Support the retention of preliminary Area 3 and Area 4 in Prebbleton (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions
S47 J & R MARSHALL	Support for retaining preliminary location Area 2 in the adopted Strategy (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions

7. ADDITIONAL NOMINATED LOCATIONS		
Submitter	Summary of relief sought	Officer recommendation
S01 A AITCHESON	To include the property at 254 Trents Road (Lot 5 DP 81331) in the adopted Strategy for the reasons stated in the submission.	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> the site would be unable to be integrated into the existing urban settlement pattern in the short to medium term. The location is therefore inconsistent with the preferred peri-urban rural residential development typology. As a consequence, the node will be unable to be consolidated into an established self-sustaining township for a significant period of time. The location therefore fails to 'give effect' to Policy 6.3.9 of Chapter 6 that requires rural residential development to be able to be integrated into, or consolidated with, existing settlements (refer to RRS13 Appendix 1 - Chapter 6 Locations Criteria) the provision of cost effective and efficient infrastructure servicing, including specifically reticulated water and wastewater services, is unlikely. The relative isolation of the nominated site establishes that development is unable to support existing or upgraded community infrastructure or provide good access to emergency services. It also exacerbates the risk that rural residential development could give rise to adverse reverse sensitivity effects with adjacent rural activities or strategic infrastructure. The location is therefore unable to 'give effect' to Chapter 6 Policy 6.3.9 criteria (refer to RRS13 Appendix 1 – Chapter 6 Locations Criteria) the node would be severed from the social, economic, employment and recreational services provided in townships without a greater reliance being placed on private motor vehicles (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) the land is identified as having Class II versatile soils (LUC (refer to RRS13 Appendix 1 –Prebbleton Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21) the Transpower national grid runs along the eastern boundary of the property, with intensification potentially giving rise to adverse reverse sensitivity effects with this nationally important strategic infrastructure (refer to RRS13 Appendix 1 – Prebbleton Strategic Infrastructure Locations Criteria and Appendix 2 – Map 8) the location presents a greater risk to the rural amenity values attributed to the open rural landscape through the 'domestication' of productive rural land, the consolidated management of townships and the visual distinction

		<p>between urban settlements and the rural periphery (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria)</p> <ul style="list-style-type: none"> there is an absence of definitive discernible boundaries to manage growth and reduce the risk of sprawling rural residential development (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) there is nothing to distinguish this location with any other properties in the Rural (Inner Plains) zone, which have been identified in the SDP as a rural zone that provides for rural activities and housing densities no greater than 1hh/4ha. There are limited geographical or landscape features to contain rural residential growth within the commuter belt of the district with Christchurch City, with there being a risk of rural residential 'sprawl' and an erosion of rural amenity values and productive capacity will arise if the nominated locations are included in the adopted Strategy (refer to RRS13 Appendix 1 – Township Rural Character & Productivity and Landscape Values Locations Criteria)
S05 E & K DIXON	To include the property at 144 & 57 Hamptons Road (Lot 2 DP 29035 & Lot 2 DP 43993) in the adopted Strategy for the reasons stated in the submission.	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> Council's Strategic Asset Manager Utilities has identified that significant network upgrades for water and wastewater would be required to service the land to the south of Hamptons and Trices Roads precluding development to the south of these roads will go some way to protecting the southern gateways to the Township and avoid elongating Prebbleton further south along Springs Road. It will also achieve a strong demarcation between rural and urban forms of development, and in doing so, will protect the rural amenity contrast and outlook valued by the community and expressed in the Prebbleton Structure Plan. Rural residential densities could be utilised as a means to restrict residential sprawl south of Hamptons and Trents Road, to avoid the long term coalescence of Prebbleton with Lincoln to the south. However, there are few limits to growth in the southerly direction, with there being a risk that rural residential densities could significantly undermine the rural amenity contrast and distinction between rural and urban forms, while compromising the productive capacity of rural zoned land (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Landscape Values and Prebbleton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 24) Trices and Hamptons Road form a relatively strong limit to contain residential and rural residential growth from elongating the urban form further south; with the SDP identifying a need to achieve a concentric consolidated urban form under Policy B4.3.65. I believe further rural residential growth south of Hamptons and Trices Road to be inconsistent with this policy and the "Preferred growth area" included in Appendix 31 of the SDP, with the Conifer Grove block being supported on a preliminary basis for inclusion Strategy as it already comprising a portion of Living 2 zoned land and being contained by Hamptons Road to the south (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria Appendix 2 – Map 24) Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the southern periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township identified in the Prebbleton Structure Plan (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria) Council's Asset Manager Transportation has identified a preference that rural residential development does not extend to the south of Hamptons and Trices Roads to avoid any reduction in the safety and efficiency of these roads, which are of strategic importance under the Christchurch Rolleston Environs Transportation Study and will be upgraded to improve local road access onto Stage 2 of the Christchurch Southern Motorway. Anticipated local road upgrades include the formation of roundabouts at the Springs Road and Shands Road intersections of Hamptons Road (refer to RRS13 Appendix 1 – Rural Residential Form, Function &

		<p>Character and Prebbleton Strategic Infrastructure Locations Criteria and Appendix 2 – Map 24)</p> <ul style="list-style-type: none"> the nominated land directly adjoins a property that accommodates an Intensive Farming Activity, with the land being wholly contained within the associated reverse sensitivity buffer (refer to RRS13 Appendix 1 – Chapter 6 and Prebbleton Rural Character & Productivity Locations Criteria and Appendix 2 – Map 8) the northern portion of the nominated land is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 2 – Map 21). the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20).
S07 G & L BURGESS	<p>To include the property at 59 to 98 Tosswill Road (Lot 1 & Part Lot 2 DP 5464) in the adopted Strategy for the reasons stated in the submission.</p> <p><u>(NB: this land was also nominated by S28 Pandora Trust & further supported by S35 Prebbleton Community Association & S45 A Joyce)</u></p>	<p>Support the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> the inclusion of the nominated land is consistent with Policy B43.6475 and the “Preferred Growth Area” in Appendix 31 as it aligns with the east-west infill between the township and the electricity pylons and transmission lines (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria Appendix 2 – Map 24). the majority of the nominated land is comprised of Class I versatile soils (LUC) and the southern portion of the same land is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria and Appendix 2 – Map 20) it is recommended that the nominated land is included in the adopted Strategy as it is consistent with a number of the criteria and avoids the majority of constraints identified to the east of Prebbleton (as identified in the PC17 analysis). The inclusion of the land has the potential to facilitate the co-ordinated development of the balance of the land to the west, which has a Living Z zone following the Gazetting of the LURP, and the realisation of the Domain extension and integrated stormwater scheme identified in the Structure Plan and Living Z zone outline development plans (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria). the inclusion of the in the adopted Strategy will inevitably increase the land value and elevate the cost to Council and the community to acquire the land required for the domain extension and integrated stormwater scheme. This could have the implication that the land may become expensive for SDC to acquire, with alternative locations becoming more viable. However, these are not resource management effects that preclude the inclusion of the land in the Strategy.
S13 M & J AUSTIN	<p>To include the property at 12252 & 1234 West Coast Road & 88 Jowers Road (Lot 4 DP 66217, RS 9448 & RS 9448) in the adopted Strategy for the reasons stated in the submission.</p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> West Melton is a discrete rural town that has a limited capacity to support large numbers of rural residential households as it would place pressure on existing infrastructure and potentially undermine the character of the township. A large proportion of demand for low-density residential sections in West Melton, which are generally the same size as rural residential parcels, has been met in the short term by low-density sections in Gainsborough and Preston Downs (5,000m²) and the low-density and rural residential development to the south of SH73. The undeveloped West Melton Living 2 and Living 2A Zones are able to provide approximately 130 low density residential households once developed, which is considered to be sufficient to cater for any immediate demand for larger residential lifestyle properties in the Township. This existing zoned land, coupled with the additional site directly adjoining the Living 2 zone proposed in the RRS13 and supported for inclusion in the adopted

⁷⁵ SDP: Township Volume – Growth of Township policies, Policy B4.3.64 [B4-076]

		<p>Strategy, are considered to be more than sufficient to cater for the short to medium term needs of West Melton in respect to large lot residential/rural residential development within the recommended 5 year timeframe (refer to RRS13 Appendix 1 – West Melton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 3).</p> <ul style="list-style-type: none"> ▪ Policies B4.3.97 and B4.3.98 promote a consolidated pattern of future urban growth in West Melton, with the accompanying Explanation and Reason identifying a preference for residential densities to establish to the north of SH73 and for development to be limited in extent and density to the south of SH73. It would be premature to identify any rural residential locations east and west of the current residential subdivisions between SH1 and Haketts Road until Council review future residential growth paths and the uptake of rural residential and Living 2 and 2A zoned land to determine whether additional residential growth is going to be provided and where the most optimal and appropriate location for it is. Rural residential development in the locations nominated in submissions could have the negative effect of forcing residential growth north of Haketts Road or south of SH73, giving rise to adverse reverse sensitivity effects on the West Melton Rifle Range, West Melton Aerodrome, the Waimakariri River Flood Plain, aquifer recharge area for Christchurch City and the safety and efficiency of SH73 (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and West Melton Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 22) ▪ the central and northern portion of the land is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – West Melton Environmental, Cultural & Heritage Locations Criteria and Appendix 2 – Map 21) ▪ Council's Asset Manager Transportation has identified that additional accesses to service the nominated land is likely to generate concern from NZTA, given that it extends the township further along SH73 where additional accesses may reduce the safety and efficiency of the highway. Alternative access arrangements are limited to Haketts Road given that the adjoining residential subdivisions do not provide through connections, which does not promote strong connectivity and reduces the opportunity for safe walking and cycling connections. Rural residential development in the nominated locations would also extend the Township further in the western and easterly directions, which contributes to 'ribbon' development (refer to RRS13 – Chapter 6, Urban Form, Function & Character and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 22) ▪ Council's Asset Manager Utilities has confirmed that there is limited capacity in the wastewater network servicing West Melton at this point in time, with a major upgrade to increase the diameter of the pipe between the township and East Selwyn Sewer Scheme being required for additional rural residential development beyond the preliminary site identified in the RRS13 (S47 R & J Marshall) (refer to RRS13 Appendix 1 – West Melton Strategic Infrastructure Locations Criteria) ▪ I consider that there is sufficient land supported for inclusion in the Strategy within West Melton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe
S14 B & A MOIR	To include the property at 828 Ellesmere Road (Pt RS 10644) in the adopted Strategy for the following reasons stated in the submission.	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ Council's Asset Manager Transportation has identified that the Christchurch to Little River Rail Trail is proposed to following the Liffey River down to Moir's Lane and then east to Tai Tapu, with rural residential development of the nominated sites facilitating connectivity and providing opportunities for strong walking and cycling links from the periphery of the Lincoln to the town centre ▪ Council's Asset Manager Transportation has identified that there remains a potential that the future Lincoln By-pass may align and exit at Moir's Lane onto Ellesmere Road, with rural residential development potentially impeding this strategic road. However, the land could also be contained

		<p>on the Lincoln side of the by-pass and the funding, timing and location of this road has yet to be determined (refer to RRS13 Appendix 1 Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26)</p> <ul style="list-style-type: none"> ▪ Council's Asset Manager Utilities has confirmed that wastewater and water services will need to be upgraded, and that a longer term solution is required for the Moir block as reticulated water and wastewater will be dependent upon the timing of the Living Z zone to the north to extend services down Ellesmere Road to the site (refer to RRS13 Appendix 1 – Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26) ▪ Council's Asset Manager Utilities has confirmed that stormwater does not present a significant constraint, on-site treatment methods would need to be established as the L2 Creek is at capacity and is unlikely to be able to sustain additional flows. Upgrades would be required to the Council stormwater basin to the north of the property, which has been consented and operates to a prescribed capacity that has not factored in any additional rural residential households (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure and Natural Hazards Locations Criteria and Appendix 2 – Map 26) ▪ the nominated land is within an area that has a High Groundwater Table, with springs located on the Moir block (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure Locations and Natural Hazards Location Criteria Appendix 2 – Maps 17 & 26) ▪ the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 - Lincoln Natural Hazards Location Criteria Appendix 2 – Map 20). ▪ the nominated land is comprised of Class II versatile soils (LUC) (refer to RRS13 Appendix 1 - Lincoln Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) ▪ any development would need to address Policy B4.3.58 of the SDP, to ensure that stormwater associated with any additional Living 3 zoned land does not adversely affect the water quality of the LI or L2 waterbodies or exacerbate potential flooding “downstream” of these waterbodies (refer to Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Natural Hazards Locations Criteria) ▪ In conclusion, I do not support the inclusion of the nominated block at this point in time due to stormwater and drainage constraints and because its development is contingent on the timing of residential growth to the north of Council's integrated stormwater management scheme to extend reticulated water and wastewater services south along Ellesmere Road.
S16 APTON DEVELOPMENTS LTD	<p>To include the properties that utilise Allendale Lane (various titles) in the adopted Strategy for the reasons stated in the submission.</p> <p><u>(NB: this land was also nominated by S32 R Paton & 48 A Cartridge)</u></p>	<p>Support the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ Allendale Lane is serviced by a Right of Way, with previous subdivision and plan change processes highlighting opposition from some land owners to any increased vehicle movements and amenity conflicts and nuisance effects. There is uncertainty in respect to whether all the land owners within the area are aware of, and support, the inclusion of this land in the adopted Strategy ▪ Council's Asset Manager Transportation has identified that the Christchurch to Little River Rail Trail is proposed to following the Liffey River down to Moir's Lane and then east to Tai Tapu, with rural residential development of the nominated sites facilitating connectivity and providing opportunities for strong walking and cycling links from the periphery of the Lincoln to the town centre ▪ Council's Asset Manager Transportation has identified that there remains a potential that the future Lincoln By-pass may align and exit at Moir's Lane onto Ellesmere Road, with rural residential development potentially impeding this strategic road. However, the land could also be contained on the Lincoln side of the by-pass and the funding, timing and location of this road has yet to be determined (refer to RRS13 Appendix 1 Lincoln

		<p>Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26)</p> <ul style="list-style-type: none"> ▪ Council's Asset Manager Utilities has confirmed that wastewater and water services will need to be upgraded, but this does not present an immediate constraint to the development of Allendale Lane. (refer to RRS13 Appendix 1 – Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26) ▪ Council's Asset Manager Utilities has confirmed that stormwater does not present a significant constraint along Allendale Lane (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure and Natural Hazards Locations Criteria and Appendix 2 – Map 26) ▪ the nominated land is within an area that has a High Groundwater Table, with springs located on the Moir block (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure Locations and Natural Hazards Location Criteria Appendix 2 – Maps 17 & 26) ▪ the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 - Lincoln Natural Hazards Location Criteria Appendix 2 – Map 20). ▪ the nominated land is comprised of Class II versatile soils (LUC) (refer to RRS13 Appendix 1 - Lincoln Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) ▪ any development would need to address Policy B4.3.58 of the SDP, to ensure that stormwater associated with any additional Living 3 zoned land does not adversely affect the water quality of the L1 or L2 waterbodies or exacerbate potential flooding "downstream" of these waterbodies (refer to Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Natural Hazards Locations Criteria) ▪ any development would need to demonstrate that potentially adverse reverse sensitivity effects associated with the adjoining holding ponds associated with the Lincoln wastewater facility are avoided in accordance with Policy B4.3.60 (refer to RRS13 Appendix 1 Chapter 6 and Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26) ▪ Policy B4.3.3 of the SDP would support the identification of the Allendale Lane block for rural residential development, as this policy seeks to avoid land zoned Rural from being surrounded on three or more boundaries with land zoned Living (refer to RRS13 Appendix 2 – Maps 5 & 26) ▪ I support in principal the inclusion of the Allendale Lane block on the basis that the identified constraints may be able to be resolved through the private plan change process
S18 CRABBE PARTNERSHIP	<p>To include the properties at 341 Trices Road (Lot 1 DP 73583) in the adopted Strategy for the reasons stated in the submission</p> <p><u>(NB: this land was also nominated by S51 A & B George & E & B Jeffs)</u></p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ Council's Strategic Asset Manager Utilities has identified that significant network upgrades for water and wastewater would be required to service the land to the south of Hamptons and Trices Roads ▪ precluding development to the south of these roads will go some way to protecting the southern gateways to the Township and avoid elongating Prebbleton further south along Springs Road. It will also achieve a strong demarcation between rural and urban forms of development, and in doing so, will protect the rural amenity contrast and outlook valued by the community and expressed in the Prebbleton Structure Plan. Rural residential densities could be utilised as a means to restrict residential sprawl south of Hamptons and Trents Road, to avoid the long term coalescence of Prebbleton with Lincoln to the south. However, there are few limits to growth in the southerly direction, with there being a risk that rural residential densities could significantly undermine the rural amenity contrast and distinction between rural and urban forms, while compromising the productive capacity of rural zoned land (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Landscape Values and Prebbleton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 24) ▪ Trices and Hamptons Road form a relatively strong limit to contain

		<p>residential and rural residential growth from elongating the urban form further south; with the SDP identifying a need to achieve a concentric consolidated urban form under Policy B4.3.65. I believe further rural residential growth south of Hamptons and Trices Road to be inconsistent with this policy and the "Preferred growth area" included in Appendix 31 of the SDP, with the Conifer Grove block being supported on a preliminary basis for inclusion Strategy as it already comprising a portion of Living 2 zoned land and being contained by Hamptons Road to the south (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria Appendix 2 – Map 24)</p> <ul style="list-style-type: none"> ■ Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the southern periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township identified in the Prebbleton Structure Plan (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria) ■ Council's Asset Manager Transportation has identified a preference that rural residential development does not extend to the south of Hamptons and Trices Roads to avoid any reduction in the safety and efficiency of these roads, which are of strategic importance under the Christchurch Rolleston Environs Transportation Study and will be upgraded to improve local road access onto Stage 2 of the Christchurch Southern Motorway. Anticipated local road upgrades include the formation of roundabouts at the Springs Road and Shands Road intersections of Hamptons Road (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Prebbleton Strategic Infrastructure Locations Criteria and Appendix 2 – Map 24) ■ the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20).
S21 COURT	To include the properties at the corner of Robinsons & Birchs Roads (Lot 1 DP 377265, Lot 1 DP 2516, Lot 1 DP 58463 & Lot 2 DP 58463) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ■ the distance of the site from township boundaries establishes that it would be unable to be integrated into the existing urban settlement pattern in the short to medium term. The location is therefore inconsistent with the preferred peri-urban rural residential development typology. As a consequence, the node will be unable to be consolidated into established self-sustaining townships for a significant period of time. The location therefore fails to 'give effect' to Policy 6.3.9 of Chapter 6 that requires rural residential development to be able to integrated into, or consolidated with, existing settlements (refer to RRS13 Appendix 1 - Chapter 6 Locations Criteria) ■ the provision of cost effective and efficient infrastructure servicing, including specifically reticulated water and wastewater services, is unlikely. The relative isolation of the nominated area establishes that development is unable to support existing or upgraded community infrastructure or provide good access to emergency services. It also exacerbates the risk that rural residential development could give rise to adverse reverse sensitivity effects with adjacent rural activities or strategic infrastructure. The location is therefore unable to 'give effect' to Chapter 6 Policy 6.3.9 criteria (refer to RRS13 Appendix 1 – Chapter 6 Locations Criteria) ■ the node would be severed from the social, economic, employment and recreational services provided in townships without a greater reliance being placed on private motor vehicles (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) ■ the location presents a greater risk to the rural amenity values attributed to the open rural landscape through the 'domestication' of productive rural land, the consolidated management of townships and the visual distinction between urban settlements and the rural periphery (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) ■ there is an absence of definitive discernible boundaries to manage growth and reduce the risk of sprawling rural residential development (refer to

		<p>RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria)</p> <ul style="list-style-type: none"> the land has Class II versatile soils (LUC) and the southern portion is made up of Class I versatile soils (refer to RRS13 Appendix 1 – Prebbleton & Lincoln Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21) there is nothing to distinguish this location with other properties in the Rural (Inner Plains) zone, which have been identified in the SDP as a rural zone that provides for rural activities and housing densities no greater than 1hh/4ha. There are limited geographical or landscape features to contain rural residential growth within the commuter belt of the district with Christchurch City, with there being a risk of rural residential 'sprawl' and an erosion of rural amenity values and productive capacity will arise if the nominated locations are included in the adopted Strategy (refer to RRS13 Appendix 1 – Township Rural Character & Productivity and Landscape Values Locations Criteria)
S22 D & D TYSON & A SMITH	To include the properties at 292 Days Road (RS 6857) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> the uptake and development of the Living 3 zoned land located on Dunns Crossing Road should be monitored prior to including additional sites in this general location. Additional allocations in the area could contribute to 'ribbon' development along Dunns Crossing Road when combined with the adjoining Living 3 zoned land, which may further erode the rural/urban contrast along this boundary of Rolleston where large land holdings to the south of Rolleston are valued for its rural productive capacity, rural outlook and visual contrast with the built form of the township (refer to RRS13 Appendix 1 - Rural Residential Form, Function & Character, Rolleston Urban Form & Growth Management and Rural Character & Productivity Locations Criteria , Appendix 2 – Map 28) access to cost effective reticulated water and wastewater services would be limited until either the adjoining Living 3 zone to the north-west, or future residential areas to the north, are developed (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character, Rolleston Urban Form & Growth Management and Strategic Infrastructure Locations Criteria) the nominated locations currently do not directly adjoin residential priority areas or Living zoned land other than the undeveloped Living 3 zone. The land to the north is identified in Chapter 6 as being within the 'projected infrastructure boundary' of Rolleston. It is therefore anticipated to urbanise at some point in time in the future, but is not identified as a 'greenfield priority area. At this point in time the nominated locations fail to accord with the Chapter 6 - Policy 6.3.9 criteria requiring development to integrate into, or consolidate with, existing settlements in the immediate timeframe (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Rolleston Urban Form & Growth management Locations Criteria and Appendix 2 – Map 28) the portion of Dunns Crossing Road that services the land is not sealed, which is a development requirement of Policy 6.3.9 of Chapter, although both locations have alternative access onto Selwyn Road inclusion of the nominated land may give rise to adverse reverse sensitivity effects with productive rural land holdings taking place in the Rural (Outer Plains) zone. It would also fail to protect the rural character and productive capacity of large rural land holdings in the Rural Outer Plains zone to the south of Rolleston (refer to RRS13 Appendix 1 – Landscape Values and Rolleston Rural Character & Productivity Locations Criteria and Appendix 2 – Maps 4 & 28) it is unlikely that the sites would be able to be economically serviced with reticulated water and wastewater until these utilities are extended to the adjoining Living 3 zone to the north-west or future residential development to the east, which is likely to be several years away yet. Any extensions in advance of this could be costly and does not accord with Council's infrastructure programme of works (refer to RRS Appendix 1 – Rural Residential Form, Function & Character and Rolleston Urban Form & Growth management & Strategic Infrastructure Locations Criteria and Appendix 2 – Maps 4 & 28)

		<ul style="list-style-type: none"> there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe
S23 M & H RINGLAND	To include the properties at 163 Halkett Road (Lot 1 DP 34902) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> West Melton is a discrete rural town that has a limited capacity to support large numbers of rural residential households as it would place pressure on existing infrastructure and potentially undermine the character of the township. A large proportion of demand for low-density residential sections in West Melton, which are generally the same size as rural residential parcels, has been met in the short term by low-density sections in Gainsborough and Preston Downs (5,000m²) and the low-density and rural residential development to the south of SH73. The undeveloped West Melton Living 2 and Living 2A Zones are able to provide approximately 130 low density residential households once developed, which is considered to be sufficient to cater for any immediate demand for larger residential lifestyle properties in the Township. This existing zoned land, coupled with the additional site directly adjoining the Living 2 zone proposed in the RRS13 and supported for inclusion in the adopted Strategy, are considered to be more than sufficient to cater for the short to medium term needs of West Melton in respect to large lot residential/rural residential development within the recommended 5 year timeframe (refer to RRS13 Appendix 1 – West Melton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 3). Policies B4.3.97 and B4.3.98 promote a consolidated pattern of future urban growth in West Melton, with the accompanying Explanation and Reason identifying a preference for residential densities to establish to the north of SH73 and for development to be limited in extent and density to the south of SH73. It would be premature to identify any rural residential locations east and west of the current residential subdivisions between SH1 and Halketts Road until Council review future residential growth paths and the uptake of rural residential and Living 2 and 2A zoned land to determine whether additional residential growth is going to be provided and where the most optimal and appropriate location for it is. Rural residential development in the locations nominated in submissions could have the negative effect of forcing residential growth north of Halketts Road or south of SH73, giving rise to adverse reverse sensitivity effects on the West Melton Rifle Range, West Melton Aerodrome, the Waimakariri River Flood Plain, aquifer recharge area for Christchurch City and the safety and efficiency of SH73 (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and West Melton Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 22) the northern portion of the land is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – West Melton Environmental, Cultural & Heritage Locations Criteria and Appendix 2 – Map 21) Council's Asset Manager Transportation has identified that additional accesses to service the nominated land is likely to generate concern from NZTA, given that it extends the township further along SH73 where additional accesses may reduce the safety and efficiency of the highway. Alternative access arrangements are limited to Halkett Road given that the adjoining residential subdivisions do not provide through connections, which does not promote strong connectivity and reduces the opportunity for safe walking and cycling connections. Rural residential development in the nominated locations would also extend the Township further in the western and easterly directions, which contributes to 'ribbon' development (refer to RRS13 – Chapter 6, Urban Form, Function & Character and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 22) Council's Asset Manager Utilities has confirmed that there is limited capacity in the wastewater network servicing West Melton at this point in time, with a major upgrade to increase the diameter of the pipe between the township and East Selwyn Sewer Scheme being required for additional rural residential development beyond the preliminary site identified in the RRS13 (S47 R & J Marshall) (refer to RRS13 Appendix 1

		<p>– West Melton Strategic Infrastructure Locations Criteria)</p> <ul style="list-style-type: none"> I consider that there is sufficient land supported for inclusion in the Strategy within West Melton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe.
S24 N SOLE	To include the properties at 708 Selwyn Road (Lot 2 DP 441634) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> the locations fail to accord with the RRS13 Locations Criteria, specifically those requiring rural residential development nodes to avoid locations that are obvious growth paths and to be consistent with the urban settlement patterns and strategic planning outcomes outlined in the Rolleston Structure Plan and the Growth of Townships objectives and policies of the Selwyn District Plan (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Rolleston Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 15) rural residential development in these locations could significantly complicate future residential development, which is discussed in detail under the 'Strategic Management Of Rural Residential Activities' section of this report (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Rolleston Urban Form & Growth Management Locations Criteria) the inclusion of the land could define the south-eastern edge of the township as a transition to the rural land holdings between Rolleston and Lincoln townships. However, the nominated locations both sit within the longer term residential growth path of Rolleston, with rural residential development creating relatively isolated nodes that would not be integrated with the township for some time into the future. This is particularly true for the nominated block as residential development is not anticipated to extend to Selwyn Rad for some time. This isolation would not be remedied until the sequencing of development proposed for Rolleston extends down to Selwyn Road (refer to RRS13 Appendix – Chapter 6, Rural Residential Form, Function & Character and Rolleston Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 28). Inclusion of the land holdings represents interim development, with any rezoning to rural residential densities in advance of residential densities being inconsistent with the LURP and failing to give effect to Chapter 6 (refer to RRS13 Appendix 1 – Chapter 6 Locations Criteria) there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe
S25 K DUNN	To include the properties at 1066 West Coast Road in the adopted Strategy (Lot 2 DP 34902) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> West Melton is a discrete rural town that has a limited capacity to support large numbers of rural residential households as it would place pressure on existing infrastructure and potentially undermine the character of the township. A large proportion of demand for low-density residential sections in West Melton, which are generally the same size as rural residential parcels, has been met in the short term by low-density sections in Gainsborough and Preston Downs (5,000m²) and the low-density and rural residential development to the south of SH73. The undeveloped West Melton Living 2 and Living 2A Zones are able to provide approximately 130 low density residential households once developed, which is considered to be sufficient to cater for any immediate demand for larger residential lifestyle properties in the Township. This existing zoned land, coupled with the additional site directly adjoining the Living 2 zone proposed in the RRS13 and supported for inclusion in the adopted Strategy, are considered to be more than sufficient to cater for the short to medium term needs of West Melton in respect to large lot residential/rural residential development within the recommended 5 year timeframe (refer to RRS13 Appendix 1 – West Melton Urban Form & Growth Management

		<p>Locations Criteria and Appendix 2 – Map 3).</p> <ul style="list-style-type: none"> ▪ Policies B4.3.97 and B4.3.98 promote a consolidated pattern of future urban growth in West Melton, with the accompanying Explanation and Reason identifying a preference for residential densities to establish to the north of SH73 and for development to be limited in extent and density to the south of SH73. It would be premature to identify any rural residential locations east and west of the current residential subdivisions between SH1 and Haketts Road until Council review future residential growth paths and the uptake of rural residential and Living 2 and 2A zoned land to determine whether additional residential growth is going to be provided and where the most optimal and appropriate location for it is. Rural residential development in the locations nominated in submissions could have the negative effect of forcing residential growth north of Haketts Road or south of SH73, giving rise to adverse reverse sensitivity effects on the West Melton Rifle Range, West Melton Aerodrome, the Waimakariri River Flood Plain, aquifer recharge area for Christchurch City and the safety and efficiency of SH73 (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and West Melton Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 22) ▪ the northern portion of the land comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – West Melton Environmental, Cultural & Heritage Locations Criteria and Appendix 2 – Map 21) ▪ Council's Asset Manager Transportation has identified that additional accesses to service the nominated land is likely to generate concern from NZTA, given that it extends the township further along SH73 where additional accesses may reduce the safety and efficiency of the highway. Alternative access arrangements are limited to Halkett Road given that the adjoining residential subdivisions do not provide through connections, which does not promote strong connectivity and reduces the opportunity for safe walking and cycling connections. Rural residential development in the nominated locations would also extend the Township further in the western and easterly directions, which contributes to 'ribbon' development (refer to RRS13 – Chapter 6, Urban Form, Function & Character and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 22) ▪ Council's Asset Manager Utilities has confirmed that there is limited capacity in the wastewater network servicing West Melton at this point in time, with a major upgrade to increase the diameter of the pipe between the township and East Selwyn Sewer Scheme being required for additional rural residential development beyond the preliminary site identified in the RRS13 (<i>S47 R & J Marshall</i>) (refer to RRS13 Appendix 1 – West Melton Strategic Infrastructure Locations Criteria) ▪ I consider that there is sufficient land supported for inclusion in the Strategy within West Melton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe.
S26 G WEAKLEY	To include the properties at 986 Selwyn Road (LOT 2 DP 74061 & LOT 1 DP 333531) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ the uptake and development of the Living 3 zoned land located on Dunns Crossing Road should be monitored prior to including additional sites in this general location. Additional allocations in the area could contribute to 'ribbon' development along Dunns Crossing Road when combined with the adjoining Living 3 zoned land, which may further erode the rural/urban contrast along this boundary of Rolleston where large land holdings to the south of Rolleston are valued for its rural productive capacity, rural outlook and visual contrast with the built form of the township (refer to RRS13 Appendix 1 - Rural Residential Form, Function & Character, Rolleston Urban Form & Growth Management and Rural Character & Productivity Locations Criteria , Appendix 2 – Map 28) ▪ access to cost effective reticulated water and wastewater services would be limited until either the adjoining Living 3 zone to the north-west, or future residential areas to the north, are developed (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character, Rolleston

		<p>Urban Form & Growth Management and Strategic Infrastructure Locations Criteria)</p> <ul style="list-style-type: none"> the nominated locations currently do not directly adjoin residential priority areas or Living zoned land other than the undeveloped Living 3 zone. The land to the north is identified in Chapter 6 as being within the 'projected infrastructure boundary' of Rolleston. It is therefore anticipated to urbanise at some point in time in the future, but is not identified as a 'greenfield priority area. At this point in time the nominated locations fail to accord with the Chapter 6 - Policy 6.3.9 criteria requiring development to integrate into, or consolidate with, existing settlements in the immediate timeframe (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Rolleston Urban Form & Growth management Locations Criteria and Appendix 2 – Map 28) the portion of Dunns Crossing Road that services the land is not sealed, which is a development requirement of Policy 6.3.9 of Chapter, although both locations have alternative access onto Selwyn Road inclusion of the nominated land may give rise to adverse reverse sensitivity effects with productive rural land holdings taking place in the Rural (Outer Plains) zone. It would also fail to protect the rural character and productive capacity of large rural land holdings in the Rural Outer Plains zone to the south of Rolleston (refer to RRS13 Appendix 1 – Landscape Values and Rolleston Rural Character & Productivity Locations Criteria and Appendix 2 – Maps 4 & 28) it is unlikely that the sites would be able to be economically serviced with reticulated water and wastewater until these utilities are extended to the adjoining Living 3 zone to the north-west or future residential development to the east, which is likely to be several years away yet. Any extensions in advance of this could be costly and does not accord with Council's infrastructure programme of works (refer to RRS Appendix 1 – Rural Residential Form, Function & Character and Rolleston Urban Form & Growth management & Strategic Infrastructure Locations Criteria and Appendix 2 – Maps 4 & 28) there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe
S27 B HARRINGTON	<p>To include the properties at Edward Street/Moirs Lane (Lots 1 & 2 DP 445316) in the adopted Strategy for the reasons stated in the submission</p> <p><u>(NB: this land was also nominated by S40 B Harrington)</u></p>	<p>Support in part the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> Council's Asset Manager Transportation has identified that the Christchurch to Little River Rail Trail is proposed to following the Liffey River down to Moir's Lane and then east to Tai Tapu, with rural residential development of the nominated sites facilitating connectivity and providing opportunities for strong walking and cycling links from the periphery of the Lincoln to the town centre Council's Asset Manager Transportation has identified that there remains a potential that the future Lincoln By-pass may align and exit at Moir's Lane onto Ellesmere Road, with rural residential development potentially impeding this strategic road. However, the land could also be contained on the Lincoln side of the by-pass and the funding, timing and location of this road has yet to be determined (refer to RRS13 Appendix 1 Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26) Council's Asset Manager Utilities has confirmed that wastewater and water services will need to be upgraded, with the servicing of the nominated block being dependent upon the any extensions established to Allendale Lane or Moir block (refer to RRS13 Appendix 1 – Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26) Council's Asset Manager Utilities has confirmed that on-site treatment methods would need to be established as the L2 Creek is at capacity and is unlikely to be able to sustain additional flows. Upgrades would be required to the Council stormwater basin to the north of the property, which has been consented and operates to a prescribed capacity that has not factored in any additional rural residential households (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character

		<p>and Lincoln Strategic Infrastructure and Natural Hazards Locations Criteria and Appendix 2 – Map 26)</p> <ul style="list-style-type: none"> the nominated land holding is within an area that has a High Groundwater Table (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure Locations and Natural Hazards Location Criteria Appendix 2 – Maps 17 & 26) the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 - Lincoln Natural Hazards Location Criteria Appendix 2 – Map 20). the nominated land is comprised of Class II versatile soils (LUC) (refer to RRS13 Appendix 1 - Lincoln Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) any development would need to address Policy B4.3.58 of the SDP, to ensure that stormwater associated with any additional Living 3 zoned land does not adversely affect the water quality of the L1 or L2 waterbodies or exacerbate potential flooding “downstream” of these waterbodies (refer to Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Natural Hazards Locations Criteria) In conclusion, I support in principal the inclusion of the nominated land on the basis that the identified constraints may be able to be resolved through the private plan change process. The nominated land is only viable to be included if the Commissioners choose to include either the Allendale Lane or Moir’s Lane blocks so that its appropriateness for rezoning can be considered at the same time.
S28 PANDORA TRUST	<p>To include the properties at 93, 105 & 153 Tosswill Road (Lot 1 & Pt Lot 2 DP 5464, Lot 1 DP 34032 & Lot 2 DP 34032) in the adopted Strategy for the reasons stated in the submission</p> <p>(NB: this land was also nominated by <u>S07 G & L Burgess & further supported by S35 Prebbleton Community Association & S45 A Joyce</u>)</p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> the land nominated extends beneath the pylons and transmission lines further to the east so is arguably not as consistent with this Policy B43.64 and the “Preferred Growth Area” in Appendix 31 that identifies east-west infill between the township and the electricity pylons and transmission lines (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 24) a portion of the nominated land is an identified contaminated site (refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 8) there are springs located on the nominated land nominated that are of significant value to local Rununga, with land on the adjoining eastern boundary having a high groundwater table (refer to RRS13 Appendix 1 – Chapter 6 and Prebbleton Natural Hazards and Environmental, Cultural and Heritage Values Locations Criteria and Appendix 2 – Map 15) the western portion of the nominated land is comprised of Class I versatile soils (LUC) and the southern portion of the same land is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20) and the eastern portion of the land is located within the identified ‘Liquefaction zone buffer’ and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria) I oppose the inclusion of the nominated land at this point in time as the land is subject to a number of constraints, including the electricity transmission lines and pylons, contaminated land, susceptibility to liquefaction and stormwater management and drainage issues. An alternative that has been considered is that the portion of the land contained on the south-western side of the pylons and transmission lines could be included, but this would sever the land holdings and create undersized balance allotments. I acknowledge that these constraints may be able to be resolved, but consider that there is sufficient land supported for inclusion in the Strategy within Prebbleton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going

		monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe
S29 TAI TAPU TRUST	To include the properties at 766 Christchurch to Akaroa Road (Lot 1 DP 83800) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ Tai Tapu is valued for its discrete village character and rural outlook that contrasts with more intensive development occurring in Christchurch City, Lincoln and Rolleston. The limited growth projections for the township are recognised in the LURP, where the Township boundary encompasses the existing settlement and no further residential households have been allocated to Tai Tapu. The discrete character and low growth, coupled with the significant reticulated sewerage constraint and liquefaction and flood risks, are the primary reasons why the alternative locations identified in the RRS13 and in the recommendations of this report are preferred to land in Tai Tapu (refer to RRS13 Appendix 1 – Chapter 6, Rural residential Form, Function & Character, Tai Tapu Urban Form & Growth Management, Strategic Infrastructure and Natural Hazards Location Criteria and Appendix 2 – Map 25) ▪ the most significant constraint to developing land on the periphery of Tai Tapu is the inability to connect to a reticulated wastewater scheme – Council's Strategic Asset Manager Utilities has confirmed that the alternative solutions present inefficiencies and does not achieve a long term solution that is acceptable by Council (refer to Appendix 1 – Chapter 6, Rural Residential Form, Function & Character, and Tai Tapu Urban Form & Growth management and Strategic Infrastructure Locations Criteria) ▪ Council's Strategic Asset Manager Utilities has confirmed that the water reticulation to the Tai Tapu Trust land along SH75 is undersized and would require upgrading to service any additional allotments (refer to RRS13 Appendix 1 – Tai Tapu Strategic Infrastructure Locations Criteria) ▪ Council's Asset Manager Transportation has identified that development on the southern outskirts of Tai Tapu may reduce the safety and efficiency of SH75, advising that access should be obtained from Hauschields Road. The southern leg of Hauschields Road has not been formed and has a narrow 10m wide road reserve (refer to RRS13 Appendix 1 – Tai Tapu Strategic Infrastructure Locations Criteria) ▪ the property is within the Lower Plains Flood Area (refer to RRS13 Appendix 1 – Chapter 6 and Tai Tapu Natural Hazards Location Criteria and Appendix 2 – Maps 9, 16 & 25) ▪ the property accommodates an historic building, with intensification potentially undermining the setting in which this has been established (refer to RRS13 Appendix 1 – Tai Tapu Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 9) ▪ the southern portion of the nominated land is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Tai Tapu environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21) ▪ the location would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The properties are also located in areas that are either within, or in close proximity to the identified 'Liquefaction zone buffer', there was liquefaction observed in close proximity to the site 'Post-earthquake lateral spreading' occurred along the Halswell River (refer to RRS13 Tai Tapu Natural Hazards Location Criteria and Appendix 2 – Map 20) ▪ rural residential activities should also be precluded on land at the southern gateways to Tai Tapu, which could give rise to ribbon development along SH75 that may undermine the ability to achieve a compact concentric urban form (refer to RRS13 Appendix 1 – Tai Tapu Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 25). ▪ the undeveloped Living 2A zone, which provides for 10 allotments at a density of 1hh/ha, caters for the short to medium term needs of West Melton in respect to large lot residential/rural residential development in Tai Tapu. This is supported by the fact there is limited growth projected for the township and that the Living 1A zone in close proximity to the two nominated sites remains undeveloped (refer to RRS13 Appendix 2 –

		Map 5)
S30 P, D & J HANN	To include the properties at 608 Ellesmere Road (Lot 2 DP 83562) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> some of the exerts taken from the RRS13 and included in the submission to support the inclusion of the land have been taken out of context, for example, 'small holding's are in excess of 4ha and are distinctly different from rural residential sections, the efficiency of 'smaller households' is a reference to residential densities not rural residential development, and the property cannot integrate into Lincoln as it is separated by a 4ha parcel although it has not been identified in the Lincoln Structure Plan and is unlikely to occur in the short to medium term, I consider that the balance of the Rural (Inner Plains) zone between the current township boundary and Tancred's Road to the north is an obvious residential growth path. There are few alternative residential growth paths in Lincoln due to flooding constraints to the east and south and Crown Research Institutes and Lincoln University Research Farms to the west and north-west. Rural residential development should not proceed within the nominated area over the interim period from a strategic planning perspective to avoid hindering the potential for future residential development (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Urban Form & Growth management Locations Criteria) the land is comprised of Class II versatile soils (LUC) (refer to RRS13 Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) the land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Locations Criteria Appendix 2 – Map 20). The land is within the sensitive Halswell River Drainage Catchment (refer to RRS Appendix 1 Lincoln Natural Hazards Location Criteria and Appendix 2 – Map 26). It is unlikely that the site would be able to be economically serviced with reticulated water and wastewater until these utilities are extended to the north-western boundary of Lincoln, which is likely to be several years away yet. Any extensions in advance of this would be costly and fails to align with Council's infrastructure programme of works (refer to RRS Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Urban Form & Growth management and Strategic Infrastructure Locations Criteria and Appendix 2 - Maps 5 & 26) there is sufficient land supported for inclusion in the Strategy within Lincoln that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe
S31 R PATON	<p>To include the properties at 139 Two Chain Road (Lot 2 DP 33996) in the adopted Strategy for the reasons stated in the submission</p> <p>(NB: this land was also nominated by S41 Pinedale Holdings & Kintyre Holdings & S55 J Paton)</p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> although the land is contained within a definitive road boundary, the extended length of this area may contribute to 'ribbon' development along SH1 south as far as Dunns Crossing Road, which is recognised as the southern gateway to Rolleston (refer to RRS13 Appendix 1 – Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Map 28) inclusion of the land may give rise to potentially adverse reverse sensitivity effects that could compromise strategic infrastructure and assets, including specifically the operation of SH1, the South Island Main Trunk Line (SIMTL), I-Zone business park and Rolleston Prison. This has occurred in Armack Drive, which is an established rural residential node on the southern periphery of the I-Zone business park, where complaints relating to nuisance effects associated with the railway siding and other activities taking place within I-Zone creating amenity conflicts and reverse sensitivity effects (refer to RRS13 Appendix 1 – Chapter 6 and Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Maps 15 & 28)

		<ul style="list-style-type: none"> although the location appears close geographically it is relatively severed from Rolleston, with the SH1 and SIMTL corridor presenting a barrier to achieving an integrated and well connected rural residential node when compared to alternative locations that directly adjoin the township boundary – future upgrades to the connection point at SH1 and Rolleston Drive are anticipated in the longer term, but are unlikely to reduce the distance having to be travelled between the site and the town centre. There are no alternative connection points in reasonably close proximity to the site other than Dunns Crossing Road, which would be no closer to the town centre or other community facilities (such as schools, libraries or open space reserves) than the Rolleston Drive connection. Increased vehicle numbers using this intersection is likely to reduce the safety and efficiency of SH1 (refer to RRS13 Appendix 1 – Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2- Map 28). Inclusion of the land would be inconsistent with several of the Rural Residential Locations Criteria in Appendix 1 of the RRS13, including some of constraints listed in Chapter 6 – potential to adversely affect strategic infrastructure, fails to directly adjoin residential priority areas or Living zoned land as it is severed by SH 1 and is inconsistent with Policy B4.3.71 of the SDP in respect to avoiding Living zones (which include potential Living 3 zones) from establishing west of SH 1 and the SIMTL (refer to RRS13 Appendix 1 – Chapter 6 and Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Map 28 Council's Asset Manager Transportation has also confirmed that the development of this block to rural residential densities could give rise to reverse sensitivity effects associated with the southern freight connection from SH1 and/or SIMTL to I-Zone business park, where Port of Tauranga and Port of Lyttleton have inland ports proposed that will require roading connections and railway sidings either through or in close proximity to the nominated land Council's Strategic Asset Manager Utilities has confirmed that there is limited wastewater infrastructure in place, with an upgraded sewer line and pumping station being required if the land is identified for inclusion in the Strategy there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe
S32 R PATON	<p>To include Allendale Lane (various) in the adopted Strategy for the reasons stated in the submission</p> <p>(NB: this land was also nominated by S16 Apton Developments & S468 A Cartridge)</p>	<p>Support the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> Allendale Lane is serviced by a Right of Way, with previous subdivision and plan change processes highlighting opposition from some land owners to any increased vehicle movements and amenity conflicts and nuisance effects. There is uncertainty in respect to whether all the land owners within the area are aware of, and support, the inclusion of this land in the adopted Strategy Council's Asset Manager Transportation has identified that the Christchurch to Little River Rail Trail is proposed to following the Liffey River down to Moir's Lane and then east to Tai Tapu, with rural residential development of the nominated sites facilitating connectivity and providing opportunities for strong walking and cycling links from the periphery of the Lincoln to the town centre Council's Asset Manager Transportation has identified that there remains a potential that the future Lincoln By-pass may align and exit at Moir's Lane onto Ellesmere Road, with rural residential development potentially impeding this strategic road. However, the land could also be contained on the Lincoln side of the by-pass and the funding, timing and location of this road has yet to be determined (refer to RRS13 Appendix 1 Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26) Council's Asset Manager Utilities has confirmed that wastewater and water services will need to be upgraded, but this does not present an immediate constraint to the development of Allendale Lane. (refer to

		<p>RRS13 Appendix 1 – Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26)</p> <ul style="list-style-type: none"> ▪ Council's Asset Manager Utilities has confirmed that stormwater does not present a significant constraint along Allendale Lane (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure and Natural Hazards Locations Criteria and Appendix 2 – Map 26) ▪ the nominated land is within an area that has a High Groundwater Table, with springs located on the Moir block (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure Locations and Natural Hazards Location Criteria Appendix 2 – Maps 17 & 26) ▪ the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 - Lincoln Natural Hazards Location Criteria Appendix 2 – Map 20). ▪ the nominated land is comprised of Class II versatile soils (LUC) (refer to RRS13 Appendix 1 - Lincoln Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) ▪ any development would need to address Policy B4.3.58 of the SDP, to ensure that stormwater associated with any additional Living 3 zoned land does not adversely affect the water quality of the L1 or L2 waterbodies or exacerbate potential flooding "downstream" of these waterbodies (refer to Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Natural Hazards Locations Criteria) ▪ any development would need to demonstrate that potentially adverse reverse sensitivity effects associated with the adjoining holding ponds associated with the Lincoln wastewater facility are avoided in accordance with Policy B4.3.60 (refer to RRS13 Appendix 1 Chapter 6 and Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26) ▪ Policy B4.3.3 of the SDP would support the identification of the Allendale Lane block for rural residential development, as this policy seeks to avoid land zoned Rural from being surrounded on three or more boundaries with land zoned Living (refer to RRS13 Appendix 2 – Maps 5 & 26) ▪ I support in principal the inclusion of the Allendale Lane block on the basis that the identified constraints may be able to be resolved through the private plan change process
S33 R BARKER & ORS	To include the properties at 1 to 3/731 Lincoln Tai Tapu Road & 187 Tancred's Road (Lots 1 to 3 DP 400131 & Lot 4 DP 391803) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ Council's Strategic Asset Manager Utilities has identified that the land is flood prone, low lying and drains to the sensitive Halswell catchment. There is insufficient capacity in Council's integrated stormwater management scheme on the western side of Ellesmere Road without upgrades, which has been consented and operates to a prescribed capacity that has not factored in any additional rural residential households (refer to RRS13 Appendix 1 – Chapter 6 and Lincoln Strategic Infrastructure and Natural Hazards Location Criteria and Appendix 2 – Map 26) ▪ The Strategic Asset Manager Utilities does not support the inclusion of site on the grounds that it is susceptible to flooding and additional stormwater discharges may have a negative impact on the local drainage network. The land is located within the Lower Plains Flood Area (refer to RRS13 Appendix 1 – Chapter 6 and Lincoln Strategic Infrastructure and Natural Hazards Location Criteria and Appendix 2 – Maps 10 & 17) ▪ There are springs located on the land nominated and the block is subject to a High Groundwater table (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Natural Hazards Location Criteria and Appendix 2 – Map 17). There is uncertainty as to whether there is sufficient capacity in the existing drainage network to manage additional flows associated with rural residential densities east of Ellesmere Road (refer to RRS13 Appendix 1 – Lincoln Strategic Infrastructure and natural Hazards Location Criteria) ▪ there are significant cultural values attributed to springs and water quality, with concerns that the development of the nominated areas that are

		<p>susceptible to flooding and stormwater inundation would be inconsistent with the outcomes sought by Mahaanui: Iwi Management Plan. The Iwi Management Plan supports naturalising waterways, establishing riparian margins and re-establishing mahinga kai sites, which the submission identifies as being positive outcomes in respect to the development of this land. However, as is demonstrated in this submission, positive outcomes in respect to establishing riparian margins can be achieved without the need to intensify land use activities (refer to Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Location Criteria)</p> <ul style="list-style-type: none"> ▪ Ellesmere Road severs the area from the future urban form of Lincoln, which may preclude the ability to establish safe and efficient connections east of this strategically important road (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26) ▪ rural residential densities to the east of Ellesmere Road could undermine the visual amenity contrast between the urban form of Lincoln and the surrounding rural area, while contributing to the coalescence of Lincoln with Tai Tapu (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Landscape Values and Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26) ▪ the land is already recognised as having many attributes of a rural residential development node (such as a higher ratio of buildings and a ‘domesticated’ landscape as a consequence riparian plantings and yards), when viewed from Ellesmere Road and Lincoln-Tai Tapu Road. This is perhaps as a consequence of it being bound between two roads or that these views are slightly elevated due to the low-lying nature of the land, which gives a visual impression that the block has rural residential rather than rural character. There also appears to be a relatively high ratio of dwellings and ancillary structures, with family flats for accommodating immediate family members being a legitimate activity under the SDP. ▪ The northern portion of the land is comprised of Class I versatile soils (LUC), with the balance being comprised on Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21) ▪ the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 – Lincoln Natural Hazards Location Criteria and Appendix 2 – Map 20). ▪ it is unlikely that the site would be able to be economically serviced with reticulated water and wastewater until these utilities are extended to the eastern boundary of Lincoln, which is likely to be several years away yet. Any extensions in advance of this could be costly and will not accord with Council’s infrastructure programme of works (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 - Maps 5 & 26) ▪ there is sufficient land supported for inclusion in the Strategy within Lincoln that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the 5 year timeframe
S35 PREBBLETON COMMUNITY ASSOCIATION	<p>Supports the inclusion of the land at 59 to 98 Tosswill Road (Lot 1 & Part Lot 2 DP 5464) in the adopted Strategy for the reasons stated in the submission</p> <p>(NB: this was nominated by S07 G & L Burgess & S28 Pandora Trust & further supported by S45 A Joyce)</p>	<p>Oppose the inclusion of the land nominated by Pandora Trust (S28) and support the inclusion of G & L Burgess (S07) for the following reasons:</p> <ul style="list-style-type: none"> ▪ the inclusion of the G & L Burgess (S07) is generally consistent with Policy B43.6476 and the “Preferred Growth Area” in Appendix 31 as it aligns with the east-west infill between the township and the electricity pylons and transmission lines (refer to RRS13 Appendix 2 – Map 24). However, the land nominated by Pandora Trust (S28) extends beneath the pylons and transmission lines further to the east so is arguably not as consistent with this policy (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria).

⁷⁶ SDP: Township Volume – Growth of Township policies, Policy B4.3.64 [B4-076]

		<ul style="list-style-type: none"> ▪ a portion of the land nominated by Pandora Trust (<i>S28</i>) is an identified contaminated site (refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 8) ▪ there are springs located on the land nominated by Pandora Trust (<i>S28</i>) that are of significant value to local Rununga, with land on the adjoining eastern boundary having a high groundwater table (refer to RRS13 Appendix 1 – Chapter 6 and Prebbleton Natural Hazards and Environmental, Cultural and Heritage Values Locations Criteria and Appendix 2 – Map 15) ▪ the majority of the land nominated by G & L Burgess (<i>S07</i>), and the western portion of the land nominated by Pandora Trust (<i>S28</i>), are comprised of Class I versatile soils (LUC) and the southern portion of the same land being comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) ▪ all of the nominated land to the east of Prebbleton would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The eastern portion of the Pandora Trust (<i>S28</i>) land is located within the identified 'Liquefaction zone buffer' and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria) ▪ it is recommended that the G & L Burgess (<i>S07</i>) block be included in the adopted Strategy as it is consistent with a number of the criteria and avoids the majority of constraints identified to the east of Prebbleton (as identified in the PC 17 analysis). The inclusion of the land has the potential to facilitate the co-ordinated development of the balance of the land to the west, which has a Living Z zone following the Gazetting of the LURP, and the realisation of the Domain extension and integrated stormwater scheme identified in the Structure Plan and Living Z zone outline development plans (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria). ▪ the inclusion of the in the adopted Strategy will inevitably increase the land value and elevate the cost to Council and the community to acquire the land required for the domain extension and integrated stormwater scheme. This could have the implication that the land may become expensive for SDC to acquire, with alternative locations becoming more viable. However, these are not resource management effects that preclude the inclusion of the land in the Strategy. ▪ I oppose the inclusion of the Pandora Trust (<i>S28</i>) block at this point in time as the land is subject to a number of constraints, including the electricity transmission lines and pylons, contaminated land, susceptibility to liquefaction and stormwater management and drainage issues. An alternative that has been considered is that the portion of the land contained on the south-western side of the pylons and transmission lines could be included, but this would sever the land holdings and create undersized balance allotments. I acknowledge that these constraints may be able to be resolved, but consider that there is sufficient land supported for inclusion in the Strategy within Prebbleton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe.
S36 DRYDEN TRUST	To include the identified property on Springston-Rolleston Road (Lot 1 DP 305373) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ the locations fail to accord with the RRS13 Locations Criteria, specifically those requiring rural residential development nodes to avoid locations that are obvious growth paths and to be consistent with the urban settlement patterns and strategic planning outcomes outlined in the Rolleston Structure Plan and the Growth of Townships objectives and policies of the Selwyn District Plan (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Rolleston Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 15) ▪ rural residential development in these locations could significantly

		<p>complicate future residential development, which is discussed in detail under the 'Strategic Management Of Rural Residential Activities' section of this report (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Rolleston Urban Form & Growth Management Locations Criteria)</p> <ul style="list-style-type: none"> the inclusion of the land could define the south-eastern edge of the township as a transition to the rural land holdings between Rolleston and Lincoln townships. However, the nominated locations both sit within the longer term residential growth path of Rolleston, with rural residential development creating relatively isolated nodes that would not be integrated with the township for some time into the future. This applies to the nominated land holding as there is no surety when the adjoining residential land will develop. This isolation would not be remedied until the sequencing of development proposed for Rolleston extends down to Selwyn Road (refer to RRS13 Appendix – Chapter 6, Rural Residential Form, Function & Character and Rolleston Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 28). Inclusion of the land holdings represents interim development, with any rezoning to rural residential densities in advance of residential densities being inconsistent with the LURP and failing to give effect to Chapter 6 (refer to RRS13 Appendix 1 – Chapter 6 Locations Criteria) there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe
S37 TRENTS ROAD DEVELOPMENTS	To include the identified properties at 232 Hamptons Road and 340 Trents Road (Lot 2 DP 25129, Lot 2 DP 41505 & Lot 2 DP 42643) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> the 'preferred urban form' annotation on Map 24 of Appendix 2 of the RRS13 appears to be the basis for identifying the land as being appropriate for "future proofed" rural residential development. However, if the density of development in the nominated area is to be intensified, then it should only occur when it can be integrated with the urban form of Prebbleton to achieve a more compact concentric urban form. A separate process should be initiated to confirm the merits of extending the township to establish whether residential growth is appropriate further west of the existing boundary between Trents and Hamptons Roads. Such a review should not proceed until the 'Greenfield' land within the Township boundary is close to being exhausted in accordance with the LURP and Chapter 6. Given historic rates of take-up this is unlikely to be within the next 10 to 20 years at the earliest (refer to RRS Appendix 1 - Prebbleton Urban Form & Growth Management Locations Criteria) rural residential development in this location could significantly complicate future residential development, which is discussed in detail under the 'Strategic Management Of Rural Residential Activities' section of this report. Development to rural residential densities would create an isolated node that is not integrated into the township, which would be costly and inefficient to service as it would not align with the sequencing of development or Council's infrastructure works programme (refer to RRS Appendix 1 - Prebbleton Urban Form & Growth Management Locations Criteria) the northern portion of the nominated land is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21) The southern portion of the nominated land is located within the identified 'Liquefaction zone buffer' and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria and Appendix 2 – Map 20). The proposal represents interim development, with any rezoning to rural residential densities in advance of residential densities being inconsistent with the LURP and failing to give effect to Chapter 6 (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Prebbleton Urban Form & Growth Management Locations Criteria)

		<ul style="list-style-type: none"> the general block contained by Springs, Shands, Hamptons and Trices Roads contribute to the character and amenity of Prebbleton through its semi-rural parcels and views towards the Southern Alps, with immediate development potentially undermining this amenity Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the western periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township. There is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Prebbleton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites with the recommended 5 year timeframe (refer to RRS13 Appendix 1 – Prebbleton Urban Form, Function & Character Locations Criteria)
S38 SURVUS CONSULTANTS	To include the identified properties at 330 Trents Road, 250 Hamptons Road & 681, 687, 701, 703, 713, 735 & 743 Shands Road (Lot 1 DP 42643, Pt RS 4495, Lot 2 DP 40826, Lot 1 DP 16799, Lot 1 DP 70490, Lot 2 DP 29158, Lot 1 DP 29158, Lot 2 DP 70490 & Lot 4 DP 25129) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> Inclusion of the nominated land holdings would be generally consistent with Policy B43.64 and the “Preferred Growth Area” in Appendix 31 as it aligns with the east-west infill between the township and Shands Road. However, I do not support the immediate inclusion of the nominated land on the grounds that it is unable to integrate with the urban form until residential growth extends further to the west. There are also uncertainties in respect to whether the land owners support the inclusion of this land as the submission has been lodged by a Surveying consultancy. Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the western periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township (refer to RRS13 Appendix – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria) the general block contained by Springs, Shands, Hamptons and Trices Roads contribute to the character and amenity of Prebbleton through its semi-rural parcels and views towards the Southern Alps, with immediate development potentially undermining this amenity Prebbleton already has a relatively high number of households allocated to it in the RRS13 and through the recommendations of this report. I do not support the inclusion of additional land to the west of the Township as far as Shands Road at this point in time as I believe it is appropriate to monitor and review the uptake and development outcomes associated with other rural residential development nodes to inform whether it is appropriate to continue to facilitate rural residential development, particularly on the periphery of Prebbleton. This would include SDP reviews, monitoring and reviews of the adopted Rural Residential Strategy within a 5 year period and structure planning (refer to RRS13 Appendix – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria). Council’s Asset Manager Transportation has confirmed that access points onto Shands Road will need to be managed to avoid any reduction in the safety and efficiency of this road, which is of strategic importance under the Christchurch Rolleston Environs Transportation Study and will be upgraded to improve local road access onto Stage 2 of the Christchurch Southern Motorway (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 24) Council’s Strategic Asset Manager Utilities has identified that significant network upgrades for water and wastewater would be required to service the land to the west of the existing township, which would have to be factored into Council’s infrastructure works programme (refer to RRS13 Appendix 1 – Prebbleton Strategic Infrastructure Locations Criteria) the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The southern portion of the nominated land is located within the identified ‘Liquefaction zone buffer’ and there was liquefaction observed in

		<p>close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria)</p> <ul style="list-style-type: none"> the northern portion of the nominated land is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 2 – Map 21).
S39 V CULLEN	<p>To include the property at 216 Lawford Road (Lot 1 DP 82603) in the adopted Strategy for the reasons stated in the submission</p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> the distance of the site from any township boundary establishes that it is unlikely it would be integrated into the existing urban settlement pattern in the short to medium term. The location is therefore inconsistent with the preferred peri-urban rural residential development typology. As a consequence, the node will be unable to be consolidated into established self-sustaining townships for a significant period of time. The location therefore fails to 'give effect' to Policy 6.3.9 of Chapter 6 that requires rural residential development to be able to integrated into, or consolidated with, existing settlements (refer to RRS13 Appendix 1 - Chapter 6 Locations Criteria) the provision of cost effective and efficient infrastructure servicing, including specifically reticulated water and wastewater services, is unlikely. The relative isolation of the nominated area establishes that development is unable to support existing or upgraded community infrastructure or provide good access to emergency services. It also exacerbates the risk that rural residential development could give rise to adverse reverse sensitivity effects with adjacent rural activities or strategic infrastructure. The location is therefore unable to 'give effect' to Chapter 6 Policy 6.3.9 criteria (refer to RRS13 Appendix 1 – Chapter 6 Locations Criteria) the node would be severed from the social, economic, employment and recreational services provided in townships without a greater reliance being placed on private motor vehicles (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) the location presents a greater risk to the rural amenity values attributed to the open rural landscape through the 'domestication' of productive rural land, the consolidated management of townships and the visual distinction between urban settlements and the rural periphery (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) there is an absence of definitive discernible boundaries to manage growth and reduce the risk of sprawling rural residential development (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) there is nothing to distinguish this location with other properties in the Rural (Inner Plains) zone, which have been identified in the SDP as a rural zone that provides for rural activities and housing densities no greater than 1hh/4ha. There are limited geographical or landscape features to contain rural residential growth within the commuter belt of the district with Christchurch City, with there being a risk of rural residential 'sprawl' and an erosion of rural amenity values and productive capacity will arise if the nominated locations are included in the adopted Strategy (refer to RRS13 Appendix 1 – Township Rural Character & Productivity and Landscape Values Locations Criteria)
S41 PINEDALE ENTERPRISES & KINTYRE PACIFIC HOLDINGS	<p>To include the properties at 15, 25, 77, 93, 97 & 139 Two Chain Road (Lots 1 & 2 DP 27804, Lots 1, 2, 5 & 6 DP 33996, Lots 1 to 3 DP 305466 & Lot 2 DP 33396) in the adopted Strategy for the reasons stated in the submission</p> <p>(NB: this land was also nominated by S31 R Paton & S55 J Paton)</p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> although the land is contained within a definitive road boundary, the extended length of this area may contribute to 'ribbon' development along SH1 south as far as Dunns Crossing Road, which is recognised as the southern gateway to Rolleston (refer to RRS13 Appendix 1 – Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Map 28) inclusion of the land may give rise to potentially adverse reverse sensitivity effects that could compromise strategic infrastructure and assets, including specifically the operation of SH1, the South Island Main Trunk Line (SIMTL), I-Zone business park and Rolleston Prison. This has occurred in Armack Drive, which is an established rural residential node on the southern periphery of the I-Zone business park, where complaints relating to nuisance effects associated with the railway siding and other

		<p>activities taking place within I-Zone creating amenity conflicts and reverse sensitivity effects (refer to RRS13 Appendix 1 – Chapter 6 and Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Maps 15 & 28)</p> <ul style="list-style-type: none"> although the location appears close geographically it is relatively severed from Rolleston, with the SH1 and SIMTL corridor presenting a barrier to achieving an integrated and well connected rural residential node when compared to alternative locations that directly adjoin the township boundary – future upgrades to the connection point at SH1 and Rolleston Drive are anticipated in the longer term, but are unlikely to reduce the distance having to be travelled between the site and the town centre. There are no alternative connection points in reasonably close proximity to the site other than Dunns Crossing Road, which would be no closer to the town centre or other community facilities (such as schools, libraries or open space reserves) than the Rolleston Drive connection. Increased vehicle numbers using this intersection is likely to reduce the safety and efficiency of SH1 (refer to RRS13 Appendix 1 – Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2- Map 28). Inclusion of the land would be inconsistent with several of the Rural Residential Locations Criteria in Appendix 1 of the RRS13, including some of constraints listed in Chapter 6 – potential to adversely affect strategic infrastructure, fails to directly adjoin residential priority areas or Living zoned land as it is severed by SH 1 and is inconsistent with Policy B4.3.71 of the SDP in respect to avoiding Living zones (which include potential Living 3 zones) from establishing west of SH 1 and the SIMTL (refer to RRS13 Appendix 1 – Chapter 6 and Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Map 28) Council's Asset Manager Transportation has also confirmed that the development of this block to rural residential densities could give rise to reverse sensitivity effects associated with the southern freight connection from SH1 and/or SIMTL to I-Zone business park, where Port of Tauranga and Port of Lyttleton have inland ports proposed that will require roading connections and railway sidings either through or in close proximity to the nominated land Council's Strategic Asset Manager Utilities has confirmed that there is limited wastewater infrastructure in place, with an upgraded sewer line and pumping station being required if the land is identified for inclusion in the Strategy there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe
S43 R CULLEN	To include the property at 1221 Shands Road (Lot 2 DP 435361) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> the distance of the site from any township boundary establishes that it is unlikely that the site would be integrated into the existing urban settlement pattern in the short to medium term. The location is therefore inconsistent with the preferred peri-urban rural residential development typology. As a consequence, the node will be unable to be consolidated into an established self-sustaining townships for a significant period of time. The location therefore fails to 'give effect to Policy 6.3.9 of Chapter 6 that requires rural residential development to be able to integrated into, or consolidated with, existing settlements (refer to RRS13 Appendix 1 - Chapter 6 Locations Criteria the provision of cost effective and efficient infrastructure servicing, including specifically reticulated water and wastewater services, is unlikely. The relative isolation of the nominated area establishes that development is unable to support existing or upgraded community infrastructure or provide good access to emergency services. It also exacerbates the risk that rural residential development could give rise to adverse reverse sensitivity effects with adjacent rural activities or strategic infrastructure. The location is therefore unable to 'give effect' to Chapter 6 Policy 6.3.9 criteria (refer to RRS13 Appendix 1 – Chapter 6 Locations Criteria)

		<ul style="list-style-type: none"> the node is severed from the social, economic, employment and recreational services provided in townships without a greater reliance being placed on private motor vehicles (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) the land is identified as having Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21) the location presents a greater risk to the rural amenity values attributed to the open rural landscape through the ‘domestication’ of productive rural land, the consolidated management of townships and the visual distinction between urban settlements and the rural periphery (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) there is an absence of definitive discernible boundaries to manage growth and reduce the risk of sprawling rural residential development (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character Locations Criteria) there is nothing to distinguish this location with other properties in the Rural (Inner Plains) zone, which have been identified in the SDP as a rural zone that provides for rural activities and housing densities no greater than 1hh/4ha. There are limited geographical or landscape features to contain rural residential growth within the commuter belt of the district with Christchurch City, with there being a risk of rural residential ‘sprawl’ and an erosion of rural amenity values and productive capacity will arise if the nominated locations are included in the adopted Strategy (refer to RRS13 Appendix 1 – Township Rural Character & Productivity and Landscape Values Locations Criteria)
S45 A JOYCE	<p>Supports the inclusion of the land at 59 to 98 Tosswill Road (Lot 1 & Part Lot 2 DP 5464) in the adopted Strategy for the reasons stated in the submission</p> <p>(NB: this was nominated by S07 G & L Burgess & S28 Pandora Trust & further supported by S35 Prebbleton Community Association)</p>	<p>Oppose the inclusion of the land nominated by Pandora Trust (S28) and support the inclusion of the land nominated by G & L Burgess (S07) for the following reasons:</p> <ul style="list-style-type: none"> the inclusion of the G & L Burgess (S07) is generally consistent with Policy B43.6477 and the “Preferred Growth Area” in Appendix 31 as it aligns with the east-west infill between the township and the electricity pylons and transmission lines (refer to RRS13 Appendix 2 – Map 24). However, the land nominated by Pandora Trust (S28) extends beneath the pylons and transmission lines further to the east so is arguably not as consistent with this policy (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria). a portion of the land nominated by Pandora Trust (S28) is an identified contaminated site (refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 8) there are springs located on the land nominated by Pandora Trust (S28) that are of significant value to local Rununga, with land on the adjoining eastern boundary having a high groundwater table (refer to RRS13 Appendix 1 – Chapter 6 and Prebbleton Natural Hazards and Environmental, Cultural and Heritage Values Locations Criteria and Appendix 2 – Map 15) the majority of the land nominated by G & L Burgess (S07), and the western portion of the land nominated by Pandora Trust (S28), are comprised of Class I versatile soils (LUC) and the southern portion of the same land being comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) all of the nominated land to the east of Prebbleton would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The eastern portion of the Pandora Trust (S28) land is located within the identified ‘Liquefaction zone buffer’ and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria)

⁷⁷ SDP: Township Volume – Growth of Township policies, Policy B4.3.64 [B4-076]

		<ul style="list-style-type: none"> ▪ it is recommended that the G & L Burgess (<i>S07</i>) block be included in the adopted Strategy as it is consistent with a number of the criteria and avoids the majority of constraints identified to the east of Prebbleton (as identified in the PC 17 analysis). The inclusion of the land has the potential to facilitate the co-ordinated development of the balance of the land to the west, which has a Living Z zone following the Gazetting of the LURP, and the realisation of the Domain extension and integrated stormwater scheme identified in the Structure Plan and Living Z zone outline development plans (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria). ▪ the inclusion of the in the adopted Strategy will inevitably increase the land value and elevate the cost to Council and the community to acquire the land required for the domain extension and integrated stormwater scheme. This could have the implication that the land may become expensive for SDC to acquire, with alternative locations becoming more viable. However, these are not resource management effects that preclude the inclusion of the land in the Strategy. ▪ I oppose the inclusion of the Pandora Trust (<i>S28</i>) block at this point in time as the land is subject to a number of constraints, including the electricity transmission lines and pylons, contaminated land, susceptibility to liquefaction and stormwater management and drainage issues. An alternative that has been considered is that the portion of the land contained on the south-western side of the pylons and transmission lines could be included, but this would sever the land holdings and create undersized balance allotments. ▪ I acknowledge that these constraints may be able to be resolved, but consider that there is sufficient land supported for inclusion in the Strategy within Prebbleton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe.
S46 S & Z CROFTS & J WILLIAMS	Include the 4ha parcels at the corner of Hauschids & Lincoln Tai Tapu Roads (Lots 1 & 2 DP 43671) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ Tai Tapu is valued for its discrete village character and rural outlook that contrasts with more intensive development occurring in Christchurch City, Lincoln and Rolleston. The limited growth projections for the township are recognised in the LURP, where the Township boundary encompasses the existing settlement and no further residential households have been allocated to Tai Tapu. The discrete character and low growth, coupled with the significant reticulated sewerage constraint and liquefaction and flood risks, are the primary reasons why the alternative locations identified in the RRS13 and in the recommendations of this report are preferred to land in Tai Tapu (refer to RRS13 Appendix 1 – Chapter 6, Rural residential Form, Function & Character, Tai Tapu Urban Form & Growth Management, Strategic Infrastructure and Natural Hazards Location Criteria and Appendix 2 – Map 25) ▪ the most significant constraint to developing land on the periphery of Tai Tapu is the inability to connect to a reticulated wastewater scheme – Council's Strategic Asset Manager Utilities has confirmed that the alternative solution outlined in the submission is a possibility, but presents inefficiencies and does not achieve a long term solution that is acceptable by Council. Council is currently trialling the viability of low-pressure systems, but has yet to reach a position where there is confidence that it is an appropriate solution. The storage of wastewater and pumping during periods of low flow resolves one of the conditions of the CCC/SDC agreement, but fails to address the limitation on annual flows (refer to Appendix 1 – Chapter 6, Rural Residential Form, Function & Character, and Tai Tapu Urban Form & Growth management and Strategic Infrastructure Locations Criteria) ▪ the property is located within the Lower Plains Flood Area (refer to RRS13 Appendix 1 – Chapter 6 and Tai Tapu Natural Hazards Location Criteria and Appendix 2 – Maps 9, 16 & 25) ▪ the northern portion of the land is comprised of Class I versatile soils (LUC)(refer to RRS13 Appendix 1 – Tai Tapu Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21)

		<ul style="list-style-type: none"> the location would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The property is also located in areas that are either within, or in close proximity to the identified 'Liquefaction zone buffer', there was liquefaction observed in close proximity to the site 'Post-earthquake lateral spreading' occurred along the Halswell River (refer to RRS13 Tai Tapu Natural Hazards Location Criteria and Appendix 2 – Map 20) there is a risk that rural residential activities could undermine the compact urban form of Tai Tapu, with the nominated block contributing to a long term coalescence of the town with Lincoln that is 3.8km to the west (refer to RRS13 Appendix 1 – Tai Tapu Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 25) rural residential activities should also be precluded on land at western gateway to Tai Tapu, which could exacerbate ribbon development along Lincoln-Tai Tapu Roads and undermine the ability to achieve a compact concentric urban form (refer to RRS13 Appendix 1 – Tai Tapu Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 25). the undeveloped Living 2A zone, which provides for 10 allotments at a density of 1hh/ha, caters for the short to medium term needs of West Melton in respect to large lot residential/rural residential development in Tai Tapu. This is supported by the fact there is limited growth projected for the township and that the Living 1A zone in close proximity to the two nominated sites remains undeveloped (refer to RRS13 Appendix 2 – Map 5)
S48 A CARTRIDGE	<p>Include the 4ha parcels at 27 Allendale Lane (Lot 120 DP 329124) in the adopted Strategy for the reasons stated in the submission</p> <p><u>(NB: this land was also nominated by S32 R Paton & S16 Apton Developments)</u></p>	<p>Support the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> Allendale Lane is serviced by a Right of Way, with previous subdivision and plan change processes highlighting opposition from some land owners to any increased vehicle movements and amenity conflicts and nuisance effects. There is uncertainty in respect to whether all the land owners within the area are aware of, and support, the inclusion of this land in the adopted Strategy Council's Asset Manager Transportation has identified that the Christchurch to Little River Rail Trail is proposed to following the Liffey River down to Moir's Lane and then east to Tai Tapu, with rural residential development of the nominated sites facilitating connectivity and providing opportunities for strong walking and cycling links from the periphery of the Lincoln to the town centre Council's Asset Manager Transportation has identified that there remains a potential that the future Lincoln By-pass may align and exit at Moir's Lane onto Ellesmere Road, with rural residential development potentially impeding this strategic road. However, the land could also be contained on the Lincoln side of the by-pass and the funding, timing and location of this road has yet to be determined (refer to RRS13 Appendix 1 Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26) Council's Asset Manager Utilities has confirmed that wastewater and water services will need to be upgraded, but this does not present an immediate constraint to the development of Allendale Lane. (refer to RRS13 Appendix 1 – Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26) Council's Asset Manager Utilities has confirmed that stormwater does not present a significant constraint along Allendale Lane (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure and Natural Hazards Locations Criteria and Appendix 2 – Map 26) the nominated land is within an area that has a High Groundwater Table, with springs located on the Moir block (refer to RRS13 (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Strategic Infrastructure Locations and Natural Hazards Location Criteria Appendix 2 – Maps 17 & 26) the nominated land would require geotechnical assessments to determine

		<p>the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 - Lincoln Natural Hazards Location Criteria Appendix 2 – Map 20).</p> <ul style="list-style-type: none"> the nominated land is comprised of Class II versatile soils (LUC) (refer to RRS13 Appendix 1 - Lincoln Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) any development would need to address Policy B4.3.58 of the SDP, to ensure that stormwater associated with any additional Living 3 zoned land does not adversely affect the water quality of the L1 or L2 waterbodies or exacerbate potential flooding “downstream” of these waterbodies (refer to Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Natural Hazards Locations Criteria) any development would need to demonstrate that potentially adverse reverse sensitivity effects associated with the adjoining holding ponds associated with the Lincoln wastewater facility are avoided in accordance with Policy B4.3.60 (refer to RRS13 Appendix 1 Chapter 6 and Lincoln Strategic Infrastructure Locations Criteria and Appendix 2 – Map 26) Policy B4.3.3 of the SDP would support the identification of the Allendale Lane block for rural residential development, as this policy seeks to avoid land zoned Rural from being surrounded on three or more boundaries with land zoned Living (refer to RRS13 Appendix 2 – Maps 5 & 26) I support in principle the inclusion of the Allendale Lane block on the basis that the identified constraints may be able to be resolved through the private plan change process
<p>S51 A & B GEORGE & E & B JEFFS</p>	<p>Include the 27.3ha of land at 32 & 42 Hamptons Road & 273, 311, 321, 327, 329 & 341 Trices Road (Lots 1 & 2 DP 73583, Pt RS 3122, Lot 1 DP 3896, Lot 1 DP 78905, Lot 1 DP 5284, Lots 1 & 2 DP 360577 & Pt RS 2423) in the adopted Strategy for the reasons stated in the submission</p> <p><u>(NB: a portion of this land was nominated by S18 M, G & R Crabbe Partnership)</u></p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> Council's Strategic Asset Manager Utilities has identified that significant network upgrades for water and wastewater would be required to service the land to the south of Hamptons and Trices Roads precluding development to the south of these roads will go some way to protecting the southern gateways to the Township and avoid elongating Prebbleton further south along Springs Road. It will also achieve a strong demarcation between rural and urban forms of development, and in doing so, will protect the rural amenity contrast and outlook valued by the community and expressed in the Prebbleton Structure Plan. Rural residential densities could be utilised as a means to restrict residential sprawl south of Hamptons and Trents Road, to avoid the long term coalescence of Prebbleton with Lincoln to the south. However, there are few limits to growth in the southerly direction, with there being a risk that rural residential densities could significantly undermine the rural amenity contrast and distinction between rural and urban forms, while compromising the productive capacity of rural zoned land (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Landscape Values and Prebbleton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 24) Trices and Hamptons Road form a relatively strong limit to contain residential and rural residential growth from elongating the urban form further south; with the SDP identifying a need to achieve a concentric consolidated urban form under Policy B4.3.65. I believe further rural residential growth south of Hamptons and Trices Road to be inconsistent with this policy and the “Preferred growth area” included in Appendix 31 of the SDP, with the Conifer Grove block being supported on a preliminary basis for inclusion Strategy as it already comprising a portion of Living 2 zoned land and being contained by Hamptons Road to the south (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria Appendix 2 – Map 24) Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the southern periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township identified in the Prebbleton Structure Plan (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria) Council's Asset Manager Transportation has identified a preference that

		<p>rural residential development does not extend to the south of Hamptons and Trices Roads to avoid any reduction in the safety and efficiency of these roads, which are of strategic importance under the Christchurch Rolleston Environs Transportation Study and will be upgraded to improve local road access onto Stage 2 of the Christchurch Southern Motorway. Anticipated local road upgrades include the formation of roundabouts at the Springs Road and Shands Road intersections of Hamptons Road (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Prebbleton Strategic Infrastructure Locations Criteria and Appendix 2 – Map 24)</p> <ul style="list-style-type: none"> ▪ The southern portion of the land nominated land is comprised of Class I versatile soils (LUC) and the eastern portion of this same block is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Prebbleton Environmental, Cultural & Heritage Values Locations Criteria). ▪ the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The southern portion of the land is located within the identified 'Liquefaction zone buffer' and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria)
S52 E & G SMITH & ORS	<p>Include the 43.2ha parcels at 147 & 163 Hamptons Road & 798 Springs Road in the adopted Strategy for the reasons stated in the submission</p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ Council's Strategic Asset Manager Utilities has identified that significant network upgrades for water and wastewater would be required to service the land to the south of Hamptons and Trices Roads ▪ precluding development to the south of these roads will go some way to protecting the southern gateways to the Township and avoid elongating Prebbleton further south along Springs Road. It will also achieve a strong demarcation between rural and urban forms of development, and in doing so, will protect the rural amenity contrast and outlook valued by the community and expressed in the Prebbleton Structure Plan. Rural residential densities could be utilised as a means to restrict residential sprawl south of Hamptons and Trents Road, to avoid the long term coalescence of Prebbleton with Lincoln to the south. However, there are few limits to growth in the southerly direction, with there being a risk that rural residential densities could significantly undermine the rural amenity contrast and distinction between rural and urban forms, while compromising the productive capacity of rural zoned land (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Landscape Values and Prebbleton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 24) ▪ Trices and Hamptons Road form a relatively strong limit to contain residential and rural residential growth from elongating the urban form further south; with the SDP identifying a need to achieve a concentric consolidated urban form under Policy B4.3.65. I believe further rural residential growth south of Hamptons and Trices Road to be inconsistent with this policy and the "Preferred growth area" included in Appendix 31 of the SDP, with the Conifer Grove block being supported on a preliminary basis for inclusion Strategy as it already comprising a portion of Living 2 zoned land and being contained by Hamptons Road to the south (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria Appendix 2 – Map 24) ▪ Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the southern periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township identified in the Prebbleton Structure Plan (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria) ▪ Council's Asset Manager Transportation has identified a preference that rural residential development does not extend to the south of Hamptons and Trices Roads to avoid any reduction in the safety and efficiency of these roads, which are of strategic importance under the Christchurch Rolleston Environs Transportation Study and will be upgraded to improve

		<p>local road access onto Stage 2 of the Christchurch Southern Motorway. Anticipated local road upgrades include the formation of roundabouts at the Springs Road and Shands Road intersections of Hamptons Road (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Prebbleton Strategic Infrastructure Locations Criteria and Appendix 2 – Map 24)</p> <ul style="list-style-type: none"> the northern portion of the land is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 2 – Map 21). the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20).
S53 G MAGINNESS	Include the 11.1ha at 354 Perymans Road (Lot 2 DP 459061) in the adopted Strategy for the reasons stated in the submission	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> Council's Strategic Asset Manager Utilities has identified that the land is flood prone, low lying and drains to the sensitive Halswell catchment. There is insufficient capacity in Council's integrated stormwater management scheme on the western side of Ellesmere Road without upgrades, as it has been consented and operates to a prescribed capacity that has not factored in any additional rural residential households (refer to RRS13 Appendix 1 – Chapter 6 and Lincoln Strategic Infrastructure and Natural Hazards Location Criteria and Appendix 2 – Map 26) the Strategic Asset Manager Utilities does not support the inclusion of the site on the grounds that it is susceptible to flooding and additional stormwater discharges may have a negative impact on the local drainage network. Although the nominated land is not located within the Lower Plains Flood Area (refer to RRS13 Appendix 1 – Chapter 6 and Lincoln Strategic Infrastructure and Natural Hazards Location Criteria and Appendix 2 – Maps 10 & 17) the nominated land is subject to a High Groundwater table (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Natural Hazards Location Criteria and Appendix 2 – Map 17). There is uncertainty as to whether there is sufficient capacity in the existing drainage network to manage any additional flows (refer to RRS13 Appendix 1 – Lincoln Strategic Infrastructure and natural Hazards Location Criteria) Ellesmere Road severs the nominated area from the future urban form of Lincoln, which may preclude the ability to establish safe and efficient connections east of this strategically important road (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26) rural residential densities to the east of Ellesmere Road could undermine the visual amenity contrast between the urban form of Lincoln and the surrounding rural area, while contributing to the coalescence of Lincoln with Tai Tapu (refer to RRS13 Appendix 1 – Rural Residential Form, Function & Character and Landscape Values and Lincoln Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 26) the land is comprised of Class I versatile soils (LUC)(refer to RRS13 Appendix 1 – Lincoln Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 21) the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 1 – Lincoln Natural Hazards Location Criteria and Appendix 2 – Map 20). it is unlikely that the site would be able to be economically serviced with reticulated water and wastewater until these utilities are extended to the eastern boundary of Lincoln, which is likely to be several years away yet. Any extensions in advance of this could be costly and will not accord with Council's infrastructure programme of works (refer to RRS13 Appendix 1 – Chapter 6, Rural Residential Form, Function & Character and Lincoln Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 - Maps 5 & 26) there is sufficient land supported for inclusion in the Strategy within Lincoln that better aligns with the Locations Criteria to provide housing

		<p>choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the 5 year timeframe</p> <ul style="list-style-type: none"> ▪ I do not support the inclusion of either the R Barker & Ors (S33) or the G Maginness (S53) blocks at this point in time for the reasons outlined above. ▪ should the Commissioners support in principle the inclusion of land east of Ellesmere Road, the Maginness block would be the more suitable of the two as it is not subject to a number of constraints that do apply to R Barker & Ors land
S54 M STRATFORD & ORS	<p>Include the 43.8ha parcels at 107, 121, 143 & 147 Blakes Road, 191 Hamptons Road & 631 Shands Road (Lots 1 to 4 DP 81701, RS 37687, Lot 1 DP 52527 & Lot 1 DP 53113) in the adopted Strategy for the reasons stated in the submission</p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ inclusion of the nominated land holdings would be generally consistent with Policy B43.64 and the "Preferred Growth Area" in Appendix 31 as it aligns with the east-west infill between the township and Shands Road. Prebbleton has a discrete character and rural outlook, with significant numbers of rural residential development on the western periphery of the town placing pressure on existing community and infrastructure services and potentially undermining the character of the Township (refer to RRS13 Appendix – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria) ▪ the general block contained by Springs, Shands, Hamptons and Trices Roads contributes to the character and amenity of Prebbleton through its semi-rural parcels and views towards the Southern Alps, with immediate development potentially undermining this amenity ▪ Prebbleton already has a relatively high number of households allocated to it in the RRS13 and through the recommendations of this report. I do not support the inclusion of additional land to the west of the Township as far as Shands Road at this point in time as I believe it is appropriate to monitor and review the uptake and development outcomes associated with other rural residential development nodes to inform whether it is appropriate to continue to facilitate rural residential development, particularly on the periphery of Prebbleton. This would include SDP reviews, monitoring and reviews of the adopted Rural Residential Strategy within a 5 year period and structure planning (refer to RRS13 Appendix – Prebbleton Urban Form & Growth Management & Strategic Infrastructure Locations Criteria) . ▪ Council's Asset Manager Transportation has confirmed that access points onto Shands Road will need to be managed to avoid any reduction in the safety and efficiency of this road, which is of strategic importance under the Christchurch Rolleston Environs Transportation Study and will be upgraded to improve local road access onto Stage 2 of the Christchurch Southern Motorway (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management and Strategic Infrastructure Locations Criteria and Appendix 2 – Map 24) ▪ Council's Strategic Asset Manager Utilities has identified that significant network upgrades for water and wastewater would be required to service the land to the west of the existing township, which would have to be factored into Council's infrastructure works programme (refer to RRS13 Appendix 1 – Prebbleton Strategic Infrastructure Locations Criteria) ▪ the nominated land would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). ▪ the north-eastern portion of the nominated land is comprised of Class I versatile soils (LUC), with the majority of the balance comprising of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Prebbleton Environmental, Cultural & Heritage Values Locations Criteria)
S55 J PATON	<p>Include the 84.8ha parcels at 15, 25, 77, 93, 97 & 139 Two Chain Road (Lots 1 & 2 DP 27804, Lots 1, 2, 5 & 6 DP 33996, Lots 1 to 3 DP 305466 & Lot 2 DP 33396) in the adopted Strategy for the reasons stated in the submission</p>	<p>Oppose the inclusion of the nominated land for the following reasons:</p> <ul style="list-style-type: none"> ▪ although the land is contained within a definitive road boundary, the extended length of this area may contribute to 'ribbon' development along SH1 south as far as Dunns Crossing Road, which is recognised as the southern gateway to Rolleston (refer to RRS13 Appendix 1 – Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2

	<p><u>NB: this land was also nominated by S31 R Paton & S42 Pinedale Holdings & Kintyre Holdings and S31 R Paton</u></p>	<p>– Map 28)</p> <ul style="list-style-type: none"> ▪ inclusion of the land may give rise to potentially adverse reverse sensitivity effects that could compromise strategic infrastructure and assets, including specifically the operation of SH1, the South Island Main Trunk Line (SIMTL), I-Zone business park and Rolleston Prison. This has occurred in Armack Drive, which is an established rural residential node on the southern periphery of the I-Zone business park, where complaints relating to nuisance effects associated with the railway siding and other activities taking place within I-Zone creating amenity conflicts and reverse sensitivity effects (refer to RRS13 Appendix 1 – Chapter 6 and Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Maps 15 & 28) ▪ although the location appears close geographically it is relatively severed from Rolleston, with the SH1 and SIMTL corridor presenting a barrier to achieving an integrated and well connected rural residential node when compared to alternative locations that directly adjoin the township boundary – future upgrades to the connection point at SH1 and Rolleston Drive are anticipated in the longer term, but are unlikely to reduce the distance having to be travelled between the site and the town centre. There are no alternative connection points in reasonably close proximity to the site other than Dunns Crossing Road, which would be no closer to the town centre or other community facilities (such as schools, libraries or open space reserves) than the Rolleston Drive connection. Increased vehicle numbers using this intersection is likely to reduce the safety and efficiency of SH1 (refer to RRS13 Appendix 1 – Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2- Map 28). ▪ Inclusion of the land would be inconsistent with several of the Rural Residential Locations Criteria in Appendix 1 of the RRS13, including some of constraints listed in Chapter 6 – potential to adversely affect strategic infrastructure, fails to directly adjoin residential priority areas or Living zoned land as it is severed by SH 1 and is inconsistent with Policy B4.3.71 of the SDP in respect to avoiding Living zones (which include potential Living 3 zones) from establishing west of SH 1 and the SIMTL (refer to RRS13 Appendix 1 – Chapter 6 and Rolleston Urban Form and Growth Management Locations Criteria and Appendix 2 – Map 28) ▪ Council's Asset Manager Transportation has also confirmed that the development of this block to rural residential densities could give rise to reverse sensitivity effects associated with the southern freight connection from SH1 and/or SIMTL to I-Zone business park, where Port of Tauranga and Port of Lyttleton have inland ports proposed that will require roading connections and railway sidings either through or in close proximity to the nominated land ▪ Council's Strategic Asset Manager Utilities has confirmed that there is limited wastewater infrastructure in place, with an upgraded sewer line and pumping station being required if the land is identified for inclusion in the Strategy ▪ there is sufficient Living 3 zoned land and land supported for inclusion in the Strategy within Rolleston that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated sites, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the suggested 5 year timeframe
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8. RURAL RESIDENTIAL STRATEGY IMPLEMENTATION METHODS		
Submitter	Summary of relief sought	Officer recommendation
S06 D & S ANDERSON	The hearing and determination of PC41 should proceed immediately now that the site has been recognised in the RRS13	Oppose fast-tracking private plan changes in advance of the Strategy being adopted as it would be ultra vires and presumes the land that is subject to private plan changes will be included in the adopted Strategy
S08 M LARSON & ORS	Rezone additional residential land in Prebbleton and amend the reference in Appendix 1 Map 24 from "Preferred urban form" to "Greenfield Priority Area – Residential" (<u>Amendment 1</u>).	Oppose - The amended wording is misleading as the area is clearly not a "Greenfield Priority Area – Residential" in Chapter 6.
	Remove the reference to the obvious residential growth path being "long term" (<u>Amendment 2</u>)	Oppose – the phrase 'long term' was purposefully chosen to reflect the 15 year planning period of the LURP. The removal of this reference reduces the strength and intent of the Map reference and related Locations criteria
	Request Council to initiate changes to Chapter 6 and the SDP via the CER Act	Oppose - The ability to consider the rezoning of residential land is clearly beyond the scope of this hearing and to do so would be ultra vires
S09 M & B CLAXTON	Recommend amending the lot size range in the Rural residential form, function and character Locations Criteria in Appendix 1 of the RRS13 (<u>Amendment 13</u>)	Oppose – There is insufficient evidence to substantiate the reduced lot size. Significant investigations were undertaken and outlined in the RRS13 as to how the lot size range of 0.3 to 2ha was established
S10 DENWOODS TRUSTEE	Council recommend to the Minister that PC28 is made operative as part of Action 18 of the LURP.	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
	Remove the Intensive Farming Activity and buffer west of RRS13 Area 5 (<u>Amendment 4</u>)	Support in part – Removal of the Intensive Farming layer from Council's GIS will effectively amend the RRS13 Maps, which are generated directly from Council's GIS
	Amend Paragraphs 6.1 & 6.2 of the RRS13 (<u>Amendments 5 & 6</u>)	Support – These changes are consistent with the submitters relief and Officer recommendation to retain Area 5 in the adopted Strategy
	Various amendments to Section 6 of the RRS13 to update information relating to PC28 (<u>Amendments 7 to 10</u>)	Oppose – Inclusion of this information will pre-empt the consideration of PC 28. The level of information contained in the adopted Strategy should be general in nature, with detailed design, mitigation measures and effects based assessments best considered under the 1st schedule private plan change process.
S12 B & M COLES FAMILY TRUST	Amend the wording in the adopted Strategy in respect to all references to the locations to confirm that they are "preferred" rather than "preliminary" (<u>Amendment 11</u>)	Support in part – These changes would be consistent with the status of the strategy document, although the inclusion of Area 1 still needs to be determined by the Commissioner recommendation and Council decision
	Amend Paragraphs 6.1 & 6.2 of the RRS13 (<u>Amendments 5 & 6</u>)	Support – These changes are consistent with the submitters relief and Officer recommendation to retain Area 5 in the adopted Strategy
	Various amendments to Section 6 of the RRS13 to update information relating to the private plan change attached as Annexure B of the submission (<u>Amendment 12</u>)	Oppose – Inclusion of this information will pre-empt the consideration of PC 28. The level of information contained in the adopted Strategy should be general in nature, with detailed design, mitigation measures and effects based assessments best considered under the 1st schedule private plan change process
	Recommend amending the lot size range in the Rural residential form, function and character Locations Criteria in Appendix 1 of the RRS13 (<u>Amendment 13</u>)	Oppose – There is no evidence to substantiate the reduced lot size. Significant investigations were undertaken and outlined in the RRS13 as to how the lot size range of 0.3 to 2ha was established
	Council recommend to the Minister that PC28 is made operative as part of	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP

	Action 18 of the LURP.	provides this opportunity. There is no scope within the RRS process for considering this relief.
S13 M & J AUSTIN	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
S16 APTON DEVELOPMENTS LTD	SDC recommend that the land identified in the submission is rezoned without further public process under Action 18	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
	Exempt proposals involving three or less properties from the rezoning process (to be considered via subdivision processes only)	Oppose – The LURP precludes sub-4ha subdivision in the Rural Inner Plains zone by amending the wording in SDP Policy B41.1 from 'discourage' to 'avoid'. This relief fails to respond to the issues identified in the RRS13 in regards to sub-4ha subdivision in the rural environment, the effects of which are significant require warrant consideration through a comprehensive plan change rather than site specific subdivision process
S18 CRABBE PARTNERSHIP	SDC recommend that the land identified in the submission is rezoned without further public process under Action 18; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
	Exempt proposals involving three or less properties from the rezoning process (to be considered via subdivision processes only)	Oppose – The LURP precludes sub-4ha subdivision in the Rural Inner Plains zone by amending the wording in SDP Policy B41.1 from 'discourage' to 'avoid'. This relief fails to respond to the issues identified in the RRS13 in regards to sub-4ha subdivision in the rural environment, the effects of which are significant require warrant consideration through a comprehensive plan change rather than site specific subdivision process
S20 CONIFER GROVE TRUSTEES	SDC recommend that the land identified in the submission is rezoned without further public process under Action 18	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
	Context of the RRS13 needs changing, Area 4 should be referenced as a 'preferred' rather than 'preliminary' location (<u>Amendment 11</u>)	Support in part – These changes would be consistent with the status of the strategy document, although the inclusion of Area 4 still needs to be determined by the Commissioner recommendation and Council decision
S28 PANDORA TRUST	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
S33 R BARKER & ORS	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
S34 MINISTRY OF EDUCATION	Reference all of the designated schools in the Rural Residential Location Criteria in Appendix 1 of the adopted Rural Residential Strategy (Amendment 14)	Support – Identifying all designated schools is necessary as rural residential development may impact on urban as well as rural schools
S35 PREBBLETON COMMUNITY ASSOCIATION	Request that the title of Map 24 in Appendix 1 is amended to make a more definitive reference to the future growth path, which is a logical area for future expansion of the urban environment (<u>Amendment 3</u>)	Oppose - Amended the reference could be misleading as the area is not a "Greenfield Priority Area – Residential" in Chapter 6, with future reviews (of the LURP/Chapter 6/ Prebbleton Structure Plan/SDP) determining if and when and it may be appropriate for urban development
	Council recommend to the Minister that Area 3 and 4	Support in part – the concurrent process to develop a

	in Prebbleton are rezoned made operative as part of Action 18 of the LURP.	schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
S36 DRYDEN TRUST	Recommend amending the lot size range in the Rural residential form, function and character Locations Criteria in Appendix 1 of the RRS13 (<u>Amendment 13</u>)	Oppose – There is insufficient evidence to substantiate the reduced lot size. Significant investigations were undertaken and outlined in the RRS13 as to how the lot size range of 0.3 to 2ha was established
	Amend the 'Rural residential character elements' listed on P33 to reference 'future proofed' development and reduce the front building setback from 15m to 20m to 7m to 8m (<u>Amendment 15</u>). Amend the general criteria under 'Rural residential form, function and character' to facilitate 'future proofed' development in obvious future residential growth paths (<u>Amendment 16</u>).	Oppose – 'Future proofed' development is precluded by Policy 6.3.9 (7) of Chapter 6. Reducing the front building setback will fail to meet the anticipated rural residential character elements and interim development within obvious future residential growth paths may give rise to potentially adverse environmental effects from a strategic planning and infrastructure servicing perspective
	Insert a 'Monitoring and review' section into the adopted Strategy (<u>Amendment 17</u>)	Support – It is important to establish the methods for monitoring the uptake and development of rural residential land to quantify when additional land may be needed via a Rural Residential Strategy review process
	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
S37 TRENTS ROAD DEVELOPMENTS	Insert a 'Monitoring and review' section into the adopted Strategy (<u>Amendment 17</u>)	Support – It is important to establish the methods for monitoring the uptake and development of rural residential land to quantify when additional land may be needed via a Rural Residential Strategy review process
	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief. Oppose 'future proofed' residential development, which is precluded by Policy 6.3.9 (7) of Chapter 6
	Rezone additional residential land in Prebbleton and amend the reference in Appendix 1 Map 24 from "Preferred urban form" to "Prebbleton preferred urban form – priority residential growth area" (<u>Amendment 3</u>).	Oppose - Amended the wording could be misleading as the area is not a "Greenfield Priority Area – Residential" in Chapter 6, with future reviews (of the LURP/ Chapter 6/Prebbleton Structure Plan/SDP) determining if and when and it may be appropriate for urban development.
	Remove the reference to the obvious residential growth path being "long term" (<u>Amendment 2</u>)	Oppose – the phrase 'long term' was purposefully chosen to reflect the 15 year planning period of the LURP. The removal of this reference reduces the strength and intent of the Map reference and related Locations criteria
	Amend the general criteria under 'Rural residential form, function and character' to facilitate 'future proofed' development in obvious future residential growth paths (<u>Amendment 16</u>).	Oppose – 'Future proofed' development is precluded by Policy 6.3.9 (7) of Chapter 6. Will fail to meet the anticipated rural residential character elements and interim development within obvious future residential growth paths may give rise to potentially adverse environmental effects from a strategic planning and infrastructure servicing perspective
	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
S38 SURVUS CONSULTANTS	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.

S40 B HARRINGTON	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
S41 PINEDALE ENTERPRISES & KINTYRE PACIFIC HOLDINGS	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
	Insert a 'Monitoring and review' section into the adopted Strategy (<u>Amendment 17</u>)	Support – It is important to establish the methods for monitoring the uptake and development of rural residential land to quantify when additional land may be needed via a Rural Residential Strategy review process
S45 A JOYCE	Investigate if the rural elements of a rural residential zone is actually meeting the requirements of land owners	Support – Monitoring needs to undertaken to establish whether the expectations of land owners are being met and that the form, function and character of rural residential environments are appropriate and that this form of development is sustainable to inform future Rural Residential reviews
S46 S & Z CROFTS & J WILLIAMS	SDC recommend that the land identified in the submission is rezoned without further public process under Action; or a streamlined process be adopted that allows for public consultation on rural residential locations that were not included in the RRS13	Support in part – the concurrent process to develop a schedule of SDP amendments for Action 18 of the LURP provides this opportunity. There is no scope within the RRS process for considering this relief.
S49 LINCOLN UNIVERSITY, NZ PLANT & FOOD & AGRESEARCH	Insert additional wording in the body of the RRS13 and Appendix 1 to recognise the potential reverse sensitivity effects on agricultural research farms (<u>Amendments 18 to 20</u>)	Support – the additional wording explicitly recognises potentially adverse reverse sensitivity effects on agricultural research farms. Specific references to the tertiary and research activities within the adopted Strategy would be consistent with the constraints criteria identified in Policy 6.3.9 of Chapter 6 and the SDP.
S50 TE TAUMUTU RŪNUNGA	That Council does not rely on private plan change to rezone rural residential land as it fails to provide Rununga with sufficient opportunity to inform the proposal, including the preparation of outline development plans (<u>Amendment 21</u>)	Oppose - alternative processes should be progressed further to encourage private plan change proponents to actively engage with Rūnunga when preparing rezoning proposals so that cultural values can be identified, protected and/or enhanced. Council is unlikely to initiate the rezoning of land for rural residential development because it is not the same priority as facilitating the provision of residential land and the associated costs cannot be justified.
	Amend the Locations in Appendix 1 of the RRS13 entitled 'Chapter 6 of the CRPS (LURP)' to ensure there is explicit recognition of taonga and cultural associations in rural residential development to support the well-being of tangata whenua (<u>Amendments 22 & 23</u>)	Support – the amendments explicitly recognise Rūnunga values that need to be considered when identifying appropriate sites for rural residential development and the matters that need to be addressed in any related rezoning proposals. These amendments also ensure that the references to Rununga values in the Strategy are consistent with other planning instruments, including the LURP and Chapter 6.
	Amend the Locations in Appendix 1 of the RRS13 entitled 'Landscape values' to ensure there is explicit recognition of taonga and cultural associations in rural residential development to support the well-being of tangata whenua (<u>Amendment 24</u>)	Support – the amendment explicitly recognises Rūnunga values that need to be considered when identifying appropriate sites for rural residential development and the matters that need to be addressed in any related rezoning proposals. These amendments also ensure that the references to Rununga values in the Strategy are consistent with other planning instruments, including the LURP and Chapter 6.
	Amend the categorisation of the identified Locations Criteria in Appendix 1 to explicitly recognise taonga and cultural associations in rural residential development to support the well-being of tangata whenua (<u>Amendment 25</u>)	Support – the amended categorisation better recognises the Rūnunga values that need to be considered when identifying appropriate sites for rural residential development and the matters that need to be addressed in any related rezoning proposals. These amendments also ensure that the

		references to Rununga values in the Strategy are consistent with other planning instruments, including the LURP and Chapter 6.
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