

**IN THE MATTER OF** Submissions on the Selwyn District  
Council's Draft Rural Residential Strategy  
'the RRS' by Coles Family Trust

**SUMMARY OF EVIDENCE OF ANNA MACKENZIE**

**1. Qualifications and Experience**

- My name is Anna Mackenzie (M Appl Sc Lincoln University, BSc University of Canterbury, Associate NZPI). I have 6 years resource management and planning experience, and I am a Senior Planner with Fiona Aston Consultancy Ltd. Much of my current work is in the field of land subdivision and development, predominately in Canterbury. Previous roles have included Regional Policy Advisor for Federated Farmers and graduate planner for Davis Ogilvie, a well-known Christchurch based surveying, engineering and planning firm.
- I am currently/have recently worked on a range of rural residential proposals, in both Selwyn District. This includes:-
  - SDC Plan Change 2 (rural residential zoning for 110 lots at Lincoln on behalf of the Denwood Trustees Ltd). The plan change is on hold pending the hearing of submissions on the RRS. It is identified as Preliminary 5 in the RRS.
  - Submissions seeking inclusion of the following as rural residential sites in the SDC Rural Residential Strategy:-
    - Lincoln (Denwoods Trustees, Apton Developments, Bruce Harrington, Barker)
    - Rolleston (Dryden Trust, Pinedale Enterprises and Kintyre Pacific Holdings)
    - West Melton (Austins)
    - Prebbleton (Trent Road Developments, Conifer Grove, Pandora Trust, Crabbe Partnership)
    - Tai Tapu (Crofts & Williams)
- I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this statement of evidence are within my area of expertise.
- The data, information, facts and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions.
- I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.

## 2. Background

- A plan change application has been prepared, and provided to SDC officers for comment. They have in principal agreed that the plan change request is suitable, including consideration by a Landscape Architect (Andrew Craig) engaged by Council for advice on landscape matters.
- The Plan Change application includes a favourable assessment against the relevant statutory and other planning documents including the Selwyn District Plan objectives and policies, and provides an ODP; Traffic Impact Assessment, and Geotechnical Report, Servicing and Contamination reports for the potential rezoning of the Site from Rural (Inner Plains) to Living 3 (see ODP attached as Appendix 1 to this submission).
- **The owners of the Site have engaged in a number of planning processes with respect to rural residential development including supporting the Site's inclusion in plan Change 17 (for which there was no submissions in opposition) and submissions on Plan Changes 17 and 32 and the Rural Residential Background Report.**

## 3. Submitters Land and Relief Sought

- The Trust own an area of approximately 20.59 ha located at the northern approach to Rolleston, bounded immediately to the south of SH1, east of Living Z zone and north of Levi Road. This area is identified in the Rural Residential Strategy (RRS) as 'Preliminary Area 1'. RRS).
- The submitter is seeking that Preliminary Area 1 be identified as a confirmed area for inclusion into the RRS as a rural residential location, and that the assessment of the location criteria provided in section 6 of the RRS be amended to reflect the information provided in the private plan change request (to be lodged pending the outcome of the RRS).
- The Submitter is also seeking that the RRS location criteria be amended to provide for smaller lots (0.2 – 2ha), to provide for the ODP considered by SDC officers.

## 4. Reasons:

### *RRS Criteria*

- The proposal has been considered against the criteria in the RRS and has been found by both the draft RRS, and the submitter to generally achieve, or be able to achieve the criteria. These are attached as Appendix 2.
- It is noted that the submitter seeks an amendment to one of the criteria to provide for lot sizes from 0.2ha in area. There will be circumstances where lots around 2000m<sup>2</sup>-2500m<sup>2</sup> are suitable and can still achieve the degree of 'ruralness' and openness' anticipated for rural residential areas. In the case of the Site, it is

proposed to include smaller sections along the boundary with the existing living zone to the west to provide for a transition into rural residential development, with larger sections adjoining eastern and northern boundaries.

## 5. Officers Report

- The Officer's Report sets out at paragraphs 3.91 – 3.92, and in the addendum to the Officers Report, his ongoing support for the inclusion of the Site into the RRS, and notes that these preliminarily Sites were identified as they represent developments which were either identified through PC17 or are subject to private plan change requests currently being processed by Council. This Site was a proposed rural residential site in PC17.
- The Officers Report (in appendix 4) also sets out partial support for the amendments to make it clear that the Coles Site should be included as a definite Site in the RRS (noting that this will depend on the Commissioners decision on the inclusion of the Site) and his partial support for the Site to be provided for under a streamlined process under action 18 of the LURP (noting that a concurrent process for amendments under action 18 is being undertaken and that there is no scope under the RRS).
- The Officers Report also sets out opposition to amendments sought to change the lot sizes referred to in the Location Criteria from 0.3-2ha to 0.2-2ha, setting out that there is no evidence to substantiate the reduced lot size. However, this matter has subsequently been discussed with Mr Friedel and he now agrees with the amendments set out below.
- I would note that the proposed ODP for Area 1 (as attached) includes lot sizes ranging from 2500m<sup>2</sup> – 1ha and is approved in principle by SDC officers and their advisors (see Consultation section 6 in the plan change request in Appendix B to the submission). The RRS is a strategic document and should not constrain development where smaller lots are sought at a plan change stage to address site specific outcomes. The following wording of the specific criteria should maintain the overall intention of the RRS, but provide some flexibility in certain situations;

*Support locations that can sustain a mixture of housing densities **generally** ranging from 0.3ha to 2ha in size whilst achieving an overall density of 1 to 2hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved. **In some circumstances small numbers of lots in the 0.2-0.3 ha range may be appropriate having regard to the particular characteristics of the site and immediate environs and still achieve the level of 'openness and ruralness' intended for rural residential environments, for example where clustering is appropriate or as a 'transition' at the boundary with urban residential development.***

## Conclusion

The Site has been considered under a number of previous planning provisions as being suitable for Rural Residential Development without any submissions in opposition.

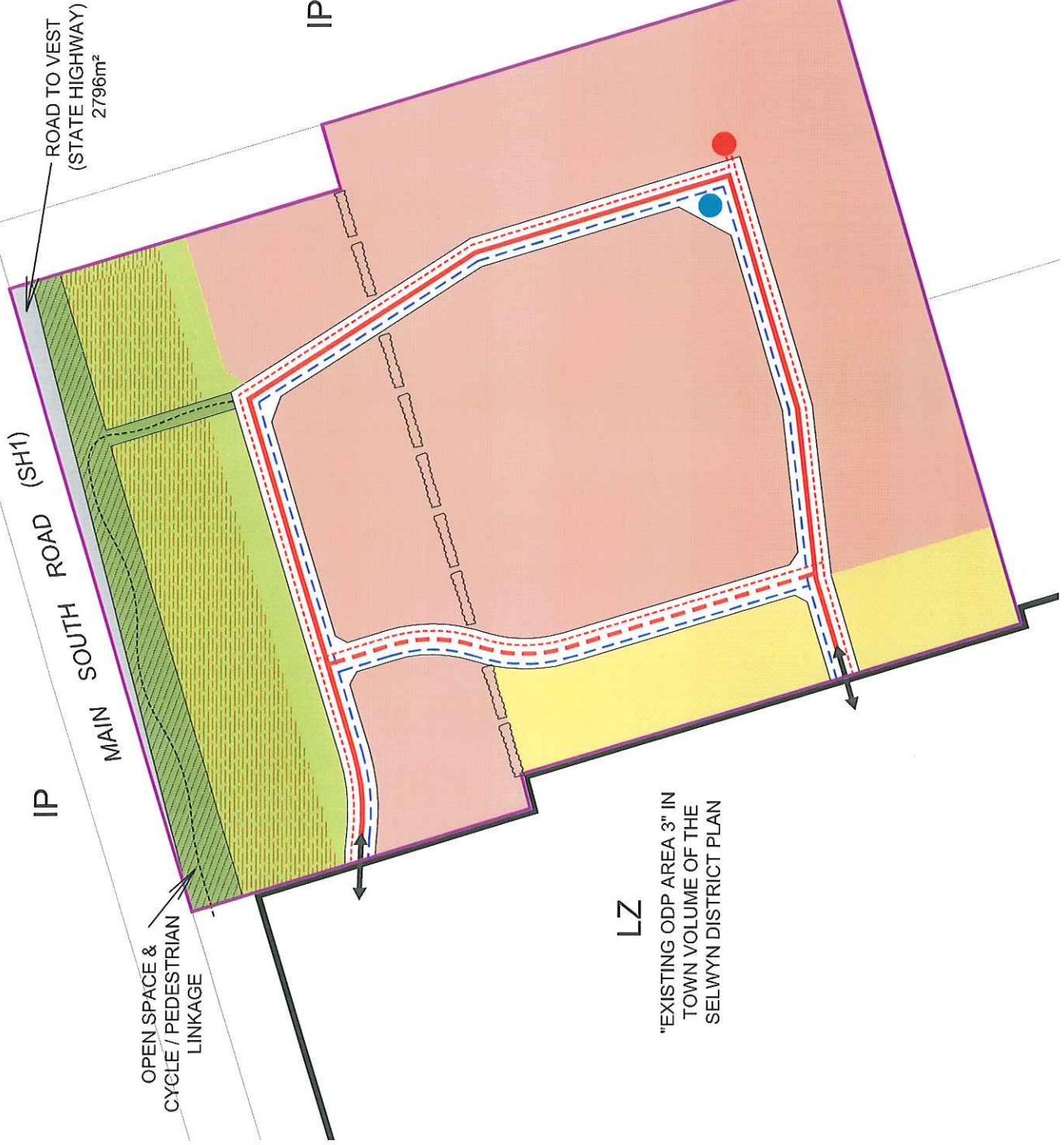
The Site has been considered with respect to the RRS location criteria, and has been found to be suitable for inclusion as a rural residential site. The owner of the Site has invested significant time and energy into the various planning process relating to rural residential development as outlined above and in preparing a plan change request for the Site and seeks that a streamlined process for its consideration under Section 18 of the LURP to enable the efficient rezoning of this Site.

Overall I consider that the inclusion of this Site for rural residential development represents an efficient use of land, and will provide for a high quality and appropriate development in Rolleston.

Date: Wednesday 9 April 2014

## Appendix 1 – ODP

# APPENDIX 42: OUTLINE DEVELOPMENT PLAN LIVING 3 ZONE AT EAST ROLLESTON



**KEY:**

|  |                                                                       |
|--|-----------------------------------------------------------------------|
|  | ZONE BOUNDARY                                                         |
|  | SITE BOUNDARY                                                         |
|  | EXISTING SHELTER BELT RETAINED                                        |
|  | INDICATIVE LOCAL MAJOR ROAD                                           |
|  | INDICATIVE LOCAL INTERMEDIATE ROAD                                    |
|  | INDICATIVE GRAVITY SEWER MAIN ROUTES & LOCATION OF SEWER PUMP STATION |
|  | INDICATIVE WATER MAIN ROUTES                                          |
|  | INDICATIVE STORMWATER SECONDARY FLOWPATH DISPOSAL AREA                |
|  | 40m (FROM SH1) NOISE ABATEMENT SETBACK AREA                           |
|  | 60m (40-100m FROM SH1) ACOUSTIC DESIGN AREA                           |
|  | INDICATIVE CYCLE & PEDESTRIAN ROUTE (EXCLUDING ROADS)                 |
|  | ROAD CONNECTION                                                       |
|  | LOT SIZES MINIMUM 7000m <sup>2</sup>                                  |
|  | LOT SIZES 3800m <sup>2</sup> -7000m <sup>2</sup>                      |
|  | LOT SIZES MINIMUM 2500m <sup>2</sup>                                  |
|  | OPEN SPACE                                                            |
|  | ROAD TO VEST (STATE HIGHWAY)                                          |



## Appendix 2 – RRS Criteria

## Appendix A – Assessment Against RRS criteria for Prebbleton

### Rural Residential Strategy (2013) Location Assessment Criteria (reproduced)

The criteria are categorised into the following three groups:

C = The critical outcomes required to achieve the goals of the UDS and Appendix 1 of the Land Use Recovery Plan - Chapter 6 of the CRPS

SS = Site specific issues that require detailed assessments and contextual analysis to determine how any identified potentially adverse effects could be avoided, remedied or mitigated

NA = Matters that do not apply to certain geographic locations within the UDS area of the District

| Generic Criteria                                                                                                                                                                                                                | Rolleston | Proposed Site                                                                                                                                                              |
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| <b>Chapter 6 of the CRPS (LURP)</b>                                                                                                                                                                                             |           |                                                                                                                                                                            |
| Located outside the identified priority areas for development and existing urban areas                                                                                                                                          | C         | The site is located outside of identified priority areas                                                                                                                   |
| Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal                                              | c         | Adjoins the Living Z zone ensuring it can be serviced economically with appropriate services.                                                                              |
| Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways                                                                                      | Ss        | Roading connections to development to the east will ensure that access is not provided directly to SH, but rather to local roads.                                          |
| Avoid noise sensitivity activities occurring within the 50 dBA Ldn air noise contour so as not to compromise the efficient operation of the Christchurch International Airport, or the health, well-being and amenity of people | ss        | The 50 dBA Ldn air noise contour is located to the east and south of the site thus ensuring neither the airport or peoples' health, well-being and amenity is compromised. |
| Avoid the groundwater recharge zone for Christchurch City's drinking water                                                                                                                                                      | Na        | This criteria does not apply to this site.                                                                                                                                 |

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| Avoid land required to protect the landscape character of the Port Hills                                                                                                          | Na | This criteria does not apply to this site.                                                                                                                                                                                                                                                                                                 |
| Not compromise the operational capacity of the West Melton Military Training Area or Burnham Military Camp                                                                        | c  | This criteria does not apply to this site.                                                                                                                                                                                                                                                                                                 |
| Support existing or upgraded community infrastructure and provide for good access to emergency services                                                                           | c  | The proposal will not impede access for emergency services, and the proposal will not have an impact on existing community infrastructure.                                                                                                                                                                                                 |
| Not give rise to significant adverse reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure | ss | The potential effects and mitigation measures proposed as part of the PC27 are included in the request attached in Appendix B. this includes larger sections, increased dwelling setback and a reserve containing a noise bund located adjoining the northern boundary with SH1.                                                           |
| Avoid significant natural hazard areas, including steep or unstable land                                                                                                          | na | This criteria does not apply to this site.                                                                                                                                                                                                                                                                                                 |
| Avoid significant adverse ecological effects                                                                                                                                      | ss | The attached PC27 request sets out that there are no known significant ecological values pertaining to the site given the historical agricultural use.                                                                                                                                                                                     |
| Not significantly adversely affect ancestral land, water, sites, wahi tapu and wahi taonga to Ngai Tahu                                                                           | ss | The attached PC27 request sets out that there are no known sites identified on the site, however specific consultation has been undertaken with Iwi, although no comment has been forthcoming.                                                                                                                                             |
| Avoid adverse effects on existing surface water quality                                                                                                                           | na | This Criteria does not apply.                                                                                                                                                                                                                                                                                                              |
| Integrate into, or consolidate with, existing settlements                                                                                                                         | c  | The proposal is located adjoining the LZ zone to the east of Rolleston and the proposed ODP includes road connections (2) with adjoining LZ land to the west; and completes the cycle/pedestrian 'loop' route running within the SH open space area and LZ and proposed L3 areas (see ODP in Annexure 2 of the PC27 request, Appendix B).. |

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| Development site supports the development of an ODP and is not seen as a transition to full residential forms of development                                                                                                                                                                                                                             | c  | An ODP has been proposed as part of PC27 which includes smaller sections to the west of the site, larger adjoining the SH, and mid-size lots for the balance, ensuring the proposal is not a transition to full residential forms of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Rural residential form, function and character</b>                                                                                                                                                                                                                                                                                                    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Avoid locations that are obvious residential growth paths                                                                                                                                                                                                                                                                                                | c  | The site is not an obvious residential growth path due to the location of noise contours to the east and south of the site and SH1 to the north.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Support locations that directly adjoin and are able to consolidate with Townships and residential Priority area to support the provision of economically viable infrastructure and to promote social cohesion and ready access to recreational, employment and other services established within Townships                                               | c  | The proposal adjoins the Living Z zone and is appropriately able to consolidate the Town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Support locations that can sustain a mixture of housing densities ranging from 0.3ha to 2ha in size whilst achieving an overall density of 1 to 2 hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved | ss | It is proposed to provide a range of section sizes to accommodate a variety of housing choices, and to maintain an overall density of 1-2hh/ha. The minimum proposed lot size will be 2500m <sup>2</sup> . Amendment to this criteria is sought as part of this submission to accommodate the appropriate mix of lot sizes, including slightly smaller 2500m <sup>2</sup> lots. The ODP will ensure all lots enjoy an open, outlook with rural elements and a degree of 'ruralness' intended for rural residential areas. The small number of smaller lots (total 6 ranging in size from 2500m <sup>2</sup> to 2900m <sup>2</sup> ) have an open space outlook created by roading and larger lots to their west and north, and rural land to the south. |
| 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 Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu                                                                                               | ss | As set out in the attached PC27 request the proposal does not compromise the quality of ecosystems or indigenous biodiversity, and it ensures that the proposed rural residential meets the requirements of this criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| Rununga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Te Waihora, springs and any associated mahinga kai sites. |    |  |                                                                                                                                                                                                                                                                                                     |
| Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit peri-urban sprawl                  | ss |  | Peri-urban sprawl is contained by the proposed SH1 upgrades to the north and east, the Airport Noise Contour to the south and east and residential development to the west.                                                                                                                         |
| <b>Landscape values</b>                                                                                                                                                                                    |    |  |                                                                                                                                                                                                                                                                                                     |
| Discernibly logical boundaries determined by strong natural or physical features                                                                                                                           | c  |  | Appropriate boundary treatments along the eastern edge will provide for a discernible boundary along this edge. Physical restrictions such as SH1 or other development will provide for other boundaries                                                                                            |
| Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch                                                 | ss |  | The proposal site is on the east of Rolleston, however given the site is located south of SH1 and close to proposed upgrades, and given peri-urban sprawl beyond the boundary of the site cannot occur it is considered that the development of this site will have a limited effect on open space. |
| Protection of natural features, significant trees and vegetation                                                                                                                                           | ss |  | There are no known natural features or significant trees or vegetation of note on the site due to the historical and current pastoral use of the site.                                                                                                                                              |
| Manage the amount of households within single locations to avoid the collective visual effects of intensified land use                                                                                     | c  |  | A relatively small rural residential node of up to 36 households is proposed which will avoid any risk of collective visual effects of intensified land use. In addition, appropriate landscape controls to further enhance the amenity of the subdivision and incorporate rural scale planting.    |
| Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)                                                     | ss |  | A landscape report has been included as part of PC27, which considers landscape constraints.                                                                                                                                                                                                        |

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| Locations to adjoin Township boundary's but have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes | c | The development of this site achieves a degree of ruralness, emphasised by appropriate dwelling setbacks to provide for garden plantings, use of tree-lined streets to provide view shafts to the rural land beyond and the knowledge that adjoining land to the east is unlikely to be developed for rural residential purposes due to airport noise contours. |
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| ROLLESTON ENVIRONS STUDY AREA CRITERIA                                                                                                                                                                                                                                                                           |                                  |               |
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| Urban form and growth management                                                                                                                                                                                                                                                                                 | Critical or site specific matter | Proposal site |
| Rural residential development nodes to: (a) adjoin the residential priority areas and Living zone land; and (b) be consistent with the urban settlement patterns and strategic planning outcome outlined in the Rolleston Structure Plan and the Growth of Township objectives and policies of the District Plan | c                                | Achieved.     |
| Rolleston has capacity to support an increased population base within rural residential living environments as it is an identified Key Activity Centre that has the community infrastructure, services and business areas to support a large self-sustaining community                                           | c                                | Achieved      |
| Preclude rural residential development north of SH1 and SIMTL that would be severed from Rolleston and contribute to poor integration and connectivity with the Township (refer to Appendix 2 – Map 28)                                                                                                          | ss                               | Achieved      |

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| Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Rolleston (refer to Appendix 2 – map 28)                          | ss | Achieved, use of an open space green buffer and building setback to separate SH1 from the site, and the fact that the site runs along the eastern edge of urban development and makes road connections to the east only, ensures this criteria is achieved |
| Avoid locations that may contribute to the long term coalescence of Rolleston with the Townships of Lincoln, West Melton and Springston (refer to Appendix 2 – Map 28)                                                                                                                     | c  | Achieved                                                                                                                                                                                                                                                   |
| <b>Rural character and productivity</b>                                                                                                                                                                                                                                                    |    |                                                                                                                                                                                                                                                            |
| Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Rolleston (see Appendix 2 – Map 4)                                                                                                               | ss | Achieved                                                                                                                                                                                                                                                   |
| Maintain the visual distinction and amenity contrast between the rural periphery of Rolleston and the urban forms of Prebbleton, Lincoln, Springston, West Melton and Christchurch City (refer to Appendix 2 – Map 28)                                                                     | c  | Achieved                                                                                                                                                                                                                                                   |
| Preserve the rural character and productive capacity of large rural land holdings and the Rural (Outer Plains) zoned land to the south of Rolleston (refer to Appendix 2 – Map 28)                                                                                                         | ss | Achieved                                                                                                                                                                                                                                                   |
| <b>Strategic Infrastructure</b>                                                                                                                                                                                                                                                            |    |                                                                                                                                                                                                                                                            |
| Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan) | c  | Achieved                                                                                                                                                                                                                                                   |
| Avoid locations that may undermine the operation of                                                                                                                                                                                                                                        | c  | Achieved through appropriate setbacks from SH1 and the                                                                                                                                                                                                     |

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| the strategic Infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 4:<br><br>NZ Defence Forms Burnham Military Camp (DE1), Rolleston Prison (MC1), Pines Wastewater Treatment Plant and East Selwyn Sewer Scheme (D403 & D411), Rolleston Resource Recovery Park (D412), I-Zone Industrial Park, Weedons Cemetery (D178), Weedons Domain (D203), Weedons Primary School (ME25), McClelland Road reserve (D125), Council water wells on Wards Road (D92), SH1 four-laning and CSM2, SIMTL, Christchurch International Airport Noise Contour, Youth Justice Residential Centre (MS1) and Transpower high voltage transmission lines |    | inclusion of the buffer open space area and making provision for land required for SH road widening.                                                                                                                                                                                                                                                                                                                                                           |
| <b>Natural hazards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Avoid land that is subject to the high groundwater table to the south of Rolleston (see Appendix 2 – Map 19)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ss | Achieved                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Environmental, cultural and heritage values</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Avoid Land that may compromise the health, longevity or setting of the register Protected Tree located on Weedons Road to the north-east of Rolleston (T88) (See Appendix 2 – Map 12)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ss | Achieved                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Rolleston (see Appendix 2 – Map 21)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ss | The site is identified on Map 21 as having either Class II or III soils. The site is adjacent to existing urban development and is considered to be appropriate for rural residential development. It is also not appropriate for continued agricultural use as the existing farm is now partly within the Urban Limits, including the existing access from Levi Road. The existing farm operation (cropping and agricultural contracting) will not be viable. |
| Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ss | The site has been investigated for potentially contaminated land (see PC27 request attached) and it is considered that there is no                                                                                                                                                                                                                                                                                                                             |

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| contaminated, including sites identified to the east, south-east and north-west of Rolleston (see Appendix 2 – Map 12) |  | risk to the environment or peoples health as a result of the development. |
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