

IN THE MATTER OF submissions on the Selwyn District Council's
Draft Rural Residential Strategy 'the RRS'
by Denwoods Trustee Ltd

SUMMARY OF EVIDENCE OF FIONA ASTON

1. Submitters Land and Relief Sought

- Denwoods Trustee Ltd ('Denwood') owns the land contained in the Area 5 (Lincoln) preliminary residential location (54.7 ha) included in the Draft Rural Residential Strategy ('RRS').
- The submitter is seeking that preliminary Area 5 be identified as a confirmed area for inclusion into the RRS as a rural residential location, and that PC28 (with specific amendments, including amendments to the ODP and changes in response to Council and submitters concerns) be approved without further delay, given that it has already been notified and subject to public submissions.
- The submission seeks amendments to the Draft RRS description of preliminary Area 5 which establish that the Site is suitable and the potential issues with the Site referred to in the Draft have been addressed (for example, the relatively large size of the node, issues relating to the high water table).

PC28

- PC28 has been notified for submissions and further submissions. It is currently on hold, pending the outcome of the RRS process. PC28 proposes rezoning the Denwood site ('the Site') to Living 3 (Rural Residential), to provide for a maximum of 115 rural residential lots (proposed to be reduced to 110 due to changes to the ODP). A copy of the amended proposed ODP is attached as Appendix A.
- The Plan Change application includes an assessment against the relevant statutory and other planning documents including the Selwyn District Plan and provides an ODP, and various technical reports including relating to traffic, geotech, visual and landscape, stormwater, water and wastewater, noise and contamination matters

2. Reasons:

Landowner aspirations

- PC 28 has been applied for, which indicates an intention by landowners to develop their land in the near future.

Discernible boundaries and township consolidation

- The Site is bound to the north by Lincoln University and to the east by the adjoining Living Z and Business 2B zones (rezoned under PC7). To the south and west of the Site landscape buffers contain native plantings and wetlands (in the south west corner) provide suitable separation distance from adjoining rural activities, and ensures strong physical boundaries for the proposed rural residential area.
- PC28 is located adjoining the township boundary (Living Z and Business 2B zones) which ensures that the rural residential node is consolidated with the township. Additionally the 2.2km walking distance (which will be reduced as the adjoining Te Whariki development to the east is completed and provides a shorter route) ensures residents of the Site will be able to easily access the services of Lincoln Township. The Gerald Street supermarket is closer to the Site.

Rural residential amenity and character

- The proposal is for a rural residential node of up to 110 lots. The revised ODP has an organic, 'random' form and wide mix and range of lot sizes. This includes larger 1 ha lots in the middle area and generally smaller lots on the periphery and adjoining 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 ODP provisions will ensure a rural residential amenity and character for all lots, with an appropriate sense of openness and ruralness.

Future Growth Path

- It is considered the Site is not suitable as a future growth path for full residential development as part of Lincoln Township for the following reasons (which have been discussed with Nicole Lauenstein, urban designer):
 - The Site is located approx. 2.2km from the main township of Lincoln, and while this a reasonable and expected distance for those living in rural residential dwellings to access the township services, given the choice to live in a semi-rural area, it is considered to be more than urban residents would expect to travel to access services such as schools, shops and community facilities (Lincoln Event Centre on Meijer Street is a further 0.6km north of the township).
 - The Site is connected to Springs Road via one access point through the LZ zoned land along the road frontage. This limited access is appropriate for the

110 rural residential sections proposed as it helps to promote a sense of separation from urban activities in the adjoining LZ zone, but under full urban development this Site would provide for significantly more residential dwellings, and this single access point would be insufficient. While a secondary access point could be made through the B2B land this industrial area does not represent an ideal access for urban access.

- The rural residential area proposed represents an buffer between urban development and the adjoining Rural Outer Plains zone beyond the site (south and west). Lower density rural residential development is more appropriate than full residential development directly adjoining farmland, with greater setbacks possible for dwellings, and more space for other possible mitigation eg landscape buffers, as is proposed on the south boundary of the Site.
- The Site adjoins Lincoln University, with the land adjoining the Site to the north being used as a research farm. The University has sought to ensure that no reverse sensitivity effects arise with its farming activities, or compromise the University's ability to efficiently function. Urban densities along the entire boundary have the potential to create adverse reverse sensitivity effects with ongoing research activities and have a detrimental effect on the functioning of the University. By contrast rural residential activities can be set back from the Universityland , with appropriate landscaping provided to ensure effects are mitigated or avoided. Living Z zoned land along Springs Road adjoins the University land where it is zoned B3, rather than Rural, ensuring reverse sensitivity effects are limited with this future urban area. Agreement has been reached with the University regarding appropriate treatment of the northern boundary, by way of maintenance of a shelterbelt at 5m and provision of a 1.8m high wooden paling fence the full length of the boundary.

Natural Hazards

- Consideration on Natural Hazards has been made as part of PC28, with geotechnical considerations included. The Site is identified as not having any liquefaction related or other natural hazard constraints.

Servicing

- Consideration has been made for efficiently and effectively providing reticulated services for development on this site through PC 28, with appropriate wastewater, and water supply connections available from the adjoining living and business zones. Of particular note is the ability to provide on-site stormwater disposal through a wetland system which will retain stormwater during flood events and discharge treated water (treated by wetland processes) into the adjoining drain along the western boundary. The stormwater management system will restrict the rate of runoff to the same as occurs at present and there will be no impact on the capacity of the drain to take existing farm runoff.

Reverse Sensitivity effects

- It is noted that an intensive farming activity buffer is shown on the RRS Maps in relation to the southwest corner of the Site. It my understanding that the intensive farming activity on this site ceased in 2009, and therefore this buffer is no longer required. Should the adjoining owners wish to re-establish intensive farming activities on this site, appropriate consents and mitigation including setbacks from residential activities would be required.
- Lincoln University, as potentially affected neighbours to the north, support the application as agreed mitigation in the form of a wooden fence, and a maintained shelterbelt along the Denwoods side of this fence which will reduce both visibility and any possible noise effects across this boundary.
- Appropriate setbacks along the west and south boundaries, including the existing drain (to be enhance with riparian planting) along the west boundary and a 10m dwelling setback and 5m landscape buffer of totara trees provide separation from normal farming activities on adjoining farmland.

Submissions

- The submissions on PC28 have been considered and addressed as part of this submission process.
- Rockwood Trust sought that the application be put on hold so that they could reinstate intensive farming activities. Denwood Trustee opposes this.. Previous activities ceased in 2009 under previous land ownership, and any new activities which have the potential to affect neighbouring properties is be required to undergo appropriate consent application processes under the RMA, with consideration of effects being undertaken with respect to reverse sensitivity with neighbouring properties.
- Ecan raised concern around groundwater levels increasing with climate change, and suggested staging the development to provide for integrated infrastructure development. Given the distance from the coastline and the nature of the ground conditions on the site, geotechnical and environmental engineering experts (Pattle Delamore and Aurecon) have set out that groundwater increases from climate change are unlikely. A change in policy context from Plan Change 1, and Chapter 12A of the Regional Policy Statement to the now Chapter 6 (brought about by changes required under the Land Use Recovery Plan) it is considered that staging of the development is not required, and infrastructure can be provided in an appropriate integrated manner across the whole site at the time of development.
- Te Taumutu Runanga set out concerns relating to a lack of consultation with Iwi, and in particular raised issues with existing waterways, water quality and quantity/riparian management; protection of any wahi tapu and wahi taonga values; restoration of native indigenous species, in particular taonga and mahinga kai species; use of low

impact design features. A site visit with MKT (representing Iwi) on site revealed that the main concerns related to stormwater and native plantings. As a result of this exotic trees proposed have been replaced with native species, and an explanation of the wetland treatment and attenuation system was provided to MKT.

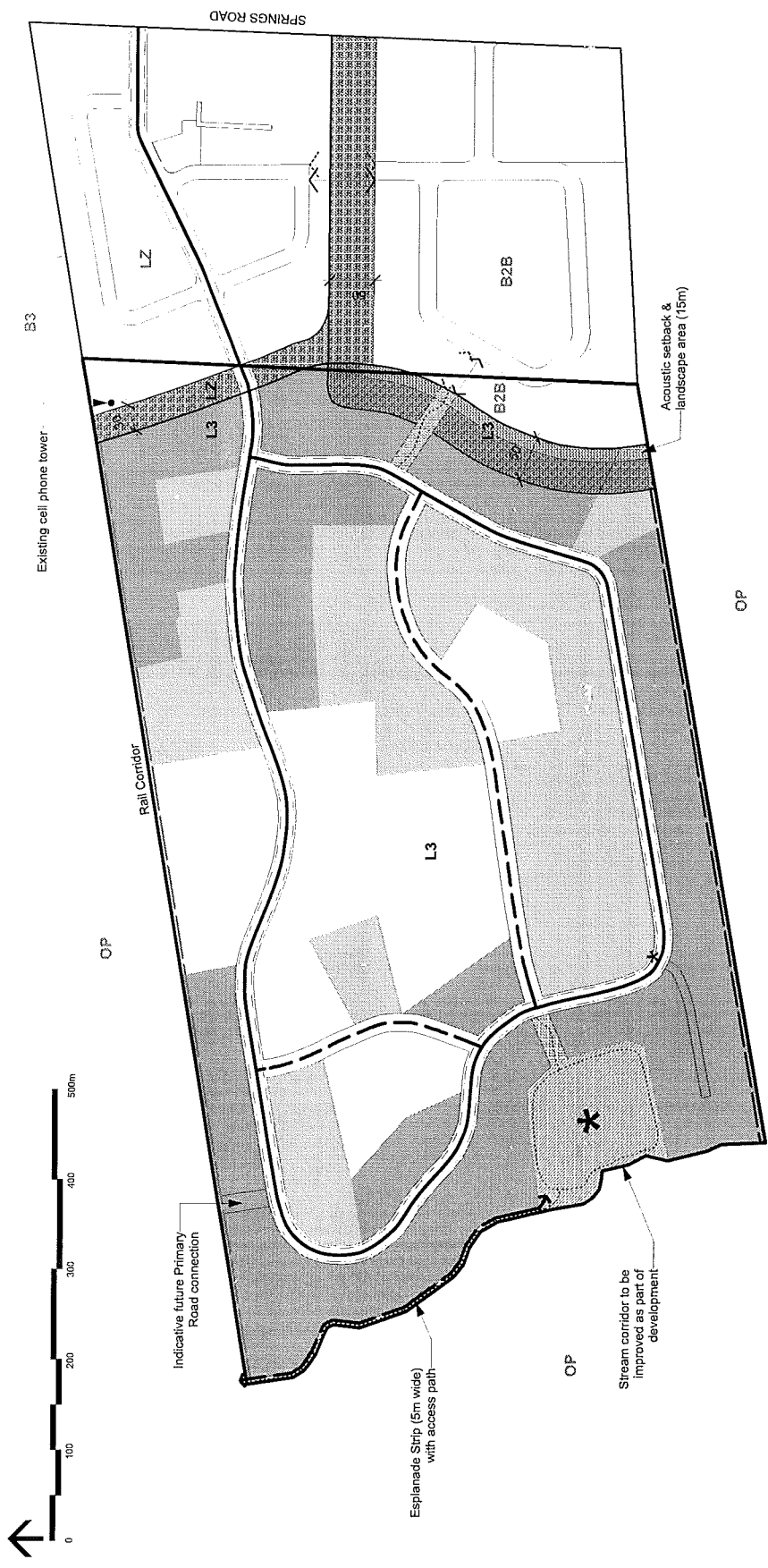
- Canterbury District Health Board raised concerns about stormwater and groundwater contamination issues, and with respect to the cell tower on the site. The reports attached to PC28 outline a 30m setback (in accordance with national guidelines) from the Cell tower. The Trust's lawyer has advised that the final expiry date for the lease for the cell tower site is 22 November 2018. Additionally a Preliminary Site Investigation has been undertaken with activities with the potential to effect groundwater either removed and the site remediated or appropriately managed through on-site stormwater management systems.

Consistency with Statutory Instruments

- The Plan change includes consideration of all of the Statutory instruments this site is subject to, including an assessment of the objectives and policies of the Selwyn District Plan. The assessment is that is in accordance with all the relevant provisions:

3. Officers Report

- The officer's report discusses the merits of including Area 5 at paragraphs 3.99 – 3.100 and provides his ongoing support for the inclusion of the Site in the RRS (in the addendum to his report as he omitted to include the Denwood Site in Appendix 4). He notes that the additional material relating to the matters of private plan change 28 are not within the scope of consideration for the RRS process.
- This material has been provided to establish that all possible issues relating to the suitability of the Site have been thoroughly canvassed and there can be simply no grounds for not confirming the Site as RR location in the RRS.
- The officer opposes the amendments sought to the description of Preliminary Area 5 on the basis that this will pre-empt consideration of PC 28. I disagree. The RRS hearings are the appropriate forum to provide evidence and information to respond to the potential constraints that have been raised in Draft RRS and the officers report with respect to the preliminary areas and additional areas sought by way submission. The hearings process will consider all this material in determining the suitability or otherwise of nominated sites. The adopted RRS clearly needs to be revised in light of the findings in relation to this information and evidence.



KEY

- Site Boundary
- Zone Boundary
- Primary Route (within Road Reserve)
- Secondary Route
- * — Gravity, sewer main routes & indicative location of sewer pump station
- Water main routes
- Indicative Stormwater Management Area & Reserve

- 30-50m Landscape Buffer & Building Setback (L3 & B2B Zones)
- * — Key Open Space Location & Linkages
- Indicative Cycle & Pedestrian Route
- Potential Road Connection
- Shelterbelt (maintained at 5m height plus 1.8m tall timber paling fence along northern site boundary)
- Landscape Strip (Totara tree line, planted at 5m spacings and 1.8m tall at time of planting along southern site boundary)

L3 Zones

- Minimum lot size 3000m²
- Average lot size not less than 5000m², minimum lot size 4000m²
- Average lot size not less than 9000m², minimum lot size 6000m²

OUTLINE DEVELOPMENT PLAN AREA 5 - LINCOLN