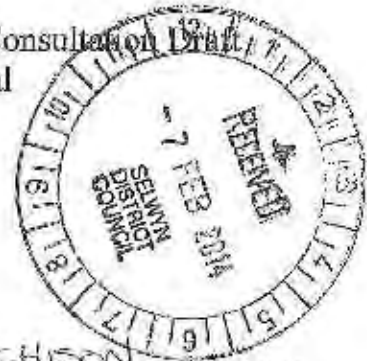


140207014



Submission on Council's Rural Residential Strategy – Consultation Draft
and the associated Statement of Proposal

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799



Full name of submitter: ANTON DAVID ATCHISON

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

254 Tients Rd (Unit 1)
LOT 5 DP 81331 Bk XIII CHCH SD
(give details).

2. *My submission in SUPPORT / OPPOSITION is:

I am in Support of changes to the rural
residential Strategy and would like for
my property to be include in it, so
as to be able to subdivided my own
into 1 hectare in the future
so as to be able to give my
own children land to build their
own homes. As my boundry is the
shands Road Cemetery I may even
be able to sell to the Selwyn
Council for them to add some
land for the future.

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.



3. I WISH / DO NOT WISH to be heard in support of my submission (delete as applicable)
4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

5.
Signature of submitter (or person authorised to sign on their behalf)

04 / 02 / 2014
Date

6. Address for service of submitter:

RD 6 254 TRENTS ROAD.
TEMPLETON CHRISTCHURCH 7676.

Telephone: 021 834382

Fax:

Email:

anton@extra.co.nz

Contact person: Anna Atkinson Title M2 (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014	
Responses to be:	
Posted to:	Delivered to:
Craig Friedel	A Council Service Centre in Darfield,
Selwyn District Council	Lincoln, Leeston or Rolleston
P.O. Box 90	
Rolleston	Emailed to:
CHRISTCHURCH 7643	submissions@selwyn.govt.nz

RECEIVED

10 FEB 2014

SCANNED

140210032

02

Local Government Act 2002 – Rural Residential Strategy

10-2-14

**Submission on Council's Rural Residential Strategy – Consultation Draft
and the associated Statement of Proposal**

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

Full name of submitter: Juan Boer's Court, Barbara Campbell Court

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

.....
.....
.....
.....
..... (give details)

2. *My submission in SUPPORT / OPPOSITION is:

We support this plan change regarding in section size
from 5.2ha to 3ha as it will replace the rural
residential land which has recently been rezoned
residential

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Local Government Act 2002 – Rural Residential Strategy

3. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)
5. Barb Vuneta Blabaw 10-2-14
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
255, Lincoln, Rolleston, Rural
RD 8, Christchurch 7643
- Telephone: 347 3376
- Fax:
- Email:
barb.vuneta@co.nz
- Contact person: Title (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Friedel
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Emailed to:

submissions@selwyn.govt.nz



24 February 2014

Selwyn District Council
PO BOX 90
ROLLESTON 7643

Attention: Craig Friedel
Facsimile: Rolleston

Dear Craig

**Consultation on the Draft Rural Residential Strategy
HG Ref: 1020-130103-02**

Thank you for the opportunity to comment on the draft Rural Residential Strategy ('dRRS') for the Selwyn District on behalf of the Poultry Industry Association of New Zealand (Inc) ('PIANZ') and the Egg Producers Federation of New Zealand (Inc) ('EPFNZ'). PIANZ and EPFNZ have been involved in previous planning work in this area, including submitting on Plan Changes 17 and 32.

PIANZ and EPFNZ currently represent the following poultry operations in the Selwyn District:

- 5 meat chicken breeders;
- 23 meat chicken growers;
- 2 non-chicken meat breeders;
- 1 processing plant;
- 5 layer farms;
- 1 rearing farm; and
- 1 hatchery.

Aspects Supported by PIANZ and EPFNZ

PIANZ and EPFNZ are supportive of the following aspects of the dRRS:

- That the Living 3 zone is being used as a rural residential zone to accommodate demand for residential development on 1-2ha lots. This will reduce the pressure for residential development on 4ha sites in the Inner Plains zone;
- That intensive farming operations have been included on the constraint maps in Appendix 2 of the dRRS and all poultry farms adjacent to rural townships have been correctly mapped as part of this process;
- That the Rural Residential Criteria listed in Appendix 1 include criteria relating to avoiding reverse sensitivity effects with adjacent rural activities;

Harrison Grierson Consultants Limited
Level 1, 71 Great South Road, Newmarket
Auckland 1051, New Zealand
P O Box 5760, Wellesley Street
Auckland 1141, New Zealand
P 09 917 5100 F 09 917 6001
E auckland@harrisingrierson.com
W www.harrisingrierson.com
ISO9001 Quality Assured



- That all five preliminary rural residential areas identified in the dRRS are not located directly adjacent to any intensive poultry farming activities or within the buffer areas around those activities; and
- That the future timeframe that the dRRS will cover (10-15 years) 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.

Suggested Amendments to the dRRS

As mentioned by PIANZ and EPFNZ in previous feedback and submissions on rural residential development in Selwyn, there is still a concern that the introduction of more land zoned Living 3 will result in potential cumulative effects. This is because more rural residential development opportunity will be provided while still allowing 4ha rural lots to be used for residential purposes.

The dRRS identifies that the smallest rural lots allowed in the Inner Plains zone (4ha) are being used as a substitute for rural residential lots as opposed to being retained for productive purposes. The provision of more Living 3 zoned land will alleviate the pressure for smaller lots in rural areas to a certain degree, however the dRRS does not include any provisions to actively discourage the uptake of 4ha rural lots for residential purposes. PIANZ and EPFNZ are concerned that the dRRS has the potential to provide new opportunities for rural residential development in addition to the 4ha lots in rural areas, resulting in more rural residential development than was anticipated for or desired by the Council.

The dRRS should be an all encompassing rural residential strategy, which provides for rural residential development in appropriate places whilst discouraging it in inappropriate places in order to preserve the Inner Plains zone for productive rural activities. The dRRS should signal that a future plan change (either a reworked Plan Change 32 or a new plan change) will revisit the existing minimum lot size in the Inner Plains zone and consider increasing the standard from 4ha to a larger lot size. A larger minimum lot size would discourage further subdivision of productive rural land for purely residential purposes as it would be uneconomical to live on a larger lot without putting it to productive use.

PIANZ and EPFNZ look forward to the opportunity to provide comments on any future plan changes that may arise from the final Rural Residential Strategy that is adopted by Selwyn District Council

Yours sincerely

Harrison Grierson Consultants Limited

Melissa Douché
Senior Planner

U:\1020\130103_02\300 Comms\310 External\L004-SDC-dRRS2013-mid.docx

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

FAX: 03-347-2799

Full name of submitter: Athol John McCully

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:
The guiding principles of a Rural Residential strategy
(give details).

2. *My submission in SUPPORT/OPPOSITION is: attached in the form of a proposed amendment.

1



Local Government Act 2002 – Rural Residential Strategy

3. I ~~WISH / DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)
5. Aethel McCully 24 February 2014
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
5 Oakdene Place, Halswell, Christchurch 8025
(landowner - Hamptons Road)
- Telephone: 349 5008 / 027 433 8052
- Fax: N/A
- Email: aethelmccully@ihug.co.nz
- Contact person: Aethel McCully Title (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Friedel
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Emailed to:

submissions@selwyn.govt.nz

Submission on Council's Rural Residential Strategy 2013 – Consultation Draft and the associated Statement of Proposal

The Land Use Recovery Plan (LURP) amongst other things endeavours to provide for a range of housing opportunities. Under Clause 1.7 of the Consultation Draft the LURP directs the Selwyn District Council to ensure that any rural residential development accords with an adopted Rural Residential Development Strategy.

Strong historical (as noted in Clause 3.25) and current demand (post-earthquake) for lifestyle properties in the Selwyn District Council area is also evident, especially in those areas close to residential towns, and to the current and proposed Southern Motorway corridors, and has led to a request to include the following amendment to the proposed Rural Residential Strategy:

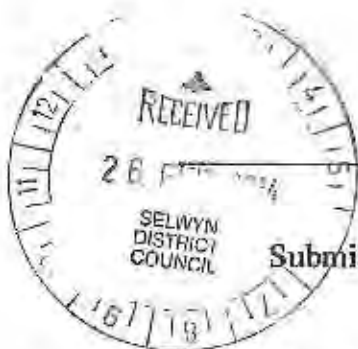
That the minimum lot size for rural property in the Inner Plains zone within 3km of an existing town or the Southern Motorway corridor be reduced from the current 4ha minimum, to 2ha.

In support of this proposal, the following points are made:

1. In Clause 2.42 of the Consultative Draft, the reduction of urban sprawl is one of the aims sought. The proposed amendment does not conflict with this requirement.
2. It does not conflict with the urban consolidation principles espoused in the Consultative Draft, and can be encompassed as a peri-urban rural residential rule.
3. It will not significantly alter the rural landscape – it will simply result in an increase of the potential housing densities permitted to 1 per 2ha, rather than creating a residential-area atmosphere.
4. There will not be any major requirement for additional public infrastructure and facilities.
5. The Southern Motorway and expressway from Christchurch to Rolleston are discussed in Clauses 5.62 - 5.67 of the Consultative Draft, and the proposed amendment will not have any negative impact on those roads.
6. The top 10 reasons listed in Table 3 in Clause 5.80 of the Consultative Draft for people seeking lifestyle properties will not be compromised.

Athol McCully

24 February 2014



140226004

SCANNED

05

Local Government Act 2002 - Rural Residential Strategy

Submission on Council's Rural Residential Strategy - Consultation Draft and the associated Statement of Proposal

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

Full name of submitter: ERIN & KENNETH DIXON

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

SUBMISSION TO CHANGE LAND FROM RURAL TO RESIDENTIAL
SELWYN DISTRICT COUNCIL APPLICATION NO. 23561 - 11700
OUR FIRST SUBMISSION NO. 17 21-2-2010
(give details).

2. *My submission in SUPPORT / OPPOSITION is:

WE WISH TO APPLY FOR CONSIDERATION TO HAVE OUR LAND
CHANGED FROM RURAL TO RURAL RESIDENTIAL FOR THE
FOLLOWING REASONS:
FRONTAGES 144 BIRCHES ROAD (FARM) 57 HAMPTONS ROAD (HOUSE)
TWO EXISTING FRONTAGES ON 7.2300 HA
PREBLETON TOWNSHIP WITHIN WALKING DISTANCE
EXISTING NEW SUBDIVISIONS CLOSE TO PROPERTY
ELECTRICITY TRANSFORMER ACROSS ROAD ON HAMPTONS ROAD
BUS STOP AT GATE BIRCHES ROAD
WE BELIEVE "COUNIFER GROVE" (ROSS THUROR) WHICH IS ACROSS
THE ROAD FROM OUR PROPERTY IS LOOKING AT SUBDIVIDING
PUMPING STATION FOR SEWERAGE ON CORNER
HAMPTONS & SPRINGS ROADS
EASY ACCESS TO MOTORWAY

LEGAL DESCRIPTION LOT 2 DP 22035
K3993

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Local Government Act 2002 – Rural Residential Strategy

3. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
4. ~~If others make a similar submission, I will consider presenting a joint case with them at a hearing (delete if you would not consider presenting a joint case)~~
5. Erin Dixon 24/2/2014
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
"CORNWALLIS" 144 BIRCHS ROAD R.D. 14
CHRISTCHURCH
- Telephone: 344 1035
- Fax: —
- Email: erin.dixon@xtra.co.nz
- Contact person: ERIN + KENNETH DIXON Title OWNERS (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Friedel
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Emailed to:

submissions@selwyn.govt.nz

Selwyn District Council – Rural Residential Strategy (Consultation Draft)

Name: DJ and S Anderson, Trents Road, Prebbleton

Postal Address: c/- Dayle Lovell-Smith Ltd, P.O. Box 679, Christchurch 8140

Telephone: 379-0793

Email: Patricia.Harte@dls.co.nz

Suitability of Anderson Land

- 1 Mr and Mrs Anderson own land on the northeast corner of Trents and Shands Road (Lot 2 DP 51743 – 9.2ha). This land has been listed in the Rural Residential Strategy as “Preliminary rural residential area 4”. The inclusion of this land in the Strategy is appropriate for the reasons set out in 2 below. In addition it is noted that a thorough assessment of the land, of its development potential and of the planning framework for rural residential development has been undertaken as part of private plan change which has been publicly notified and for which there is no credible opposition.
- 2 The reasons for this suitability are:
 - Providing for rural residential development in this area which adjoins the EDA and the western edge of Prebbleton will support the township socially and economically and enable a more concentric and functional urban form
 - The land adjoins an existing rural residential zone (Kingcraft Drive EDA)
 - The land can accommodate 14 lots of 5000m²
 - Rural residential development in this area will provide a long-term buffer between residential to the east of Kingcraft Drive and rural activities to the west which are separated by the physical barriers of Shands and Trents Roads.
 - Rural residential development in this area will limit the potential for reverse sensitivity issues to arise with Shands and Trents Road separating this development from the Rural zone
 - The land can be developed with access only from Trents Road, thereby avoiding access onto Shands Road.
 - Development of Prebbleton to the west is logical and provided for in District Plan policy and acknowledged in the “Rural Residential Background Report”.
 - Provision for attenuation of traffic noise on Shands Road can be easily accommodated on the site without any result adverse visual effects.

Request

- That land on the northeast corner of Trents and Shands Road, Prebbleton (Lot 2 DP 51743 – 9.2ha) be retained as an identified preferred location for Rural Residential development in the Rural Residential Strategy.

Processing of Plan Change 41

3. We have been involved in obtaining rural residential zoning for our land since 2009. At various stages when we were ready to proceed by way of a private plan change we have been

advised/requested by planning staff to postpone this until, yet another, report/plan change was prepared, consulted and decided on. This has delayed the rezoning for five years and has involved us in the expense of submitting on the numerous formal and informal planning documents over the period including

- Proposed Change 1 of the CRPS - Submissions and further submissions
- Rural Residential Background Report
Proposed Plan Change 17 Draft Rural Residential Criteria – Submissions and further submissions
- Proposed Plan Change 32
- Prebbleton Structure Plan

Having finally been given a window of opportunity in 2013 we prepared and lodged a private plan change which was assessed by the Council and then publicly notified in 2013. Limited submissions and further submissions have been received. It has been suggested that we wait yet again while the Council gets its house in order by way of finalising the Rural Residential Strategy. We do not think it is necessary to wait a further 4 or more months for our plan change to be heard and decided as it is very clear that the rezoning proposed in our Private Plan Change 41 is fully in keeping with the Rural Residential Strategy and other relevant policy documents.

Request

- **That hearing and determination of Private Plan Change 41 rezoning land on the northeast corner of Trents and Shands Road, Prebbleton for rural residential use proceed immediately now that the site has been recognised in the Rural Residential Strategy required by the Land Use Recovery Plan.**

We wish to be heard in support of this submission.

J and S Anderson
26 February 2014

SUBMISSION TO RURAL RESIDENTIAL STRATEGY

Gary and Lynda Burgess make the following submission to Selwyn District Council's Rural Residential Strategy

We own land on Tosswill Road in the name of Sparr Developments Ltd (Lot 1 and Pt. lot 2 DP 5464)

We request that our land at 59-98 Tosswill Road is identified in the Rural Residential Strategy as an area suitable for Rural Residential development. The western part of our property has just been rezoned Living Z. We are seeking that the remainder of these properties be included in the Strategy.

Background

In 2011 the Council included this land in PC17 to be rezoned for rural residential development, along with our neighbours' land at 105 and 153 Tosswill Road. At the time this was the only block of land in Prebbleton considered to be suitable for rural residential zoning. We have attached a copy of the plans from PC17 and the reasons why it was included.

Rural Residential Strategy

We have looked at the new Rural Residential Strategy and all the criteria used for choosing areas to be rezoned. We consider our properties satisfy all the Prebbleton and general criteria, because:

1. It immediately adjoins the Residential zone but is not within a Priority area so should not be needed for residential use.
2. Because it immediately adjoins an area which is being developed now for residential purposes the servicing will be able to be extended to the property at no great cost and will mean it is efficiently used.
3. As far as we know Tosswill Road is not a strategic or arterial road.
4. The development of this 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.
5. There are no nearby uses that are likely to annoy new residents and no natural hazards.
6. We are not aware of any special ecological or Māori 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.
7. The land contains undulations which will provide for visual interest and a range of sizes and shapes of sections.

Conclusion Our property is obviously suitable for Rural Residential development which is why the Council rezoned it in PC17. It also meets all the criteria in the new Strategy so logically should be included in the Strategy.

We wish to speak at a hearing.

Gary and Lynda Burgess

Killinchy, R D 2, Leeston 7682

Phone: 324 3302

Email: gary-burgess@xtra.co.nz

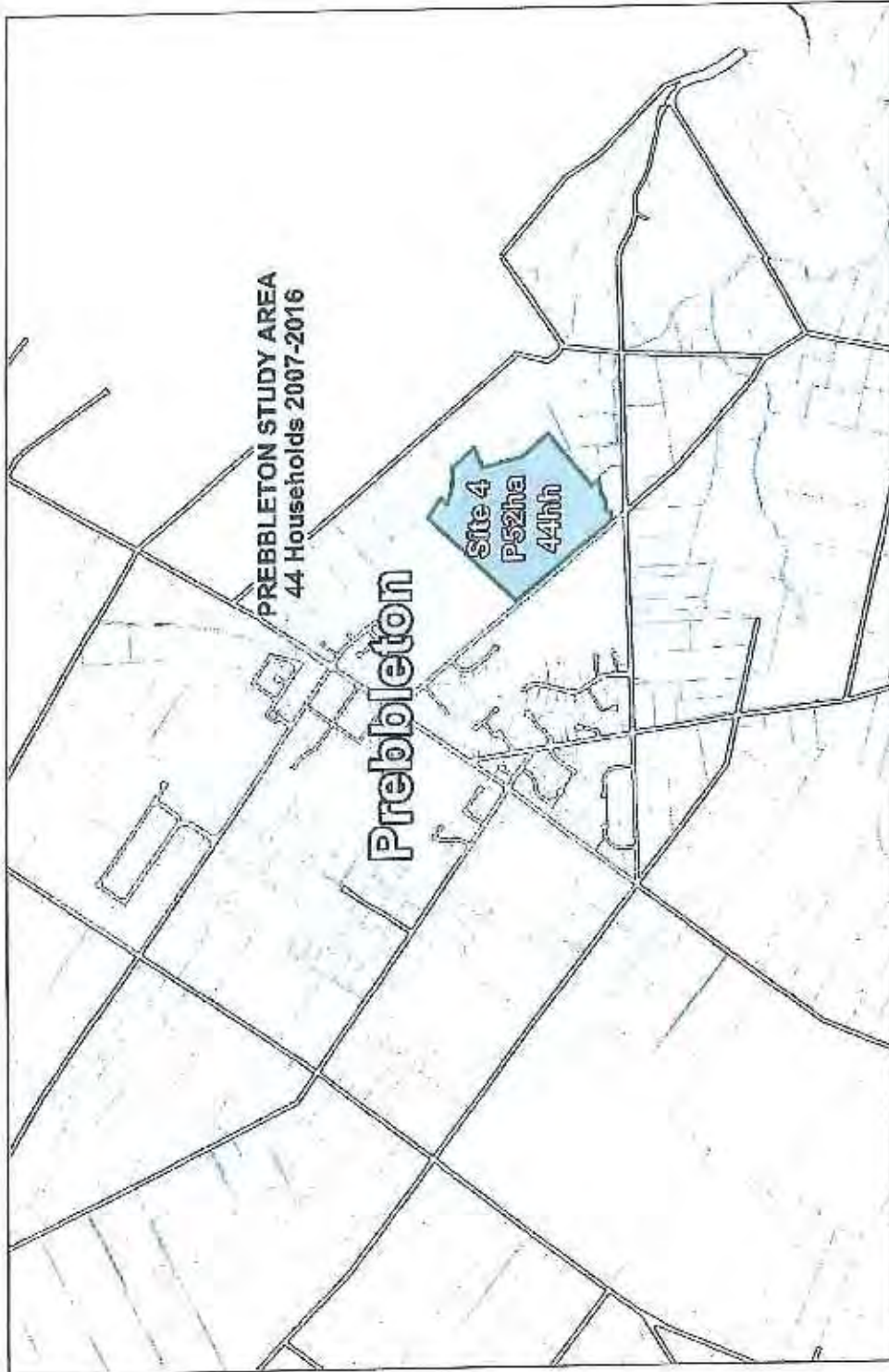
[Signature]
26-2-2014

[Signature] 26-2-2014

PC17

Living 4 Zone Outline Development Plan - Prebbleton





Preferred locations and household densities

The workshops and associated consultation feedback identified one site that is considered appropriate for rural residential activities within the first development timeframe of PC17 (refer to the map provided after the following assessment).

Site 4 encompasses a number of land parcels held in separate ownership. These are identified as follows: (1) 93 Tosswill Road, legally described as Lot 1 Part Lot 2 DP 5464 Block XIII Christchurch Survey District, which is 33.39ha in size and is currently utilised for agricultural purposes; (2) 105 Tosswill Road, legally described as Lot 1 DP 34032 Block I Halswell Survey District Block XII Christchurch Survey District, which is 8.10ha in size and is currently utilised for agricultural purposes; (3) 153 Tosswill Road, legally described as LOT 2 DP 34032 Block II Halswell Survey District Block XII Christchurch Survey District, which is 9.92ha in size and is currently utilised for agricultural purposes.

Site 4 is currently zoned Rural (Inner Plains) under the SDP. The site is located directly adjacent to the north-eastern C1 Urban Limit and fronts onto Tosswill Road. Prebbleton Domain is located on the opposite side of Tosswill Road to the south, which is bordered by lifestyle parcels on its eastern boundary and residential development to the west. The 'greenbelt' buffer with the Christchurch City Council territorial authority boundary, and Transpower's high voltage transmission line corridor, form the northern extent of the site. The eastern boundary of Site 4 is also defined by the high voltage transmission line corridor and is characterised by low scale rural activities. Dwellings are established on each of these individual parcels.

The following efficiencies and benefits are considered relevant to these locations:

- 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 accommodates 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.



Fiona Aston Consultancy Ltd

Resource Management & Planning

PO Box 1435 Christchurch 8140 Ph 03 3322618 Email fiona@fionaaston.co.nz

Submission to Selwyn District Council On: The Rural Draft Residential Strategy

Date: 26th February 2014

Client: M Larson and Others

Prepared by: Anna Mackenzie

Date: 26/02/14

Reviewed by: Fiona Aston

Date: 26/02/14



SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: Mark Larson and Others

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. **The specific provisions of the RRS that our submission relates to are:**

The whole RRS, including the preferred urban area at Prebbleton (Map 24).

2. **Our submission in SUPPORT IN PART is:**

Submitters

T & J Smith, S J Wedlock	250 Hamptons Road
J & A Marshall	200 Hamptons Road
G & E Dodd	192 Hamptons Road
J & D Phillipson	190 Hamptons Road
M & C Larson	182 Hamptons Road
R Idolne	386 Trents Road
M & J Hamlyn	398 Trents Rd

Background

The submitters above all own properties located to the south west of Prebbleton Township in the area identified on Map 24 of the Draft Rural Residential Strategy (RRS) as being "preferred urban form" (as marked on the map attached as Appendix A) All of these submitters have indicated a desire to develop their land to urban densities and have been working together for approximately the last two years to achieve this by promoting the area for residential development when occasions arise (including the LURP and RRS processes and seeking advice from Fiona Aston of Fiona Aston Consultancy regarding private plan changes options and a group meeting to discuss same in July 2013). Only the north east corner of the Smith & Wedlock property is within the preferred urban form area.

The Rhodes family own land at the western end of the Prebbleton 'preferred urban form' area shown on Map 24. They were part of the group who engaged Fiona Aston Consultancy Ltd in July 2013 to advise on plan changes options. Larson & others understand that they are making a separate submission on the RRS seeking to be identified as a rural residential location subject to a requirement that rural residential zoning is 'future proofed' to facilitate future urban residential development at the earliest opportunity provided by the Council. Mark & Larson support this approach for the Larson land and consider it complements the relief sought in their submission, as outlined below.

Rural Residential Strategy

The following parts of the RRS are supported for the reasons set out below, subject to the amendments sought by the submitters.

Larson and Others support the identification of Prebbleton 'preferred urban form' area on the Prebbleton Constraints and Opportunities Map (In RRS Appendix 2 Map 24), because this includes their land and indicates that it is suitable for residential development. Development of this area for urban residential purposes also provides for growth within Prebbleton, whilst maintaining a compact town shape and providing for efficient provision of infrastructure. This support is subject to changing the legend to 'Prebbleton preferred urban form – priority future residential growth area' to clarify that this is the next area of Prebbleton to be developed as a priority greenfield residential area.

Larson and Others support the RRS Prebbleton Environs Study Criteria under 'urban form and growth management' subject to the wording amendments as follows:

'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' (refer to APPENDIX 2 – Map 24)'

The wording 'long term' should be removed because the development and sale of residential land in Prebbleton both before and after the 2011 earthquakes has been extremely high. There is a limited supply of land available for development (some additional areas have been rezoned through the LURP process but the amount is limited). Therefore future residential growth is needed now to meet the market demand, and this provides Council with an opportunity to achieve the enhanced urban form sought within Map 24 of the RRS.

The submitters note that Policy 6.3.11 Monitoring and Review of Chapter 6 of the Regional Policy Statement (RPS) (a full copy of this and other relevant policies are included in Appendix A to this submission) states:

*'The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if:
(a) a shortfall in available land is identified (emphasis added) by monitoring under Policy 6.3.11.'*

Any change resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, or provision of new greenfield priority areas, is to meet the circumstances specified in section 5 of Policy 6.3.11.

The submitters consider that a review of the extent of available land for residential development at Prebbleton is urgently required, and that the review will establish that there will soon be a shortfall if the current rate of take up continues. Furthermore the submitters consider that the addition of the future residential growth area shown on Map 24 of the RRS as a priority residential greenfield area will be consistent with all the matters set out in section 5 of Policy 6.3.11 including that the objective of urban consolidation continues to be achieved.

Objective 6.2.2 Urban Form and Settlement Pattern of Chapter 6 of the RPS sets out under sections 4 and 5 conditions for achieving desired township outcomes. The inclusion of the land identified for the future growth of Prebbleton, including the Submitters land as a priority greenfield residential area will:

- achieve consolidation of the Prebbleton urban area by completing the obvious 'gap' in the concentric urban form which is sought for Prebbleton; 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
- encourage sustainable and self-sufficient growth of the town of Prebbleton

Relief Sought

1) That SDC adopt the Draft RRS as the Final RRS subject to:

- Amending Map 24 to show the future growth area identified on that map as '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..
- Amending the Prebbleton Environs Study Criteria under 'urban form and growth management' to remove the words long term in respect to the obvious residential growth path i.e. as below:-

'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' (refer to APPENDIX 2 – Map 24)'

- 2) That SDC seeks that Environment Canterbury amend the greenfield priority areas as in Chapter 6 of the RPS under Policy 6.3.11 policy, to include the area identified for future growth in Prebbleton on Map 24 of the RRS, as there is an immediate demand for this land as urban residential. It should be noted that ECAN are required to make these changes as part of their monitoring and review role set out under Policy 6.3.11.
- 3) That SDC undertake a rezoning process under the provisions of the CER Act (with agreement of the Minister of Earthquake Recovery) to include the area identified as a 'preferred urban form- priority future residential growth area' on Map 24 of the RRS, as a residentially zoned area under the District Plan.

Conclusion

There is an immediate demand for additional residentially zoned land in Prebbleton, with much of the land previously available now been taken up and developed or in the process of development. The RRS identifies on Map 24 a preferred urban form which includes the submitters' land. Larson and Others consider that this area should be prioritised and identified in the RRS for immediate, rather than long term urban residential development. Council should seek amendments to the RPS under the provisions of Policy 6.3.11 of Chapter 6 of the RPS to enable this, and then initiate a rezoning process to rezone this area

for residential purposes. Streamlined processes under the CER Act should be requested rather than the usual RMA processes given the urgency to provide additional land for residential development at Prebbleton, and the need to secure an appropriate concentric urban form for Prebbleton by rezoning this area.

3. **We do wish to be heard in support of our submission.**
4. **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

5. Signed:  27 February 2014

6. Address for service of submitter:

Postal Address: C/- Fiona Aston Consultancy Ltd PO Box 1435 Christchurch
Telephone: 03 3322618
Email: fiona@fionaaston.co.nz

Appendix A – Canterbury Regional Policy Statement, Relevant Objectives and Policies
Policy 6.3.11 Monitoring and Review

In relation to development in Greater Christchurch:

(1) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake adequate monitoring to demonstrate both in the short term and the long term that there is an available supply of residential and business land to meet the Objectives and Policies of this Chapter.

(2) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake monitoring of the supply, uptake and impacts of rural residential land use and development.

(3) Prior to initiating a review of this chapter, for the purposes of information the Canterbury Regional Council may request the organisation or agency responsible for the operation of Christchurch International Airport to undertake a remodelling of the air noise contours relating to the airport.

(4) The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if any of the following situations occur:

(a) a shortfall in available land is identified by monitoring under Policy 6.3.11; or

(b) it is identified that altered circumstances have arisen or will arise either in one or more parts of Greater Christchurch, in relation to the expected availability of sub-regional infrastructure, and a reconsideration of the extent, location and timing of land for development is necessary to achieve the objectives and policies of this chapter.

(5) Any change resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, or provision of new greenfield priority areas, shall commence only under the following circumstances:

(a) infrastructure is either in place or able to be economically and efficiently provided to support the urban activity;

(b) provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;

(c) the objective of urban consolidation continues to be achieved;

(d) urban land use, including industrial and commercial activities, does not increase the risk of contamination of drinking water sources, including the groundwater recharge zone for Christchurch's drinking water;

(e) urban development does not lie between the primary and secondary stopbanks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout;

(f) the landscape character of the Port Hills is protected;

(g) sufficient rural land is retained to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch; and

(h) the operational capacity of strategic infrastructure is not compromised.

Objective 6.2.2 – Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

(1) aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:

(a) 35% averaged over the period between 2013 and 2016

(b) 45% averaged over the period between 2016 to 2021

(c) 55% averaged over the period between 2022 and 2028;

(2) providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;

(3) reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;

(4) providing for the development of greenfield priority areas on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;

(5) encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;

(6) Managing rural residential development outside of existing urban and priority areas; and

(7) Providing for development opportunities on Māori Reserves.



SCANNED

Submission on Council's Rural Residential Strategy – Consultation Draft
and the associated Statement of Proposal

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799



Full name of submitter: MERUYN GEORGE & BERLIT IRENE CLAXTON.

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

RURAL RESIDENTIAL STRATEGY PC 32 REGARDING
DENSITY OF LAND ADJACENT TO TOWN BOUNDARIES.

(give details).

2. *My submission in SUPPORT / ~~OPPOSITION~~ is:

THAT ON LAND ADJACENT TO TOWNSHIP BOUNDARIES,
THE SECTION SIZES SHOULD RANGE FROM 0.2 ha TO 2 ha.
WE FEEL THAT ON THE OUTSKIRTS OF A CITY, PEOPLE
SHOULD HAVE A CHOICE OF LIFESTYLE AND WE CONSIDER
THAT 1 TO 2 HOUSEHOLDS PER HECTARE FITS THIS
RAPIDLY GROWING AREA.

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

3. ~~I WISH~~ / DO NOT WISH to be heard in support of my submission (delete as applicable)
4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)
5. MS [Signature] 24 FEB 2014
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
"THE COURSE", 117 HAMPTONS ROAD
R.D. 6, CHCH 7670.
Telephone: 3463080
Fax: _____
Email: claxtons@ihug.co.nz
Contact person: MONTY CLAXTON Title MR (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Friedel
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Emailed to:

submissions@selwyn.govt.nz



Fiona Aston Consultancy Ltd

Resource Management & Planning

PO Box 1435 Christchurch 8140 Ph 03 3322618 Email fiona@fionaaston.co.nz

Submission to Selwyn District Council On: The Draft Rural Residential Strategy

Date: 27th February 2014

Client: Denwood Trustee Ltd

Prepared by: Anna Mackenzie

Date: 27/02/14

Reviewed by: Fiona Aston

Date: 27/02/14

SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: Denwoods Trustee Ltd

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. The specific provisions of the RRS that our submission relates to are:

Denwoods Trustee Ltd support in part applies to the whole of the Rural Residential Strategy (RRS), and in particular the identification of the Denwood site as a preliminary rural residential location (Area 5, Lincoln). The Trust's support of the Draft RRS is subject to the comments and relief sought below.

2. Our submission in SUPPORT IN PART is:

Denwoods Trustee Ltd support in part applies to the whole of the Rural Residential Strategy (RRS), and in particular the identification of the Denwood site as a preliminary rural residential location (Area 5, Lincoln). The Trust's support of the Draft RRS is subject to the comments and relief sought, and reasons, set out below.

Submitter

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 total land area owned by Denwoods Trustees on the west side of Springs Road, Lincoln is 82.3776 ha. It comprises a total of four titles and is currently farmed principally for market gardening and cropping purposes. There is one existing dwelling on the property.

The part of the Denwood property not included in Area 5 (approximately 27 ha) has frontage to Springs Road and is zoned partly Living Z and partly Business 2B. This zoning has occurred under the SDC Plan Change 7 and LURP planning processes.

Background

A Plan Change request has been lodged (PC28) for the rezoning of Area 5 to Living 3, to enable rural residential development to occur. PC28 was publicly notified in December 2012. 7 submissions have been received on PC28 which are summarised in Appendix C to this submission.

The original plan change request lodged in 2011 was to rezone a larger part of the entire Denwood property for rural residential purposes, including the land now zoned LZ. Subsequent plan changes to regional and district planning documents have occurred since the application was lodged (including Chapter 12 A of the Canterbury Regional Policy Statement ('RPS'), Plan Changes 7, 17(withdrawn) and 32 to the District Plan, the Rural Residential Background Report, the Land Use Recovery Plan (LURP) amendments and directions including Chapter 6 of the RPS, and the subsequent current process for the Rural Residential Strategy (RRS)). This resulted in changes to the specific details of PC28, including reducing its area to the now proposed 57.7ha, and changing the rezoning requested to the now proposed Living 3 zoning. Development is to be in accordance with an Outline Development Plan which identifies different 'development areas' within the site with minimum average lot sizes ranging from 3000m² to 6000m². Notified PC28 is outlined in full on the Council's web site - <http://www.selwyn.govt.nz/services/planning/plan-changes/plan-change-28-denwood-trustees/pc28-denwood-trustees>.

Amendments to PC28

In response to consultation with SDC Council officers and their advisors (Andrew Craig, landscape architect), amendments have been made to the PC28 ODP, as set out in Appendix D. The amended ODP has a more organic, 'random' form and greater mix and range of lot sizes. The maximum total number of lots has been reduced to from 115 to 110.

Larger 1 ha lots are proposed 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 rural or open space areas. This addresses a concern raised that lots in the central area would not have the degree of ruralness or open outlook envisaged for rural residential lots; and the advice that smaller lots on the boundary with adjoining rural land was appropriate due the outlook obtainable to adjoining rural land. SDC and their advisors have confirmed that they support the amended ODP in principle (see Appendix I 'Consultation with SDC').

Notified PC28 includes minimum average lots sizes of 4000m² in the central area, with a sense of openness to be retained for individual lots by a number of mechanisms including minimum 15m front and internal boundaries. (i.e. for boundaries not shared with the road reserve) which combines to effectively form two 30m wide strips running east west and provides an open natural outlook to largely open space from these 'central/internal' lots. Larger minimum 6000m² lots were proposed on the south boundary (and a 10m treed landscape strip and 40m minimum dwelling setback). The treed buffer was proposed as comprising large scale rural trees planting at 10m spacing's in a staggered row. Andrew Craig supports the treed buffer but considers the larger minimum lot size is not necessary as there is always a change in landscape character at the rural/urban interface which is an acceptable landscape outcome.

As a result of the amended ODP and in response to the Te Taumutu runanga submission seeking greater use of native planting within the subdivision, the southern treed buffer has been amended to a 5m wide shelterbelt of totara trees. These are moderately fast growing and should reach 6-7m height in 10 years. They will:-

- Provide a substantial, robust, evergreen buffer between the site and OP Zone and general area to the south of the site.
- Provide for increased native plant species, biodiversity and habitat in an area where there is presently none.
- Provide an enduring shelter to residents in the L3 Zone from cold south-westerly winds.

SDC officers also considered that some of the detailed design rules were not necessary. Amendments to the PC28 (see Appendix E) remove rules those SDC consider to be unnecessary; and references to Chapter 12A of the Canterbury Regional Policy Statement ('RPS') which has been replaced by the Land Use Recovery Plan ('LURP').

RRS Assessment of Area 5

Denwood supports the identification of the Denwood site as a preliminary rural residential location, and seeks that it be confirmed as a definite location in the final RRS adopted by the Council.

Denwood agrees in general terms with the description of the site and the assessment of its suitability for rural residential purposes, subject to the proposed changes to the wording of paragraph 6.67 (pp 62 – 64 Draft RRS) as set out in Appendix A. These changes establish that all the matters referred to as requiring further assessment through a plan change have been adequately addressed through PC28 and/or the assessment of submissions on PC28 included with this submission.

Assessment of Area 5 Against RRS Location Criteria for Rural Residential Development (Appendix 1)

Denwood agrees with the RRS assessment that its site (Area 5) is consistent with the Draft RRS rural residential location criteria as set out in Appendix 1 of the RRS. Further more specific assessment of the proposal against these criteria is contained in Appendix B, to demonstrate how the criteria apply in light of the proposed provisions of Plan Change 28.

The Draft RRS (paragraph 6.2) sets out five pre-requisites to be met by sites nominated as rural residential locations. Denwood agrees with the RRS that Area 5 meets all of these. It confirms that as landowner, it has aspirations to rezone the land. This clearly evident by the fact that it has proceed with privately initiated Plan Change 28 seeking rezoning of its land to L3. Given the site's single ownership, Council can have the confidence that the site will be developed in a comprehensive and integrated manner, including with the B2A and LZ land adjoining the site to the east. The ODPs for the proposed L3 land included in PC28 and the approved ODPs contained in the District Plan for the adjoining LZ and B2B land provides further certainty in this regard.

Assessment Against Land Use Recovery Plan (LURP)

The gazetted LURP includes Chapter 6 of the Regional Policy Statement (which replaces C12A of the RPS). This includes Policy 6.3.9 Rural Residential. Future rural residential areas can only be provided for where in accordance with an adopted Rural Residential Development Strategy and subject to meeting criteria specified in Policy 6.3.9. The Draft

RRS includes the listed criteria in Appendix 1 (Rural Residential Location Criteria). Area 5 meets all of these criteria as set out in the assessment contained in Appendix B.

The Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. Use of the Denwood site for rural residential development has been demonstrated through PC28 and this submission, as appropriate and desirable, and to be an efficient use of land and infrastructure which does not limit future urban growth and is unlikely to be developed for full urban development, and does not create adverse effects with surrounding rural land. Appendix C contains a comprehensive discussion of some of these issues in the context of the submissions lodged to PC28, and that appendix should be read as forming part of this submission.

Task 18: Selwyn District Council of the LURP requires SDC 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:

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 Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments.¹

Denwood requests that SDC recommends to the Minister of Earthquake Recovery that PC28 be made operative immediately under the provisions of the CER Act with no further public process required.

The RRS hearing process is sufficient to consider the merits of the rezoning proposal and to ensure that all matters raised in submissions on PC28 are appropriately addressed. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types as identified in Appendix 11 of PC28.

There has been extensive consultation regarding the future development of Lincoln Township and adjoining land, including the subject site as outlined below. This has ensured that consideration of the development of this site has been well canvassed by the public, and specific concerns raised and addressed. It is considered that no further consultation is required.

Submissions/Consultation

The proposal to rezone this site (Area 5) to rural residential has been the subject of extensive consultation in recent years including the submissions made by Denwoods Trustees on Proposed Chapter 1 of the Canterbury Regional Policy Statement (now operative Chapter 6 as included in the Land Use Recovery Plan); the Background Rural

Residential Report; PC17; P32; and PC28 (private plan change request to rezone the land to L3). This has enabled the public to have extensive opinion on the matters raised within the proposed rezoning, including the current consultation on the Draft RRS which specifically looks at the site as a location for rural residential development adjoining Lincoln township. Submissions relating to the privately initiated Plan Change 28 have been received with a total of 7 submissions received. A discussion on each of the submissions, and the measures undertaken by Denwood to resolve these issues is attached in Appendix C

Relief Sought

That SDC adopt the Draft RRS as the approved RRS subject to:

- The amendments set out in Appendix A;
- Amendments to RRS Maps 5 and 26 as set out in Appendix F which delete the intensive farming site and buffer west of the Area 5 as there is no current or approved intensive farming activity on this land.
- That in relation to Task 18 of the LURP, SDC recommends to the Minister of Earthquake Recovery that PC28 be made operative immediately under the provisions of the CER Act with no further public process required.

Conclusion

Denwood considers that Area 5 of the Draft RRS, as proposed to be developed in accordance with PC28, is a suitable area for rural residential development on the edge of Lincoln. This site is an appropriate location at the south western edge of the Township and will achieve appropriate consolidation with the Township. The site can be serviced with reticulated services without putting undue pressure on existing systems, and will provide appropriate sections to meet the market demand. The site meets the criteria of the RRS, and is appropriate in the context of the provisions of LURP, and the Lincoln Structure Plan.

3. **We do wish to be heard in support of our submission.**
4. **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

5. Signed:  27 February 2014

6. Address for service of submitter:

Postal Address: C/- Fiona Aston Consultancy Ltd PO Box 1435 Christchurch
Telephone: 03 3322618
Email: fiona@fionaaston.co.nz

Appendix A – Proposed amended wording for RRS Section 6 'Rural residential area assessment'

Note: proposed changes have been made with insertions identified with an underline and **bold** and deletions identified with a ~~strike through~~

Paragraph 6.1-2

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.~~

6.2 The preliminary identified rural residential locations satisfy the following pre-requisites:

Paragraph 6.67:

Sub-regional guidance – LURP/Chapter 6 to the CRPS

- The land holding is outside the Township boundary, but adjoins the Living Z and Business 2B zones that ensure the rural residential node is consolidated with the existing Township. This spatial proximity also assists in preserving the open space character between Lincoln and Christchurch City.
- Avoids the ~~majority~~ all of the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of CRPS.
- Adjoins the Living Z and Business 2B zones, ensuring the site can be economically provided with reticulated water and wastewater.
- Stormwater management will be an important aspect of any redevelopment of the land holding given the high groundwater table, with specific treatment and disposal methods having been proposed through PC 28. There are no springs or natural waterways within the site, but there are several drains servicing the property and wider area.
- 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 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 B2B land, and there will be potential for reverse sensitivity issues (however, buffers between the zones are proposed).~~
- Avoids any Identified Significant Natural Areas, designated sites or any other strategic infrastructure.

Rural residential form, function and character

- The sites location adjacent to the Township boundary, including Lincoln University to the north and the Te Whariki subdivision to the east, reduces the potential for

adverse reverse sensitivity effects, unconsolidated peri-urban sprawl and the urban form of Lincoln coalescing with Tai Tapu, Rolleston or Prebbleton. Strong definitive boundaries along the southern and western 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.~~

- The risk of ribbon development occurring along Springs Road is reduced as the existing Living Z and Business 2B zones front this road.
- The location is not an obvious future residential growth path identified in the Lincoln Structure Plan, which is constrained by the Crown Research Institutes and Lincoln University to the west and north and natural constraints to the east and south.

Landscape values

- 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 1 ha lots in the central 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 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.~~
- PC 28 includes layouts, interface treatments and development controls to avoid any potentially adverse visual and amenity effects and achieve the necessary degree of 'ruralness' and 'rural residential character'.
- ~~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.

Lincoln environs study area guidance

- The sites location adjacent to the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern.
- There is an opportunity to secure safe and efficient vehicle, pedestrian and cycle access to the Town centre via the road network, green space corridors and reserves are available as the site adjoins Lincoln University and the Te Whariki subdivision.
- Preliminary Area 5 is approximately 2.5km to the Town centre via Springs Road and Edwards Street, which will be reduced further once connections within the Te Whariki subdivision are completed.
- This proximity presents an opportunity to achieve strong connections between the proposed rural residential node and Lincoln, including the necessary access to

- education facilities, shopping centre's, employment opportunities, community facilities, public transport connections and other services.
- The site is not subject to any identified natural hazards, Significant Natural Areas, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints.
 - 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 PC 28 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 assessments 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 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

Appendix B – Assessment Against RRS criteria for Lincoln

Rural Residential Strategy (2013) Location 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 8 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	Lincoln	Proposed Site
Chapter 6 of the CRPS (LURP)		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside the Township boundary.
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater (realment and disposal)	C	The site is located adjoining a Living z and Business 2B zone, ensuring it can economically be provided with reticulated services for water and waste water. The PC28 application includes detailed information, including technical reports, on proposed servicing of Area 5. The PC28 ODP shows an indicative stormwater management area and location of reticulated services and a proposed sewer pump station.
Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways	SS	The proposal includes new local roads to provide for access to individual lots.
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	NA	This criteria does not apply to this site.
Avoid the groundwater recharge zone for Christchurch City's drinking water	NA	This criteria does not apply to this site.

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	NA	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 includes an ODP which provides for a movement network to ensure access to emergency services is not limited. Options for future road connections to the B2B land and Ellesmere Junction Road via Lincoln University are shown, to maximise potential connectivity with existing and proposed roads and alternative access points to Area 5. The proposal is within 2.5km of Lincoln Township centre via Springs Road and Edwards Road, ensuring access to community infrastructure. It is 1.2km from the Gerald Street supermarket. As noted in the RRS these distances will be reduced further once connections within the Te Whariki subdivision (opposite on the east side of Springs Road) are completed; and this proximity presents an opportunity to achieve strong connections between the proposed rural residential node and Lincoln, including the necessary access to education facilities, shopping centre's, employment opportunities, community facilities, public transport connections and other services.
Not give rise to significant adverse reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure	SS	Lincoln University submitted on PC28 in support. Appropriate design and boundary treatments ensure that reverse sensitivity with other rural activities to the west and south do not arise, including proposed 1.8m high fencing along the boundary with Lincoln university and a further 5m high shelter belt along the Denwoods side of this fence). Potential reverse sensitivity concerns have been raised in the submission by Rockbrook Trust on PC28, and are discussed in the assessment of submissions (Appendix C and are not considered to be significant).

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 site does not contain any identified Significant Natural Areas.
Not significantly adversely affect ancestral land, water, sites, wahi lapu and wahi taonga to Ngai Tahu	SS	There are no identified cultural features on the site.
Avoid adverse effects on existing surface water quality	SS	PC 28 includes specific design for stormwater treatment and retention via wetlands, to ensure that there are no adverse effects on existing surface water quality, noting that the proposal includes the discharge to an existing drain which discharges into natural waterways.
Integrate into, or consolidate with, existing settlements	C	The site adjoins existing B2A and LZ zoned land and consolidates and integrates with the existing Township of Lincoln. It forms an appropriate southern 'wrap' to the township and its associated facilities."
Development site supports the development of an ODP and is not seen as a transition to full residential forms of development	C	The RRS (paragraph 5.27) seeks that rural residential developments 'retain an appropriate urban/rural interface edge on the periphery of Townships – rural residential development should not be a transition to higher more urban development, with definitive boundaries marking urban areas more distinct from rural environments.' Notified PC28 includes a proposed ODP, which provides for average allotment sizes in different sub areas ranging from 3000m² to 6000m² and a maximum of 115 lots. An amended ODP now proposes a maximum of 110 lots. Living 3 zoning for this area will ensure that the site is not a transition to full residential forms of development. Specific boundary treatments incorporated into the ODPs for PC28 and the adjoining LZ and B2B zones to the east will ensure a clear separation between these proposed urban developments and the proposed rural residential development. A 50m open space buffer is required between the L3 and B2B zones, comprising a 15m wide landscape strip and acoustic mound and minimum 35m building setback within private L3 zones lots adjoining the landscape strip; and a 30m landscape strip is required between the L3 and LZ zones.
Rural residential form, function and character		

Avoid locations that are obvious residential growth paths	C	As stated in the RRS (paragraph 5.68) the site is not an obvious future residential growth path identified in the Lincoln Structure Plan, which is constrained by the Crown Research Institutes and Lincoln University to the west and north and natural constraints to the east and south.
Support locations that directly adjoin and are able to consolidate with Townships and residential Priority areas 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 site is located adjoining a LZ and B2A zone and will consolidate the existing Lincoln township, creating an appropriate 'southern wrap' to its urban form. The site is readily accessible to the existing town centre and the Gerald Street supermarket, with even more direct routes possible as the living zoned development on the opposite side of Springston Road continues to develop. The site has strong discernible boundaries which will ensure that future development beyond this site is not practical.
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	The notified PC28-ODP proposed three distinct density areas within the development i.e. smaller 3000m² average lot sizes to the north, west and east; medium average 4000m² lot sizes within the central area; and larger 6000m² lots to the south, adjoining the Outer Plains Rural Zone. The maximum number of lots was 115. In response to discussions with Council planning staff and their landscape advisor, a revised ODP has been prepared (see Appendix D). The revised ODP has a more organic, 'random' form and greater 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 maximum number of lots has been reduced to 110.
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	SS	The proposal site has a moderately high water table (but not as high as other parts of the township included the Te Whariki development to the east). PC-28 proposes wetlands to act as the treatment and retention of stormwater for this site, to ensure that there are no adverse effects

Tacunga of Te Rubunga o Ngai Tahu and Te Tauwitu 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.		beyond the boundary of the site, and to ensure the protection of waterways and importantly Lake Ellesmere. There are no springs within the site.
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	Landscape open spaces are required on the relevant ODPs for the PC28 L3 zone and the adjoining LZ and B2B zones. This will ensure visual and physical buffers between the proposed urban and rural residential areas and a high quality rural/urban interface and avoid peri-urban sprawl.
Landscape values		
Discernibly logical boundaries determined by strong natural or physical features	G	The site has strong physical edges/boundaries defined by existing/proposed physical features, including an enhanced existing waterway along the western boundary; University of Lincoln zoned land (B3) and University farmland zoned Outer Plains on western part of the northern boundary; 10m wide rural style planted open space located within private lots along the southern boundary; and the proposed Business 2 and Living Z Zone to the east of the Site.
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 is located on the south side of the Township, thus will not reduce open space or landscape character between or surrounding the areas of urban activity within the Greater Christchurch area.
Protection of natural features, significant trees and vegetation	SS	The site does not contain any natural features, significant trees or vegetation of note. The existing drain on the western hedge is to be retained and enhanced with riparian planting. A 5m access strip will facilitate public access along the waterway edge, linking with the proposed wetland stormwater detention area in the south west part of the site.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	G	The RRS (paragraph 5.27) notes that it is important to manage the number of dwellings within any single location to avoid the collective effects of intensified land uses (ideally no greater than 50/h) – large

		nodes are less able to provide the necessary degree of 'ruralness' that is required to meet the anticipated rural residential character and to satisfy the expectations of future land owners Area 5 can accommodate up to 110 rural residential households. Careful attention to design elements including the mix and location of different sized lots and rural design elements will ensure that the entire development will retain 'ruralness' and all lot owners will be able to enjoy an outlook with a high level of open space and rural elements. The larger central 1 ha lots will have an outlook onto other rural residential lots rather than rural land or open space buffers. However, they will be large enough to support small scale farming activity such as grazing and will have a very low proportion of built form to open space due to their large size, hence possessing a high level of 'internal' rural character.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	ss	There are no identified landscape constraints which affect the site.
Locations to adjoin Township boundary's by have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	c	PC 28 includes layouts, interface treatments and development controls to avoid any potentially adverse visual and amenity effects and achieve the necessary degree of 'ruralness' and 'rural residential character'. These include generally larger lots within the interior part of the site; rural style fencing; generous front yard setbacks; building controls to ensure maintenance and enhancement of rural amenity and character (exterior colours limited to natural grey, green and brown hues only; maximum reflectivity 35%); and built site coverage per lot limited to 500m ² or 10%, whichever is the greater, dwelling curtilage area limited to 400m ² .

LINCOLN ENVIRONS STUDY AREA CRITERIA		
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 Lincoln Structure Plan and the Growth of Township objectives and policies of the District Plan	C	Achieved – Refer to PC 28 for more detail including Appendix 3 of PC 28.
Lincoln 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 – Appendix 11 of PC28 is a letter outlining the market demand for rural residential development in Selwyn. Area 5 is the only preliminary rural residential location at Lincoln.
Preclude rural residential development south of the proposed Lincoln by-pass that would be severed from Lincoln and would contribute to poor integration and connectivity with the Township (refer to Appendix 2 – Map 26)	SS	Achieved
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 Lincoln (refer to Appendix 2 – Map 26)	SS	Achieved – given the location of B2A and LZ land along the road frontage
Avoid locations that may contribute to the long term coalescence of Lincoln with the Townships of Rolleston, West Melton, Templeton and Springston (refer to Appendix 2 – Map 28)	C	Achieved – the site is located on the southern side of the township away from other urban centres.
Rural character and productivity		
Support locations that maintain appropriate separation from the	SS	Achieved. There is no currently operational or

Intensive Farming Activities legitimately established on the periphery of Lincoln (see Appendix 2 – Map 5)		consented intensive farming activity on land west of Area 5, as shown on Map 5. See discussion under 'Rockbrook Trust' submission, Appendix x below. This notation should be removed from Map 5.
Maintain the visual distinction and amenity contrast between the rural periphery of Lincoln and the urban forms of Prebbleton, Springton, Rolleston and Christchurch City	C	Achieved – the site is located on the southern side of the township away from other urban centres.
Preserve the rural character and productive capacity of large rural land holdings and the Rural (Outer Plains) zoned land to the west and south of Lincoln (refer to Appendix 2 – Map 26)	SS	Achieved – Appendix 3 of PC28 provides an assessment against the objectives and policies of the District Plan and includes discussion on the rural character and productive capacity of land. See also discussion of this issue under Environmental, cultural and heritage values. Area 5 is largely outside the boundary area for 'rural productivity/outlook' on Map 26, apart from part shown as within an intensive farming buffer. The intensive farming buffer should be removed as the intensive farming activity does not exist. See discussion of Rockbrook Trust submission in Appendix C.
Strategic Infrastructure		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the SWaters Activity Management Plan and Transportation Activity Management Plan)	C	Achieved – The proposal has access to an existing road and adjoins existing business and living zoned land, and reticulated services can be extended to service proposed development.
Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 5:	C	Achieved – the University has indicated that they see no conflict between the development of the site and their activities.
Transpower high voltage transmission lines, Transpower		

electricity substation (TP5), Crown Research Institutes and Lincoln University research facilities, Weedons Road Cemetery (D171), Lincoln Golf Course (D128), Landfill to the west of the Township (D385), Lincoln Wastewater Treatment plant (D453), Integrated stormwater management scheme on the eastern boundary of Lincoln, Broadfield Primary School (ME17) and consideration of the strategic importance of Ellesmere Junction Road as a collector route between SH1 and SH75 (Christchurch to Akaroa)		
Natural hazards		
Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains and Lake Ellesmere Flood Areas and associated land drainage issues (including drains, springs and waterways) (see Appendix 2 – Map 17)	SS	Achieved – Although the site is identified as having a high groundwater table, the servicing report provided as part of PC28 sets out how this will be mitigated and remedied.
Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during further earthquake events (see Appendix 2 – Map 20)	SS	Achieved – The site has been assessed as under the Geotechnical report provided as part of PC28 as suitable for rural residential development.
Environmental, cultural and heritage values		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Tree located on Shands Road to the north-west of Lincoln (T81) (See Appendix 2 – Map 5)	SS	Achieved
Avoid locations that may compromise the cultural values attributed to the Wahi Taonga Management Site to the north-east of Lincoln (Oven C65) (see Appendix 2 – Map 5)	SS	Achieved
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Lincoln, including specifically Wheatstee House (H302), Greenpark War memorial and gates (H316 & H318) and green	SS	Achieved

Park Memorial gates (H317) (see Appendix 2 – Map 5)		
Consider the extent to which any locations may reduce the productive capacity of Class 1 and II versatile soils on the periphery of Lincoln (see Appendix 2 – Map 21)	S5	Achieved – part of Area 5 is Class 2 soils and partly Class 3 (they are a mix of Templeton moderately deep silt loam/on sandy loam, Eyre shallow silt loam and Wakanui deep silt loam). The current farming operation includes the 27 ha of land now zoned LZ and B2B. Farming of the balance PC28 land will be impractical as access will be via the LZ and B2B land, and there will be potential for reverse sensitivity issues (however, buffers between the zones are proposed). See also assessment of objectives and policies in Appendix 3 of PC28 in relation to versatile soils (Policy B.1.1.8)
Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the north-west and south of Lincoln (see Appendix 2 – Map 5)	S8	The identified sites do not affect the site. PC28 includes a preliminary site investigation. 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 (see Appendix C, submission 7 relating to CDHB's submission for further discussion)

Appendix C – Summary of Submissions and Proposed Resolutions

Submission 1: Rockbrook Trust – Oppose in Part

Seeks the decision be put on hold until litigation relating to their consent was concluded so they could reinstate intensive farming activities; and if PC28 was granted, sought no complaints covenants which would ensure that future lot owners/occupiers could not complain about 'normal farming activities' taking place on submitters land including:

- Burning of legal outdoor fires;
- Spraying of weeds, agricultural sprays etc.
- Pest control and management, fire arms etc.
- Use of chainsaws during normal farming hours of daybreak to dark, and other agricultural machinery;
- Bird scarers;
- Current offal pit regulations complying with ECAN rules WQL22 and Rule 5.9;
- Weaning cattle, mustering, yarding etc.

Rockbrook Trust is an adjoining landowner to the west of Area 5. Map 10 of the RRS shows an intensive farming activity on this site, and an intensive farming buffer which extends into the south west portion of Area 5. This is not correct. The notation covering this intensive farming activity needs to be removed from the RRS.

Investigation indicates that there is no legally established intensive farming activity on this site, or 'live' consent for spreading of effluent, so a buffer distance from the same is not required (a past discharge consent for discharge of effluent for part of this area lapsed in 2009). No new consents for activities associated with intensive farming have been sought from Environment Canterbury on Lot 2 DP 361975 to the south-west of the proposal site. Further background information is set out under 'Background to Intensive Farming Activity' below.

The Rockbrook submission notes that there is beef cattle stud on the property and seeks a no complaints covenant with respect to normal rural activities. Denwood Trustees advises that there are around 15-29 cattle grazed on the property. Rural residential zones by definition adjoin rural areas use for farming purposes so residents can expect farming activities on neighbouring rural land. A no complaints covenant as sought by the submitter is unnecessary and inappropriate.

It is further noted that land to the west of the site, including the Rockbrook Trust land, is 'buffered' by an existing waterway on the western site boundary, which is to be restored as part of the initial development phase

Background to Intensive Farming Activity

The Background to the intensive farming activities on the adjoining site to the Rockbrook Trust land is outlined below. This clearly establishes that there are no legally established intensive farming activities on the site.

- There was a chicken abattoir on current Rockbrook Trust land (marked hatched on Map 26) close to the southern boundary, near the chicken sheds on the adjoining triangular

block to the south (Lot 1 DP 361975). Buildings still exist but it is unclear what their current use is, if any.

- There was a chicken farm (rearing chickens) on adjoining triangular block to south (Lot 1 DP 361975) which is now used as an onion factory, it is understood that the chicken farm closed in 2009.

- Chicken effluent (water mixed with blood) was spread on the Rockbrook Trust land. However, resource consent for the spreading of this effluent refers to Lot 2 DP 13560, Pt Lots 1 + 2 DP 2086 & Pt RS2456, and of these consents only RS2456 is a current Certificate of Title. The Rockbrook Trust land was created by subdivision in 2006. It is assumed the previous titles presumably refer to what is now Lots 1 & 2 DP 361975 (ie. Rockbrook Trust land and triangular land to south)

- The chicken farm and abattoir were run jointly by former owners, Cloverlea Farms. There was also disposal of offal in large offal pits near the abattoir, and it is understood that the chicken farm and abattoir came under pressure to close or change its processing, including trucking away offal, rather than disposing in pits on the site. Subsequently Cloverlea Farms surrendered the consent in 2009.

- It is also understood that part of the site owned by Rockbrook Trust may be contaminated as a result of the previous offal pit activity and that the land may not all be suitable for grazing. Anecdotal evidence identified that the previous chicken effluent spreading activity did create unpleasant odours.

In terms of re-establishing intensive chicken farming, abattoir or effluent spreading activity relevant statutory provisions are:-

Chicken Farm

Selwyn District Plan:

1) Establishment of a new site for intensive livestock production is a restrictive discretionary activity in the Selwyn District Plan with matters for discretion including adverse effects from odour, dust, noise, or traffic on surrounding properties and effectiveness of mitigation measures to address potential adverse effects. If an intensive farming activity were to establish on the RBT site this would be a 'new site' as the previous chicken rearing activity was on the triangular block to the south (Lot 1 DP 361975), and in any event the activity on that site has ceased.

2) The Selwyn District Plan 300m setback rule from existing intensive livestock production units applies to new subdivisions in the Rural Zone, so is not directly relevant, but indicates the degree of separation generally necessary between existing intensive farming activity and new rural subdivisions and associated rural dwellings. A lesser distance can be feasible but requires site specific assessment to address such matters as wind direction, frequency of winds most likely to cause odorous conditions, type and scale of operation, mitigation measures etc.

3) The previous chicken farm on Lot 1 DP 361975 is not owned by Rockbrook Trust and was more than 300m from the Denwood Trust property.

Regional Plans:

NRRP – Chapter 3 Air Quality: intensive poultry farms established after June 2002 are a permitted activity if size is less than 2000 poultry and discharge of odour is not noxious, dangerous or offensive beyond boundary of site (Rule AQL59). Intensive broiler and breeder poultry farms established after June 2002 for up to 30 000 poultry are a controlled activity (Rule AQL60) and any other intensive poultry farms are a restricted discretionary activity where not located within 200m of a sensitive activity located on a different property.

Abattoir

Selwyn District Plan:

1) An abattoir would come under the Selwyn District Plan definition of a Rural Industrial Activity. If it requires an Offensive Trade Licence under the Health Act 1956, it is a discretionary activity. Permitted rural industrial activities are limited in size to no more than 100m² (maximum area covered by buildings, loading, storage and waste areas) and no more than 2 full time equivalent staff. If larger scale, they are a discretionary activity. It is unclear what the size of the previous abattoir was, but it seems likely it would need a discretionary consent under the District Plan.

Effluent Spreading

1) NRRP – Chapter 3 Air Quality: effluent spreading permitted subject to discharge of odour beyond site boundary and the dispersal or deposition of particles or droplets is not being noxious, dangerous, offensive or objectionable to an extent that there is an adverse effect on the environment. Expert advice suggests that effluent spreading is unlikely to meet this condition for all of Rockbrook Trust site if there is L3 zoned land to the east.

2) Land & Water Plan: discharge of animal effluent is a restricted discretionary activity, subject to conditions including that the discharge is not within 20m of a surface water body, or within a group or community drinking water supply protection area.

Disposal of Offal

Selwyn District Plan:

1) Disposal of solid waste including offal is permitted in relation to activities which do not generate more than 3m³ of waste per week, averaged over a calendar year. Otherwise, these activities are considered as restricted discretionary.

NRRP

1) NRRP – Chapter 3 Air Quality: offal pits established after 2 June 2002 are permitted if a completely covered pit (with impermeable material or soil) is not located within 50m of a sensitive activity on another property, or 100m if not covered, and additional conditions apply. Otherwise, this would be a discretionary activity.

2) Land & Water Plan – offal pits permitted where has a volume less than 50m³ and no more than one pit is constructed or used per site per annum, and other conditions apply. Otherwise, this is considered as a restricted discretionary.

Conclusion

It seems unlikely that the previous abattoir or effluent spreading activities on the Rockbrook property will wish to re-establish, as they related to the disposal of by-products from the previous chicken farm activity on land to the south (lot 1 DP 361975) which is now closed (and used as an onion factory). If they did wish to establish any new intensive farming activity, resource consents would be required, and there would need to be setbacks from the PC28 L3 zone.

Submission 2: Ecan – Oppose

- Concerns around climate change on the levels of the water table and the impact this may have on liquefaction potential
- Staging of the proposal sought to enable efficient integration of land use and infrastructure
- Sought to limit the development to 52 sections prior to 2016

Pattle Delmore (stormwater experts) advise that given the distance of the site from the coast (21km), climate change resulting in higher sea levels will have less than a minor change to the groundwater levels at the site. Due to their being less the minor change to the groundwater levels, Aureon (geotech experts) do not foresee any significant changes to the liquefaction susceptibility of the site due to the presence of soils that exhibit a higher resistance to liquefaction. (see copy of letter attached as Appendix G).

The phasing of future development of greenfield residential areas proposed in Change 1 and Chapter 12A of the Regional Policy Statement has been removed in Chapter 6 of the RPS as included in the Land Use Recovery Plan. The deferred status of the adjoining LZ land has been removed in the LURP amendments. Chapter 6 includes provisions (Policy 6.3.9) relating to rural residential development. Given this changed policy context, staging is of the PC28 is not considered appropriate or necessary.

Submission 3: Lincoln University – Support

Sought that a 1.8m high wooden fence and 5m high shelter belt behind the fence be included along the northern boundary. A fence is to be erected in stages complementing development of the site, and prior to development occurring in relation to any stage. Covenants will be included to require the shelter belt to be maintained at 5m height once established.

These matters have been addressed by private agreement between the parties and are already included as part of the suite of rules subject to PC28.

Submission 4: New Zealand Fire service – Oppose in Part

Concern was raised regarding access for firefighting vehicles down accessways.

This matter has been resolved. NZFS advise that they will withdraw their submission.

Submission 5: Denwood Trustees Ltd – Support

The applicant proposed an amended ODP to clarify points of concern around a potential walkway connection.

No further action was required as part of this submission.

Note: a further revised ODP providing for a greater mix and range of lot sizes is now proposed (see Appendix D).

Submission 6: Te Taumutu Runanga – oppose the whole plan change (ECAN further submission in support)

No process to incorporate an assessment of tangata whenua values has been undertaken and there has been no engagement with Te Taumutu Runanga re same. Te Taumutu Runanga request a Cultural Impact Assessment (CIA) is undertaken to assess the potential effects on tangata whenua values in the plan change process to provide certainty to Runanga that their values would be included. A list of matters of concern to tangata whenua that need to be included in the CIA that were not included in the plan change are now identified within the submission relating to 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 meeting with an MKT representative on site identified specific concerns around a lack of native planting, and a concern over stormwater treatment and disposal either affecting groundwater or Lake Ellesmere. It was confirmed that there are no springs on the site. Denwoods Trustee Ltd advisors then provided MKT with a letter outlining how the application addressed their concerns (copy attached as Appendix H), but as yet, we are still waiting for a response from MKT as to the suitability of the proposed solutions and if they consider a CIA is still required.

The proposed solutions include the following:

- A 5m riparian strip along the drain at the western end of the site including planting of native species (MKT submission requests a 20m esplanade reserve but this is not supported by SDC).
- The creation of a wetland to retain and treat stormwater, which will be planted in native species, and will only have limited water transfer between ground water and the base of the wetland, until the wetland can self-seal with organic matter.
- A discussion as to the merits of using dense native planting along the southern boundary landscape strip, or the proposed more open planting regime, with a preference to maintain rural outlook for residents and enable passive surveillance for crime prevention.

Note: the ODP has been amended to require a 5m wide landscape buffer along the southern site boundary, to be planted with native totara, 1.8m high at the time of planting, and at 5m spacings. These will provide a relatively dense shelterbelt and reach 6-7m height within 10 years.

Submission 7: Canterbury District Health Board – Neutral

Sought that applicant deals with poor stormwater drainage in the area in the west of the site and if not possible does not put allotments here. They sought a preliminary site investigation be undertaken to ensure there is no contaminated land or remediate any contaminated land

found, and note that there may be potential for leaching of contaminants from the adjoining Lincoln University landfill; and that there should be a guarantee that SDC could provide water and wastewater reticulation.

Stormwater

Stormwater management for the rural residential development is based on treatment via detention and wetlands with storage for flood control. The Site east boundary follows the natural 'high point' of the entire Denwood Trustees landholding east of Springs Road and accordingly, all stormwater will be discharged via gravity to a detention basin and wetland area location in the south west corner of the Site, and from here to an existing private drain along the west Site boundary. The PC28 application includes a detailed stormwater report from recognised experts (Pattie Delamore).

Contamination

The PC28 application includes a preliminary site investigation. The assessment identifies several issues related to potential site contamination but considers they can be managed so as to make the site suitable for the intended residential and recreational development.

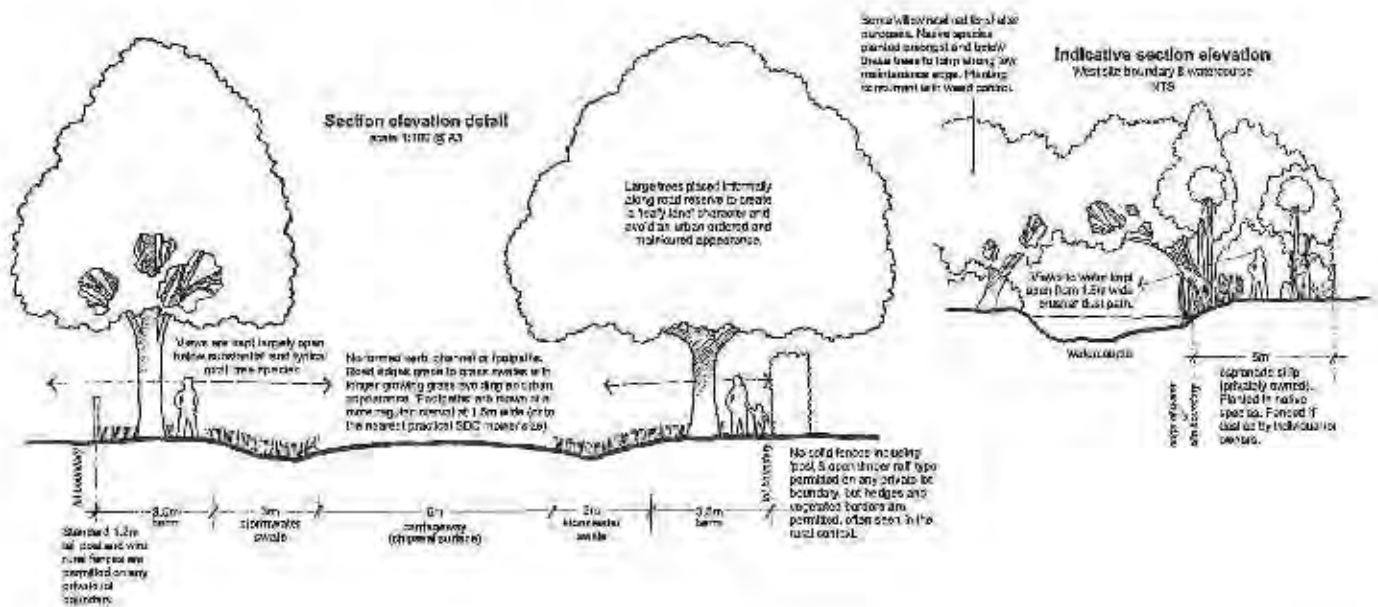
The assessment includes recommendations relevant to ensuring the land is suitable for its intended future rural residential use. These matters can be addressed at the subdivision stage.

The above matters relate to decommissioning and associated sampling of existing above and underground storage tanks; removal of all solid waste from the site; confirmation of no past DDT use on the site soils; disposal of waste oil currently kept on site; further investigation of a current consent application to discharge contaminants from a closed landfill on adjoining land to the north owned by Lincoln University; soil sampling in the vicinity of the stock effluent pond and general farm building area; and confirmation that the cell tower buffer zone meets the relevant national standards for cell towers (National Environmental Standards for Telecommunications Facilities).

With respect to the cell tower, a 30m buffer has been included in the LZ Zone, where the tower is located.

Pattie Delmore have advised that the proposed rural residential subdivision development will not intercept groundwater so there is no potential for leaching of leachates. The adjoining Lincoln University landfill is now closed.

Appendix D – Revised ODP



attachment 13 Cross-Sectional Treatments Lincoln L3 Zone

February 29, 2014
Revised 10/10/14

Appendix E

Revised PC28 Amendments to District Plan (February 2014)

Note: revisions are highlighted in yellow

2. PROPOSED AMENDMENTS TO THE DISTRICT PLAN

2.1 It is considered that the most appropriate means to achieve the proposed plan change is to largely adopt the existing provisions of the Living 3 zoning of the Selwyn District Plan, which currently applies to two rural residential zones at Rolleston. No new objectives are proposed, existing objectives in the Growth of Township volume and the proposed Living 3 objectives and policies as part of PC 32 set the framework for the zone. An additional rule is proposed to defer some lot allocation for the site to the 2017 to 2026 period to be consistent with Chapter 12A and proposed Objective B3.4.6 of PC32.

2.2 For the purposes of this Plan Change Request, any existing text from the District Plan is shown in *italics*, any text proposed to be added by this Plan Change Request is shown as **bold underlined and in italics** and text to be deleted as ~~*striktthrough in italics*~~. Please note that only the proposed new and amended provisions to the District Plan are shown in this section and therefore should be read in conjunction with the full text of the District Plan. The provisions proposed below may require some existing provisions to be renumbered / amended accordingly.

2.3 The following specific changes are sought to the District Plan to enable the rezoning to proceed:

Amendment 1 Amend Planning Maps 8 and 115 (Sheets 1 and 2) to identify the zoning of the site as Living 3.

Amendment 2 Insert Living 3 Zone and description into Table A4.4 – Description of Township Zones as follows:

Zone Description

Living 3

As for Living 2 Zone, but with specific controls and design elements incorporated to ensure development of the land is reflective of and retains elements of rural character expected of the Living 3 zone, which in essence is a rural residential zone, so as to visually set the development apart from the neighbouring urban area. Similar to the Living 2 zone, larger sections (with a lower building density than the Lincoln Living 2 zone), more space between dwellings, semi rural outlook and in some landscape settings, and in circumstances where there is not a preference for shelter planting, panoramic views are characteristics of the Living 3 Zone. panoramic views and rural outlook are characteristic of the Living 3 Zone.

For the Lincoln L3 Zone, a high amenity 'treed' environment is proposed along the Zone boundaries given

the location and characteristics of the Zone interfaces (urban to east, exposure to 'southerly' weather conditions to south, an existing waterway to be enhanced with riparian planting to the west, and Lincoln University to the north, who seek shelterbelt planting and a wooden fence along the common boundary).

Amendment 3 Amend Rule 4.2.1 for Buildings and Landscaping as follows:

Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 37 & 38, and the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39 any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and:

- *Planted in lawn, and/or*
- *Paved or sealed, and/or*
- *Dressed with bark chips or similar material.*

Note: Except that fences on boundaries adjoining reserve areas, cycle ways or pedestrian accessways identified in the Outline Development Plan for Lincoln in Appendix 18 shall not exceed 1.2m in height.

Amendment 4 Insert new Rules 4.2.2B & 4.2.3B for Buildings and Landscaping as follows:

For the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39 the following shall apply:

4.2.2B Any principal dwelling shall be a permitted activity if:

- i. The area between all road boundaries and a line parallel to and 20m back from the road boundary is landscaped with shrubs and specimen trees covering as a minimum 30% of the area; and*
- ii. Within the 40m building setback area applying to all lots on the southern boundary, in addition to the 10m wide landscape strip shown on the ODP, and to be planted at the time of subdivision, additional landscaping within these setback areas shall include at least 10 rural style specimen trees;*
- iii. The number of specimen trees in the area covered by area i. above is not less than 1 per 10m of road frontage or part thereof; and*
- iv. The trees in areas i. and ii. above are not less than 1.8m tall at the time of planting, selected from the respective lists provided below;*
- v. All lots that abound the northern boundary of the zone have a 1.8m high wooden fence and with a shelterbelt to be maintained at a height of 5m;*
- vi. Any paved surface area within the area i. does not exceed 100m² in area; and*
- vii. The list of suitable specimen trees for the purpose of this rule is:*
Alnus spp (alder), Castanea and Aesculus spp (chestnut), Cupressus sp (macrocarpa) Eucalyptus spp (gum), Fagus spp (beech), Fraxinus spp (ash), Juglans sp (walnut), Liquidambar spp (liquidambar), Platanus spp (plane), Pedunculus sp (torara), Populus spp (poplar), Quercus spp (oak), Robinia spp (locust), Tilia spp (lime), Ulmus spp (elm)
- viii. The Council will require a planting plan to be submitted at building consent stage, identifying*

~~compliance with the above control.~~

~~1a. The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.~~

4.2.3B Boundary treatment on a road or Rural zoned boundary or in the area between the road boundary and the line of the front of the principal building or in the area between the Rural Zone boundary and the line of the rear of the principal building (except the rear boundary of those lots adjoining the northern boundary) :

- i. Shall be limited to a rural maximum height of 1.2m, be at least 50% open, and be post and rail or post and wire only; and
- ii. Shall be of a length equal to or greater than 80% of the length of the front boundary, of a minimum height of 0.6m and be at least 50% open; or
- iii. Hedges

Re-number existing Rules 4.2.2 and 4.2.3 to 4.2.2A and 4.2.3A .

Amendment 5 Amend existing Rule 4.2.2 for Buildings and Landscaping as follows and any other subsequent numbering amendments:

~~4.2.2~~ Any activity which does not comply with Rule 4.2.1 or 4.2.2A or B shall be a discretionary activity.

Amendment 6: Amend existing Rule 4.2.5 as follows:

~~4.2.5~~ Any activity which does not comply with Rule ~~4.2.3~~ 4.2.3A or B shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the consideration of:

Amendment 7 Amend "Table C4.1 Site Coverage Allowances" as follows:

Zone		Coverage
<u>Living 3</u>	<u>Lincoln</u>	<u>Lesser of 10% or 500m², and 400m² for the dwelling curtilage</u>

Amendment 8 Add new definition to Definitions Section as follows:

Dwelling curtilage: means the area immediately adjoining a dwelling which is used for recreational, outdoor living and functional purposes accessory to the dwelling and includes swimming pools, courtyards, decks, tennis courts, washing lines and hard-stands but excludes buildings, gardens, driveways and vehicle turning areas.

Amendment 9 Amend Reasons for Rules Building Density as follows:

Due to the lower density environments of the Living 2 and 3 zones, it is generally considered inappropriate for there to be more than one dwelling per allotment.

Amendment 10 Amend Reasons for Rules Building Coverage by adding after the last paragraph the following:

In the Lincoln Living 3 low density rural residential zone site coverage and the size and location of the dwelling curtilage are controlled in order to avoid visual clutter and retain open, natural character consistent with the maintenance of 'ruralness' within the Zone and as viewed from adjoining zones.

Amendment 13 Amend Rule 4.9.2 for Buildings and Building Position as follows:

Except as provided in Rules 4.9.3 to 4.9.28, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below.

Lincoln

Any building in the Living 3 Zone at Lincoln (as shown on the Outline Development Plan in Appendix 39) shall be set back at least:

- i. 10m metres from the southern Lincoln LZ zone boundary
- ii. 20 metres from any internal road boundary
- iii. for all central lots (i.e. all lots which do not adjoin any of the LZ zone boundaries) — 15m from the lot rear boundary
- iv. 35 metres from the acoustic setback identified on the Outline Development Plan in Appendix 39

Amendment 14 Insert new paragraph 5 within 'Reasons for Rules – Building Position' as follows:

Controls on side, rear and front yard spaces apply to sites on the southern boundary of in the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39 in order to retain views between residences and to assist in retaining elements of rural character including a sense of openness and to provide visual integration with rural land to the south and visual attractiveness and to provide space for a 10m wide landscaped area on the southern boundary. This is shown on the ODP and is required to be established at the time of subdivision. A building setback from the acoustic and landscape area adjoining the Business 2 zone on the site's eastern boundary will assist to manage reverse sensitivity effects with this zone and maintain open space and semi-rural character.

Amendment 15 Insert new Rule 4.14 Buildings and External Appearance as follows:

4.14 BUILDINGS AND EXTERNAL APPEARANCE

Permitted Activities – Buildings and External Appearance

For all residential development located in the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39

4.14.1 The exterior colours of any dwelling and any accessory building shall be limited to natural grey, green and brown hues only, and a maximum reflectivity of 35%.

Note:

Reflectance applies to the exterior surfaces of the building, excluding any spouting, window frames or glass.
The reflectance value of any exterior finish is measured using the reflectance value for the colour recorded on the paint chart for that paint. If the colour used does not have a reflectance value recorded on the paint chart, the applicant shall supply evidence of its reflectance value using the reflectance value recorded on the paint chart for a paint finish of the same colour. Where finish is an alternative to paint e.g. stone, brick, unpainted timber, the applicant shall supply evidence of the reflectance value of the product used.

Restricted Discretionary Activity – Buildings and External Appearance

4.14.2 Any Activity which does not comply with 4.14.1 shall be a restricted discretionary activity

The Council shall restrict the exercise of its discretion to consideration of:-

- 4.14.2.1 The design of the building including height, size/scale, external finish, colour and reflectance value;
- 4.14.2.2 The visibility of the building from land which is publicly owned and freely accessible by the public, and from adjoining Rural and Living Zones;
- 4.14.2.3 The extent to which the building, and if a dwelling, any associated curtilage may:
 - (a) Dominate or detract from the openness, visual coherence, rural outlook and rural character of the Living 3 Zone and adjoining areas;
 - (b) Include earthworks, new planting or other methods to assist in mitigation of adverse landscape effects;
 - (c) Use topography or vegetation to assist in mitigation or containment of visual effects;
 - (d) Affect the amenity values of adjoining properties

Amendment 16 Insert new Reason for Rules after Setbacks from Waterways as follows:

Buildings and External Appearance

Rule 4.14 is intended to ensure that the exterior appearance of buildings, including dwellings, in the Lincoln Living 3 Zone is consistent with maintenance of 'ruralness' in this low density rural residential zone, Building colours are restricted to recessive, natural colours only.

Amendment 17 Insert new Rule 5.1.1.6 for Roading and Engineering Standards as follows:

For the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39, the road shall include the respective cross sectional treatments as shown in Appendix 39.

Amendment 18 Amend Rule 5.2.1.6 for Roading and Engineering Standards as follows:

The vehicular accessway is formed to the relevant standards in Appendix 13; and in addition for the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39, private vehicular accessways servicing less than three sites shall have a maximum formed width of 3.5m at the road boundary and within 10m of the road boundary; and

Amendment 19 Insert new paragraph 3 within 'Reasons for Rules – Living Zone Rules – Roading' as follows:

A maximum width applies to accessways within the front 10m of sites in the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39 in order to avoid dominance of landscaped front yard areas by wide paved accessway surfaces, which could compromise the rural character the zone is expected to create.

Amendment 20 Insert new Rule 12.1.3.24 for Subdivision General Standard as follows:

Lincoln

Any subdivision of land within the area shown in Appendix 39 (Living 3 Zone at Lincoln):

- i. where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 39 shall take precedence.

Amendment 21 Insert new Rule 12.1.3.40 for Subdivision General Standard as follows:

Within the Living 3 zone at Lincoln no more than 32 rural residential allotments shall be created by subdivision within the period ending 31 December 2016, or such greater number of rural residential allotments as is possible whilst still giving effect to Chapter 12.4 of the Canterbury Regional Policy Statement and the Selwyn District Plan

Amendment 22 Amend 'Table C12.1 – Allotment Sizes' (Page C12-012) as follows:

Township Z	Zone	Average Allotment Size Not Less Than
Lincoln	<u>Lincoln L3 (Appendix 39)</u>	<u>The average and minimum lot sizes shall be as shown on the Appendix 39 ODP)</u> <u>The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 39 shall be 415-110</u>

Amendment 23 Insert new matter over which Council has restricted the exercise of its discretion at Clause 12.1.4.79 as follows:

Lincoln

In relation to the Living 3 Zone at Lincoln as shown in Appendix 39:

- a) Whether the pattern of development and subdivision including roading, stormwater detention, landscape buffer areas and acoustic buffering is consistent with the Outline Development Plan in Appendix 39;
- b) Whether local roading, and trees and planting on roads and lots, are proposed in general accordance with the Outline Development Plan, road cross section(s) and associated planting schedules and requirements shown in Appendix 39;

- c) Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve will create a rural character to the development and distinguish it from conventional suburban development;
- d) Whether suburban road patterns and details such as cul de sacs, arbitrary curves, suburban style street lighting and herb and channel are avoided;
- e) Whether the provision for public walkways is consistent with the public walkways identified on the Outline Development Plan in Appendix 39;
- f) Whether the treatment of the western boundary waterway and riparian strip enhances ecological and public amenity values and provides for public access
- g) Methods used to ensure the subdivision design and subsequent built development maintains rural character, including consent notices and requirements for works, fencing, planting and riparian restoration to be undertaken at the time of subdivision; and
- h) The need for site investigations or other methods to address any adverse effects resulting from past agricultural or horticultural use of the site

Amendment 2 Insert new paragraph 6 in 'Reasons for Rules' (Page C12-031) as follows:

Rule 12.1.3.40 has been incorporated to give effect to Chapter 12A of the Canterbury Regional Policy Statement in as far as it relates to the allocation of rural residential households to the Selwyn District Council within the first and second sequence periods shown on Policy 6 Table 1 Chapter 12A of the Canterbury Regional Policy Statement. The rule includes some flexibility in required rural residential household numbers in order to provide for the sale or transfer of development rights between rural residential zones. The quantum of rural residential households provided for in Chapter 12A of the Regional Policy Statement is limited to 200 households for the planning period up to 31 December 2016. There is a risk that some of those allocated rural residential households for the planning period will not be available for development. This outcome would not provide a degree of housing lifestyle choices as provided for through Chapter 12A of the Regional Policy Statement. In these circumstances it would be desirable to provide for greater than 52 lots within the Living 3 zone at Lincoln to give effect to the Regional Policy Statement and the objectives and policies for the Living 3 zone as part of this Plan.

Amendment 25 Amend Appendix 13 – Transport 'Table E13.9 – Roading Standards' (Page E13009) as follows:

Type of Road	Legal Width (m) Min	Legal Width (m) Max	Carriageway Width (m) Min	Carriageway Width (m) Max	Kerb & Channel	Footpath(s)
<u>Local Roads – Living 3 Zone at Lincoln (as</u>	<u>19m</u>	<u>19m</u>	<u>6m</u>	<u>8m</u>	<u>Nil</u>	<u>Nil (other than</u>

<u><i>shown on the Road Cross Sectional Treatment Plan at Appendix 39</i></u>						<u><i>informal on both sides of road within grass verges</i></u>

Amendment 26 Amend Standard E13.3.1.5 for Appendix 13 – Transport; Roading Standards (Page E13-009) as follows;

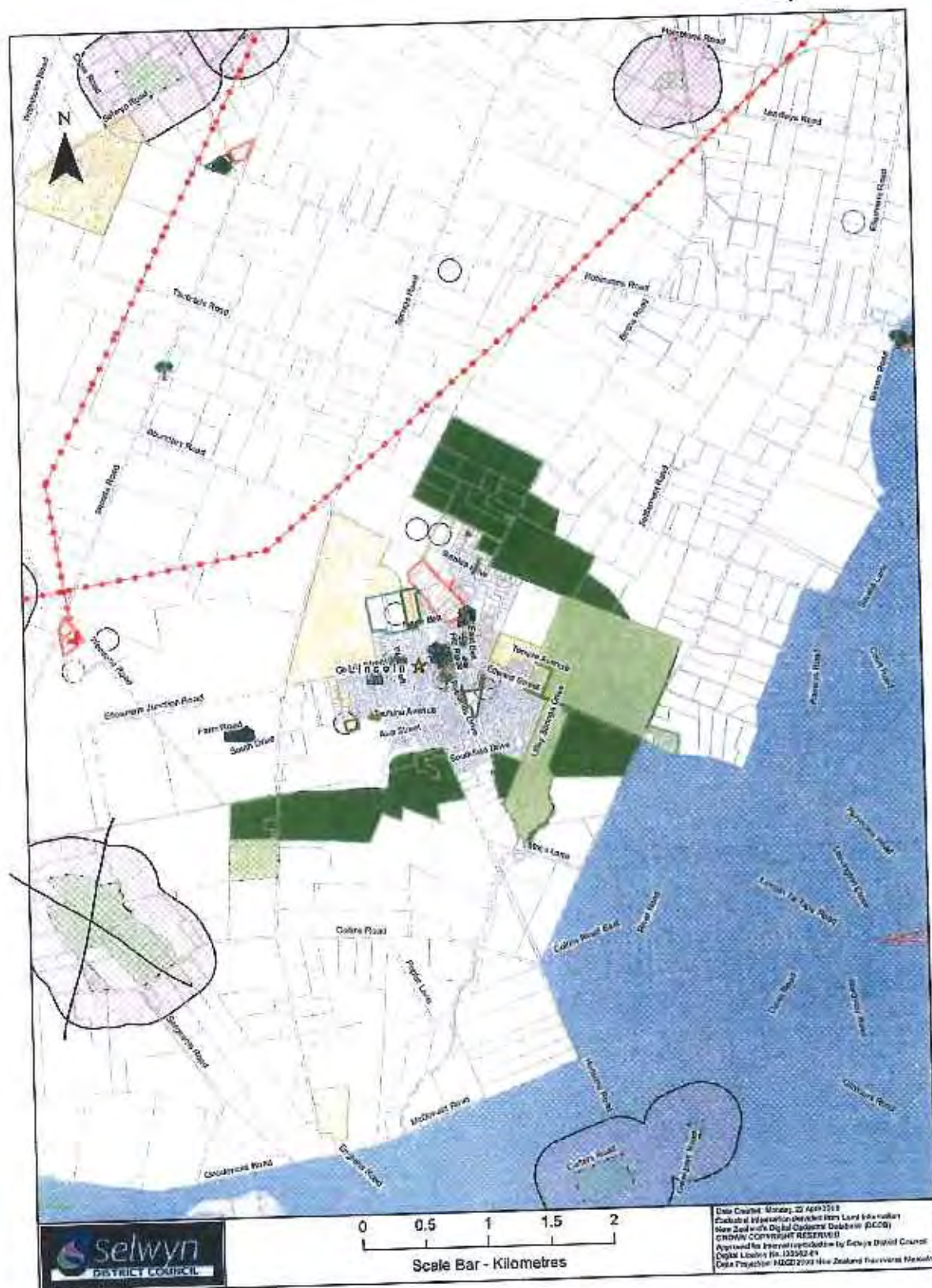
Any local road in the Living 3 Zone at Rolleston and Lincoln shall be constructed in substantial accordance with the recommended road cross sections shown in the Outline Development Plan in Appendices 37, 38 and 39.

Amendment 27 Include the Outline Development Plan and Cross Sectional Treatments Plans (Area 5 Lincoln) attached at Annexure 13 to this document as a new **Appendix 39** to the District Plan.

Amendment 28 Any consequential amendments and renumbering of provisions as required to give effect to the plan change request.

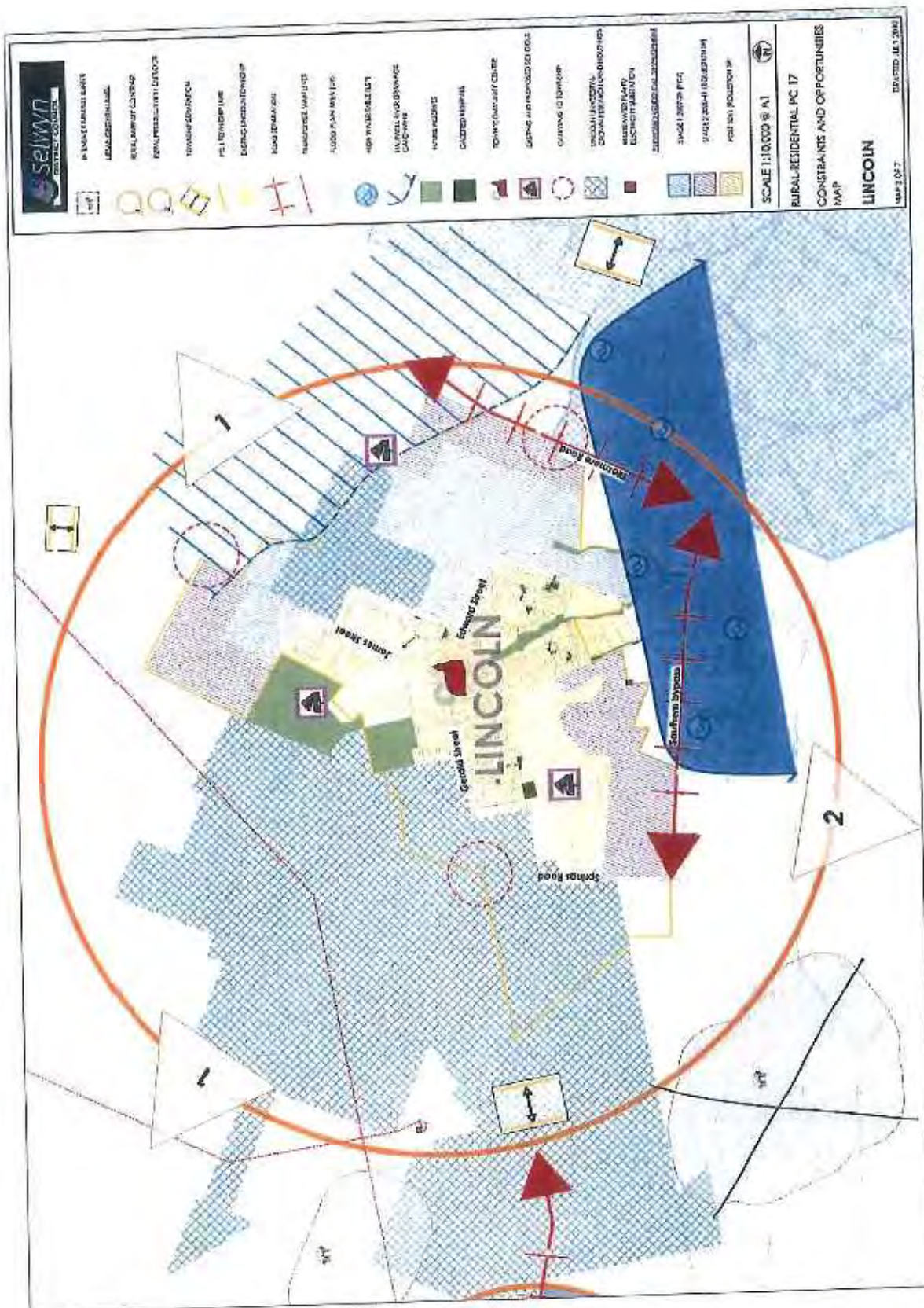
Appendix F – Changes to Maps 5 and 26 of RRS

Map 10



X delete

Mar 26



X Delete

Appendix G – Letter from Aurecon

Aurecon New Zealand Limited
Unit 1
160 Cavendish Road
(PO Box 1061)
Christchurch 8140
New Zealand
T +64 3 366 0821
F +64 3 379 6955
E chrischurch@ap.aurecongroup.com
W aurecongroup.com



07 February 2013

Denwood Trustees Limited
c/- Fiona Aston Consultancy
CHRISTCHURCH 8140

Attention: Caroline Hutchison

Dear Caroline

DENWOOD TRUSTEES LIMITED – PLAN CHANGE 28 - SPRINGS ROAD, LINCOLN

We refer to our recent correspondence regarding the submissions on the above proposed plan change, in particular the submission from Environment Canterbury (ECan).

ECan was concerned with the effect of climate change on the level of the water table, and the impact this may have on seismically triggered liquefaction and subsequent ground preparation.

We have investigated the effect of climate change, and have conferred with the applicant stormwater consultants (Pattie Delamore Partners Ltd) to ascertain what information they have on groundwater.

Pattie Delamore Partners Ltd were of an opinion that given the distance of the site from the coast (21km), climate change resulting in higher sea levels will have less than a minor change to the groundwater levels at the site.

Due to there being a less than minor change to the groundwater levels as indicated above, we do not foresee any significant changes to the liquefaction susceptibility of the site due to the presence of soils that exhibit a higher resistance to liquefaction.

Should you have any queries or require clarification on any issues, please feel free to contact the writer.

Yours Sincerely

Dr Jan Kupec

PhD MSc candling MPE(NZ) CPEng (NPE) MRSNZ | NZGS IGS ISSMGE NZSEE

Technical Director - Ground Engineering

Appendix H – Letter to MKT

Fiona Aston Consultancy Ltd

Resource Management & Planning

PO Box 1436 Christchurch 8140 Ph 03 3322618 Email fiona@fionaaston.co.nz

Monday, August 19, 2013

Mahaanui Kurataiao Ltd
PO Box 3246
Christchurch
Attn: ANDREA LOBB

Dear Andrea

RE: Submission on Plan Change 28 (DenwoodTrustees), Springs Road, Lincoln

Thank for meeting with Anna MacKenzie on site last week to view the PC28 site and discuss issues raised in the MKT submission on PC28. As discussed, we are keen to address the issues you have raised in your submission with a view to resolving matters prior the PC28 hearing where possible.

We note that no consultation with local Rununga was undertaken prior to submitting this application for rezoning, and we apologise for this oversight.

Your submission noted the lack of consideration of current Iwi Management Plans and matters you consider to be relevant were included in your submission. We have considered these provisions and comment as below.

Te Taumutu Runanga Natural Resource Management Plan

3.3 O Te Whenua

Policy 2. Buffer zones must have riparian planting along the waterways.

3.3.4 Drainage

Policy 5. Planting along the margins of drains should be used to control sedimentation, reduce weed growth and the amount of weed cutting is necessary

3.4. Riparian zones

Policy 1. No abstraction from springs and connected groundwater.

Policy 2. Restoration of productive capacity of wetland ecosystems.

Policy 3. No further draining of existing wetlands

Policy 4 That existing wetland areas be maintained and enhanced to provide for provide for tuna (eel) habitat and other mahinga kai

Policy 5 Actively encourage restoration of wetland area with indigenous vegetation to protect ecosystem health

3.5.2 Indigenous flora and fauna

Policy 1. Advocate for habitat enhancement and the restoration and reintroduction of indigenous species programs.

The proposal includes a planted riparian strip along the western drain which will provide for weed control and control of sediment. There are no springs on the site and water is anticipated to be supplied from a reticulated system. There are no wetlands on the site, although the proposal does include one as part of the stormwater management system which will include indigenous species.

Te Rūnanga o Ngāi Tahu Freshwater Policy Statement

6.2 Objective Restore, maintain and protect the mauri of freshwater resources.

Policy 1. Accord priority to ensuring the availability of sufficient quantities of water of appropriate water quality to restore, maintain and protect the mauri of the waterbody.

Policy 4. Protect the opportunities for Ngāi Tahu's uses of freshwater resources in the future.

6.3. Policy 2. Restore and enhance the mahinga kai values of lakes, rivers, streams, wetlands, estuaries and riparian margins.

Policy 4. Restore access to freshwater resources for cultural activities including the harvest of mahinga kai.

The proposal includes a 5m riparian strip which would provide access to the drain system. Water will be treated to ensure appropriate quality of water is released into the drain, and the wetland system will ensure that water is released into the drain at a rate to ensure erosion of the drain system from increased flow resulting from the proposed rural residential development does not occur.

Te Waihora Joint Management Plan

2.3 Nga wai

Method 2.3 (f) Advocate;

(b) The retention and restoration of water flows in Te Waihora tributaries and springs for the maintenance of water quality and freshwater habitats.

The quantity and quality of water being released into the drain which flows into the LII stream and ends up in Te Waihora will be similar, if not improved in comparison with current conditions. This will be achieved through appropriate stormwater management.

In addition to the provisions set out in your submission we also note that the Mahaanui Iwi Management Plan has been released since the application for rezoning was made. Consideration of the relevant provisions in this Plan has been made as follows:

Part 5, Policy WM6.6: Where there are water quality issues, we need to address the source of the problem, and not just dig deeper wells or find new ways to treat water.

Part 5, WM6.16 To require, in the first instance, that all potential contaminants that may enter water (e.g. nutrients, sediments and chemicals) are managed on site and at source rather than discharged off site. This applies to both rural and urban activities.

In this instance the potential source of potential water quality degradation is the stormwater from the site, however appropriate on-site treatment will ensure there is no actual water quality degradation.

Part 5, WM6.19 To promote the restoration of wetlands and riparian areas as part of maintaining and improving water quality, due to the natural pollution abatement (treatment) functions of these taonga.

Part 5, WM12.5 To require that all waterways in the urban and built environment have buffers or set back areas from residential, commercial or other urban activity that are:

(a) At least 10 metres, and up to 30 metres; and

(b) Up to 50 metres where there is the space, such as towards river mouths and in greenfield areas.

A landscaped 5m wide esplanade strip is included in the proposal, which will contain native species. The land will remain in private ownership but will include riparian planting and a 1m wide walkway. A wider esplanade reserve is not proposed as part of this development as the Council is unwilling to assume ownership of a reserve area as it considers the width and significance of the water course does not warrant this approach.

Part 5, P6.1 To require on-site solutions to stormwater management in all new urban, commercial, industrial and rural developments (zero stormwater discharge off site) based on a multi tiered approach to stormwater management:

(a) Education – engaging greater general public awareness of stormwater and its interaction with the natural environment, encouraging them to take steps to protect their local environment and perhaps re-use stormwater where appropriate;

(b) Reducing volume entering system – implementing measures that reduce the volume of stormwater requiring treatment (e.g. rainwater collection tanks);

(c) Reduce contaminants and sediments entering system – maximising opportunities to reduce contaminants entering stormwater e.g. oil collection pits in carparks, education of residents, treat the water, methods to improve quality; and

(d) Discharge to land based methods, including swales, stormwater basins, retention basins, and constructed wetpools and wetlands (environmental infrastructure), using appropriate native plant species, recognising the ability of particular species to absorb water and filter waste.

The proposal includes a comprehensive stormwater management discussion which sets out the most appropriate stormwater methods for this specific site. On-site treatment of stormwater is included as part of this discussion

Part 6, TW4.1 To require that the management of land and water in the Te Waihora catchment recognises and provides for the relationship between catchment land use, tributary flow, drain management, water quality, the coastal environment and the cultural health of Te Waihora.

In recognition of the flow of this drain into the LII stream, and then into Te Waihora (Lake Ellesmere), onsite treatment of stormwater is proposed, which will include storage of excess runoff to reduce the amount of water flowing into the Lake during storm events. After a storm event the excess runoff will be discharged slowly into the drain to partially replicate flow from soils that would occur if the land remained as farmland. Note given the rural residential nature of the development will retain large areas of grass/landscaping so that the natural release of water from the soils after a storm event will still occur. Within the submission, MKT noted a number of matters which they felt need to be addressed. The applicant has considered these matters and addressed them as follows:

RMA Matters

Protection of the water quality and quantity of the drain (waterway) in the middle of the site which is significant as these drains (waterways) flow into Te Waihora

How the discharge of the Stormwater will affect the water quality of the waterway and downstream waterways including Te Waihora (Te Waihora is a tribal taonga and represents a major mahinga kai and is an important source of mana)

The potential adverse effects of the cumulative and incremental changes in the development of the rural residential areas on the water quality and quantity of the waterways catchment

While no formal stormwater management plan has been drawn up for this site, given that this is only a plan change stage and not a subdivision stage, the applicant has provided as

part of the application (in appendix 5), an extensive stormwater management report with the express purpose of demonstrating the stormwater options for this site.

This reports details options for designing a stormwater management system that enables water to be treated on the site before being released into the existing drain at the western end of the site. Release of water into this drain would be impeded by wetland areas to ensure it was not at a greater rate than currently occurs.

The general stormwater management concept is as follows:

Description of Stormwater Runoff

Currently stormwater runoff from the site is directed into a road side drain which runs along Springs Road east of the site and a private drain which runs along the western boundary of the site. Land located between the site east boundary and Springs Road is also owned by Denwood Trustees is has been rezoned Living Z and Business 2A. Both of these drains flow into local drainage networks which flow into the Lili River and eventually into Lake Ellesmere. There is also another drain which enters the site from the north and passes through the property and flows into the drain on the western boundary of the site.

The drain in the middle of the site is a private drain and it is not part of the Selwyn District Council network, however a stockwater race flows into the drain. This drain forms part of the drainage network on the site and flows toward the western boundary drain. No firm decision has been made as to how this drain will be managed but at this stage flow in this drain will be piped to the drain at the western end of the site as currently occurs.

The drain along the western boundary is a private drain too, it is not part of the Selwyn District Council network, and a stockwater race, which is part of the Paparua Stockwater race network, flows into the this drain.

The general fall of the site is to the southwest corner of the site. An area of 1.97 ha has been set aside in the south west corner for stormwater treatment and flood control. Stormwater will be collected via grassed swales and conveyed to this treatment and storage area. Due to the likelihood of high groundwater in this area natural infiltration systems are not considered a viable option, therefore it is proposed to utilise to a first flush basin and surface flow wetland system to treat the stormwater. This system will also provide control of runoff from large events to minimise the risk of flooding from this site. It is expected that the wetland will use a pipe with an outfall structure to discharge the water to the drain. The rate of discharge will be constrained to pre-development conditions. As such there will be a low risk of erosion in the drain. Any potential erosion can be mitigated with an appropriately designed outfall structure, which can be considered in more detail at the subdivision stage.

Runoff Water Quality and Downstream Effects

In terms of water quality, no data is available for the private drains on the site. The only data available is from Ecan in 1994, where monthly water quality data was collected from the Lili River at Pannetts Road Bridge. High concentrations were recorded representative of stormwater runoff from land being used for agricultural purposes.

Stormwater from rural residential activity is expected to have pollutants on the impervious surfaces that will be washed off during a rain event. Contaminants include those commonly found in typical roof, road and hardstanding areas.

The proposed treatment method for all stormwater is a 'first flush system'. The mechanism for the first flush basin and wetland for retaining chemicals include settling and trapping of suspended solids, the uptake of some dissolved contaminants and the absorption of dissolved heavy metals.

The proposed treatment system is consistent with others which have been adopted elsewhere and meet tangata whenua requirements. For instance in the Lincoln Township Lincoln Land Developments and Selwyn District Council (SDC) have both been granted consents (CRC092128.1 & CRC111663.1) by ECan. For CRC092128.1 stormwater from roads, residential roofs and residential hardstand areas shall be discharged into the communal wetland, wet pond and basin systems via swales. This is consistent with what is proposed for PC28. Consent CRC111663.1 specifies the performance of the stormwater treatment systems. SDC have designed a constructed wetland that provides both treatment and detention storage to comply with the performance requirements.

Christchurch City Council has recently been granted a consent (CRC131249) for discharge of treated stormwater originating from roads and hardstand surfaces to the Styx River and its tributaries. CRC131249 envisaged the use of stormwater treatment train which consisted of a dry sedimentation basin which acts as a first flush basin for the first 25 mm of the rainfall event followed by an infiltration basin or a wetland.

It is understood that all these consents have required consultation with the appropriate local Rununga and their representatives.

The run off from rural residential development will have lower nutrient loads than rural land use and unlike current runoff will be treated prior to discharge, resulting in a better environmental outcome. The stormwater and flooding system proposed will limit water discharge to pre-development levels and as such will have less than minor adverse cumulative effects on the water catchment.

The protection of any possible waipuna (Springs) on the site

There are no springs on the site..

Groundwater protection especially given the high water table

The constructed wetland will have less than minor effect on the groundwater due to the fact that when groundwater levels rise an upward hydraulic pressure occurs. In such circumstances where the stormwater management system intercepts this groundwater it will seep out into the wetland and become surface water which will then mix with stormwater runoff and then discharge into the drain on the boundary of the site.

During periods when the groundwater level is below the base of the treatment system there is the potential for water to seep through the base to the groundwater effectively acting as an

infiltration basin. However as the treatment system will not be designed to infiltrate with the use of soils with low permeability, any stormwater that does infiltrate will receive a very high level of treatment for contaminant removal. In fact over time wetlands tend to self-seal with the deposition of organic matter as the wetland plants shed material as they grow.

The meeting with MKT raised issues about breaking through the confining layer to the underlying groundwater. There is no intention of cutting through the confining layer on site as this will release groundwater which will be detrimental to the site development.

The protection of any wahi tapu and wahi taonga values

The SDC Rural Residential Background Report ('RRBR') (adopted by Council in February 2011) outlines methods to manage rural residential development in the eastern portion of Selwyn District. It includes assessment criteria for determining appropriate locations for rural residential areas, including township specific criteria, including Lincoln. The following statements were included in the RRBR when considering constraints and opportunities for rural residential development:

Not adversely affect ancestral land, water sites, Waahi tapu and Waahi taonga of Te Runanga o Ngai Tahu and Te Taumutu Runanga; (RRBR page 37)

4.142 The consideration of providing a rural residential zone into the District Plan is of relevance to Iwi in enacting their Kaitiakitanga, particularly in relation to acknowledging cultural values, protecting sites of significance and securing, enhancing and maintaining indigenous biodiversity and ecosystems. The intensification of rural land holdings may also be perceived as being inconsistent with 'Whenua' – the relationship with land and resources and the consideration of the way in which the whole environment functions. (RRBR page 55)

4.147 Attention needs to be given to the effects of rural residential development on Statutory Acknowledgement Sites registered in the Appendices of the District Plan and Part II matters of the RMA91. (RRBR page 56)

The District Plan is required to give effect to the provisions of the RMA, the Canterbury Regional Policy Statement and any other relevant planning document. Neither the District Plan or RRBR identify the PC28 site as containing any sites which may be of significance for wahi tapu and wahi taonga values.

Based on the consideration of the other relevant matters raised in your submission and the lack of identification of any specific wahi tapu or wahi taonga values, it is considered that the PC28 proposal provides for the protection of any wahi tapu and wahi taonga values.

The enhancement and restoration of indigenous biodiversity and mahinga kai values through native plantings

The protection of the waterways with a 20m wide riparian margin of native planting on both sides

The adverse effects of planting mainly exotic trees on runanga values associated with providing and restoring native, indigenous species and in particular taonga and mahinga kai species

Western Boundary:

The applicant only owns land (the riparian margin) along the eastern boundary of the western drain to the centreline of the drain. As such they can only influence what happens on the eastern side of the drain. They cannot undertake riparian planting on the western side of the drain which is in separate ownership. Currently the margin on the drain eastern bank is choked with exotic weeds including, but not limited to, blackberry, broom and gorse. There are other exotic tree species present such as willow and poplar. Rank pasture grass is in the areas more open to light.

By contrast the western stream margin (on the neighbour's side) has been cleared, with the land used for agricultural purposes more or less right up to the water edge. It is our understanding that the margins of the stream would have very limited if any ecological value at all. We cannot comment on in-stream values of the drain.

The proposed esplanade strip is 5m wide by approximately 400m long and includes an access path. Assuming the esplanade strip is located on the 'dry' bank, and is not measured from the centreline of the stream, the area available for planting would be more or less 4m wide, covering some 1600m², if a 1m wide path is allowed for. The proposed esplanade strip would be far too narrow to re-introduce biodiversity values that may or may not have once occurred at the drain, however the use of appropriate native plants which do not cause the choking of the drain could be considered. The applicant would appreciate rununga's input as to what is considered appropriate species in these circumstances. We note in your submission that you favour in particular taonga and mahinga kai species.

Riparian planting will not provide any benefits in terms of mitigating overland flow runoff from the proposed rural residential development to the drain. This is because it is proposed to collect the runoff from impervious surfaces and direct them to a treatment basin and therefore runoff from the site will not be required to flow overland to the drain, through any planted areas.

A landscape strip is proposed along the eastern boundary of the western drain. A landscape strip (as opposed to an esplanade reserve which is held in Council ownership) would be held in the ownership of individual properties, but full public access is provided for. The individual land owner rather than the Council maintains the esplanade strip.

Council officers have confirmed that they do not support a 20m esplanade reserve for maintenance reasons and because it leads to a dead end, rather than links with other walkways. Council are of the view that it would not fulfil a wider recreational benefit other than for those in the immediate development area. Taking the Council's position into account, and in consideration of tanagata whenua values, the applicant has proposed the 5m landscape esplanade strip.

In this case context is crucial. Currently the stream does not link with any other area of biodiversity value. The watercourse assumes a similar character downstream of the site where it connects with an open drain at Collins Road. Upstream of the site the watercourse is more or less an open drain as far as Ellesmere Junction Road. These neighbouring land areas are under intensive farming practices now, and this is unlikely to change in the

foreseeable future. Any enhancement or restoration of biodiversity and mahinga kai values would be in isolation.

The intent of the landscape strip as per the ODP is for two reasons. The first is to maintain a natural edge and end point to the rezoned land, and secondly, for aesthetic reasons where the developer, or individual landowners may be required to remove and control weeds, and that any additional planting be indigenous species that would be found locally occurring in other nearby parts of the District in similar settings. This would then be available for peoples' enjoyment where they could walk along the path and see down into the stream. It may be possible that some trees are left in-situ to act as shelter for establishing native plants and to provide roosts for birds.

Southern Boundary:

Along the southern boundary of the site a 10m wide landscape strip is proposed. The purpose of the 10m wide landscape strip is to partly provide a setback to built development, and partly to provide an area where large scale trees may be planted for a buffer (note, not a screen) to the built development. The intent is not to conceal or contain the rural residential development, as part of the purpose of rural residential living is to have an outlook to the rural landscape where possible.

Even if this 10m strip was planted out with dense native planting, it would not link with the proposed western boundary landscape strip as that terminates quite a way to the north. Therefore any connections from the western boundary landscape strip to the drain running along Springs Road would be tentative at best. We are in favour of providing ecological corridors where it is realistic such as where meaningful links with existing swathes of healthy indigenous vegetation is possible. In the context of this case in isolation it is unlikely to be realistic.

While a number of exotic trees have been proposed for the southern boundary planting the applicant is prepared to consider native trees along this boundary, as long as they achieve a similar visual effect with a higher canopy and openness at ground level to provide for rural outlook and amenity. Any suggestions regarding appropriate native species would be welcomed.

Any subdivision of the site under the proposed L3 (rural residential) zoning is a Restricted Discretionary Activity and requires resource consent. Proposed PC28 assessment matters to be included in the District Plan for such applications (Refer Amendment 23 of notified PC28the) include:

- *Whether the provision for public walkways is consistent with the public walkways identified on the ODP in Appendix 39;*
- *Whether the treatment of the western boundary waterway and riparian strip enhances ecological and public amenity, and provides for public access*

Methods used to ensure the subdivision design and subsequent built development maintains rural character, including consent notices and requirements for works, fencing, planting and riparian restoration to be undertaken at the time of subdivision Amendments/additions to the

above assessment matters could be considered to give greater explicit recognition of tangata whenua values, for example:-

- *Whether the treatment of the western boundary waterway and riparian strip enhances ecological and tangata values and public amenity and provides for public access*
- *Whether the proposed subdivision stormwater management features and southern boundary planting as shown on the ODP in Appendix 39 enhance tangata whenua values, including by providing and restoring native, indigenous species, in particular taonga and mahinga kai species*
- *Methods used to ensure the subdivision design and subsequent built development maintains rural character and utilises low impact design features such as rainwater collection, including consent notices and requirements for works, fencing, planting and riparian restoration to be undertaken at the time of subdivision.*

The lack of monitoring of the water quality and quantity of the surface waterways and groundwater and the protection and restoration of indigenous biodiversity

Water quality monitoring is not a matter generally addressed as part of a District Plan Change application. The Rununga will have the opportunity to comment on proposed monitoring when a consent application to discharge stormwater from this site is lodged with Environment Canterbury. The extent of the monitoring will depend on the assessment of environmental effects, and as the discharge will be adopted by SDC, be consistent with similar monitoring SDC are carrying out elsewhere (e.g. as they have established for the Lincoln Global Consent). The water quality monitoring offered will address the protection of any indigenous biodiversity. The stormwater treatment system will include the selection of plants appropriate to this area. It is preferable to source plants from the area surrounding any proposed wetland to ensure the development of a healthy wetland that stands up to the rigours of the environment of the area.

Non RMA Matters

The expression of Ngai Tahu cultural identity through the naming of streets, reserves and artwork within the development

The proposed plan change does not include street names at this stage, as streets have not been identified, but rather only an indicative roading layout proposed. Consideration of street names will not be made until post subdivision stage and as such the applicant is not in a position to consider these.

Provision for low impact house design features such as rainwater collection which is critical given the high water table in the site

There are currently no requirements under the District Plan for the use of storage tanks for rainwater collection, or any other low impact house design features.

The applicant is unsure about any mechanism to make such a requirement on potential future owners at this plan change stage, and considers that this is a matter much better

provided for at the subdivision consents stage. We have suggested an amended subdivision assessment matter as a potential method to address this issue.

Runanga Advisory Group

We understand from the discussions at the on site meeting, that the Runanga may wish to have the opportunity for ongoing consultation and input into the proposed PC28 rural residential development, including at the subsequent resource consenting and implementation stages (subdivision, earthworks, stormwater discharge etc.). This could be by way of a Runanga Advisory Group, with the suggestion from Andrea that this be funded by the applicant.

Conclusion

Overall the applicant considers that although specific assessment of tangata whenua values is not included in the PC28 AEE -, that consideration of the issues raised by MKT have been addressed in the PC28 application and in this response to your submission including in relation to the effect on water quality or quantity in the existing drain, which eventually flows into Te Waihora. The proposed stormwater treatment and retention system ensures that appropriate water quality and quantity is maintained both within the site and downstream. Specific design of the infrastructure is the only way to determine if the confining groundwater layer will be breached during construction, however all reasonable attempts will be made to avoid this as it will result in additional costs for the development. No adverse effects will occur to the confined aquifer by avoiding excavation through the confining layer. In the unlikely event that it needed to occur appropriate measures to mitigate adverse effects of this will need to be included into any resource consent applications for these works.

The applicant is prepared to provide native planting within the proposed 5m landscape strip on the western boundary, within the wetland area for stormwater retention, and along the southern site boundary (subject to appropriate species to ensure rural outlook and amenity is maintained). However the applicant notes that they are not in a position to provide a 20m esplanade reserve adjoining the western drain as this is not supported by SDC. Suggested amendments to the subsequent subdivision consent assessment matters for the PC28 will give explicit recognition to tangata whenua values of particular importance to this site.

We welcome further dialogue with you, with a view to resolving matters prior to the hearing.

Yours sincerely



FIONA ASTON

ANNA MACKENZIE

Principal

Senior Planner

Appendix I – Consultation with SDC

Fiona Aston

From: Craig Friedel
Sent: Thursday, 16 May 2013 7:43 a.m.
To: fiona@fionaaston.co.nz
Cc: Jeremy Head (jeremyhead@xtra.co.nz); pru@prusteven.co.nz
Subject: FW: Revised Denwoods ODP
Attachments: denwdpc28odp313.pdf

Hi Fiona,

I have received comments from Gabi Wolfer (urban design), Andrew Craig and Mark Rykers. I have yet to receive comments from Murray England, but thought it best to get back to you with a preliminary response in lieu of Murray's feedback. I will forward through his comments in due course, but note that if the size and general locations of the stormwater basin is the same as the latest application then I suspect the amended layout will not present any concerns from a stormwater perspective.

Urban design

Gabi is generally supportive of the amended layout, particularly the breaking up of the linear road network that presented initial concerns in respect to traffic speeds. I recall the ODP lodged with the Denwoods Trustee submission included an 'Indicative future roading connection', but just wanted to confirm that this was still being proposed. Gabi suggested that the through connection into the Business 2B zone identified on the draft concept should align directly with the intersection of the proposed 'Lane' and the 'Primary Road'. A second connection into the site would promote connectivity and make the development more resilient should the single connection into the Living Z zone be unable to be used for whatever reason (i.e. road works, vehicle crash, natural event...).

Landscape and visual

Andrew Craig has responded with the following email:

"Hi Craig

I've had a close look at the Denwoods ODP and am pretty happy with it. I see that Jeremy has adopted the principle of providing smaller lots on the perimeter and larger in the centre. This should result in abundant space in the core with 'borrowed' open space from the surrounding rural land and road corridor. My only suggestion is that a building setback is imposed at the western boundary in from the wee stream. I recommend 10m. This will create a high amenity green waterway corridor along this boundary which will have the added advantage of providing habitat for birds. Overall I'm confident the latest ODP will provide a good rural residential environment. This is assuming of course, that all other design matters are factored in such as fencing, setbacks and road treatments etc.

I think that pretty well covers it. If you need me to elaborate please let me know.

regards...Andrew

Andrew Craig Landscape Architect Ltd"

Open space

Mark Rykers has responded with the following email:

"Hi Craig,

I have read the comments related to the proposed Landscape Strip and agree that this will help to provide a natural edge to the boundary of the L3 land. Although it currently leads to a dead end there may be potential for links to be created in the future and it maintains public access alongside a water course with potential for enhancement. The strip forms part of the adjoining properties and as such there is no responsibility for Council to maintain. They do however provide the risk of development by the property owners or erection of structures that would preclude public access. All in all I do not have an objection to the provision of the strip as proposed. I would not support a 20 m wide esplanade reserve as the width and significance of the water course does not warrant this approach.

Regards,

Mark"

Kind regards

Craig Friedel
Strategy & Policy Planner
Strategy & Policy Team
Environmental Services
DDI: (03) 347 2827



From: Fiona Aston [<mailto:fiona@fionaaston.co.nz>]

Sent: Thursday, 9 May 2013 8:54 a.m.

To: Craig Friedel

Cc: Pru Steven; Jeremy head

Subject: Revised Denwood ODP

Hi Craig

Please find attached preliminary revised ODP for PC28 (Denwood Trustees).

The large (green) lots are maximum 1ha, the smaller olive green lots approx. 7500m², and the smallest (cream) lots would be around minimums of 2500m² - 3000m². On a first cut count up the area of small lots is 18.9ha, medium sized lots 20ha and large lots 13ha. This gives an overall area of buildable lots of 52ha or 103 lots which is just over an 0.5ha average.

The revisions take into account matters raised at our meeting in February with yourself and Andrew Craig. Amendments include:-

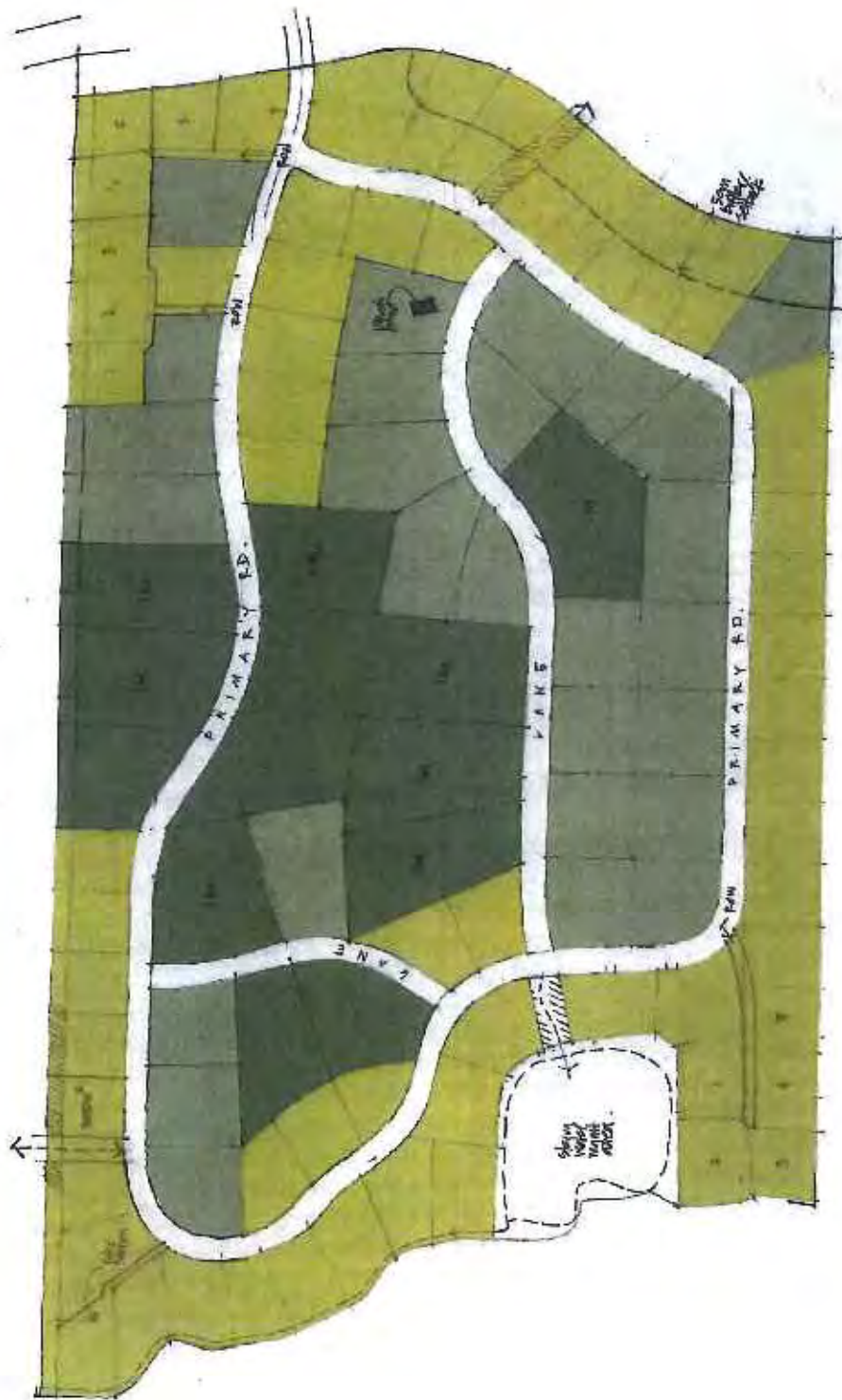
- concentrating the smaller lots around the periphery of the Site, but not slavishly;
- inclusion of some larger lots (around 1 ha) to break up the repetitive patterning, typically located internally;
- greater variety and mix of lot sizes and locations to promote a less regimented landscape outcome.

Jeremy has shown the ODP to Andrew C who is positive about the changes. Are you able to consult with other SDC staff and also with Andrew C and come back to us with your comments. Will you talk with Murray England, Andrew Mazey and Mark Rykers? Anyone else?

Re Mark – as per the original proposal, PC28 proposes a 5m esplanade strip and riparian planting along the western boundary waterway (a drain). This doesn't link with any other public walkways as Lincoln University opposed to using the former railway corridor on northern boundary to link with Springs Road. Te Taumutu Runanga seek a 20m wide riparian corridor on both sides of the waterway. However, this is obviously not feasible on the western side, beyond the application site + realistically, attempts to restore to enhance or restore biodiversity and mahinga kai would not be effective given that the waterway links with other open drains to north (as far as Ellesmere Junction Road) and south (Collins Road) where neighbouring landuses are intensive farming. The purpose of the esplanade strip is to maintain a natural edge and well defined western boundary to the proposed L3 subdivision, and for aesthetic reasons, primarily for the benefit users of the walkway and lot owners adjoining the waterway.

Kind regards, Fiona

Fiona Aston Consultancy Ltd
Resource Management & Planning
PO Box 1435
Christchurch 8140
P 03 3322618
F 03 3322619
M 0275 332213



FILE NOTE

Officer: Craig Friedel – Strategy and Policy Planner

Date: 20th February 2013 (10am to 12:30pm)

Project: Plan Change 28

Attendees: Fiona Aston, Fiona Aston Consultancy (FA); Jeremy Head – Jeremy Head Landscape Architects (JH); Andrew Craig – Andrew Craig Landscape Architects (AC); Craig Friedel – Strategy and Policy Planner (CF)

Purpose

- To discuss the extent to which PC 28 achieves the anticipated rural residential, form, function and character anticipated by the RRBR and PC 32
- To highlight the primary issues that Council Officer's will be addressing in evidence preparation

Primary issues identified by the Council

- PC 28 focuses on specific development controls v. PC 32/RRBR relying on density (1.75bh/ha – average lot size of 7,500m²) and overall yield
- There is a level of comfort with the general location i.e. integration with the township and PC 7 rezoning process and because the request allocates a portion of rural residential household allocations to Lincoln, which is a Key Activity Centre
- A key question that is being considered in preparing evidence and determining the appropriateness of the rezoning is whether the methods being promoted are sufficient to address the collective effect of 115bh being established within this particular development block
- Landscape assessment undertaken by AC to inform the RRBR/PC32 suggests an optimal size of 1ha and nodes containing no greater than 50bh as being optimal. The RRBR recognises a degree of flexibility is appropriate in respect to lot sizes, with sizes ranging between 0.3 – 2ha sitting within the rural residential spectrum (with low-density residential and rural sitting either side of this spectrum)
- AC's draft evidence prepared for PC 28 queries whether a future subdivision implementing the ODP and rules package would enable future residents to appreciate the degree of 'ruralness' anticipated for rural residential living environments
- The RRBR in general, and the following objective and policy in PC 32, will be the focus of the planning assessment

*Objective B3.4.6

To manage rural residential activities by facilitating a maximum of 200 households in each of the periods to 2016, 2017 to 2026 and 2027 to 2041 through the Living 3 Zone, which are to establish outside the Urban Limits in close proximity to Townships in the Greater Christchurch Urban Development Strategy area to:

- Avoid significant adverse landscape and visual effects on rural character and amenity
 - ...
 - Avoid incompatible amenity expectations between different land uses, particularly between rural residential living environments and the sensitive boundary interfaces of the Living 3 zone with Townships and Rural zoned land
- The Rockwood Trust submission was emphasized as a case in point in respect to reverse sensitivity effects
 - “Policy B3.4.3 (h)
 - ...
 - Rural residential living environments are expected to deliver the following amenity outcomes and levels of service:
 - appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, achieve a degree of openness and rural character and avoid the collective effects of high densities of built form”
 - The subdivision assessment matters within PC 32 are also relevant i.e. does the ODP provide sufficient direction in respect to achieving the desired outcomes?

Discussion

- AC identified a preference for a range of lot sizes, with smaller lots distributed amongst larger parcels so that a degree of ‘ruralness’ can be achieved for each parcel – apparent uniformity of the PC 28 ODP v. random layouts/‘openness’
- Fencing controls were identified as being important, with reference being made to the typologies contained within PC 32 rather than a detailed rules package to reach the same outcome
- FA identified that an underlying scheme plan would be prepared to assist in establishing the overall outcomes of what was being proposed at subdivision – it was indicated that this would be provided prior to the hearing
- CF identified that any amendments will need to be within scope, but that submissions provided for movement in design and any changes that reduced effects would be supported
- JH identified the context of the site, with it not being a truly rural landscape with the township and University as a feature on the northern skyline, with the intended visual reference points in PC 28 seeking to achieve a treed and open environment
- JH highlighted that the application aims to ‘avoid adverse effects’ rather than providing ‘mitigation’
- CF cautioned that the primary aim should be to achieve ‘rural residential’ rather than ‘rural’ character i.e. low density living environment with discernible ‘ruralness’ rather than truly ‘rural’
- CF emphasised that PC 32 has weight because submissions have closed and the RRBR is adopted Council policy
- FA reviewed the specific rules and development controls put forward by PC 28, acknowledging that some of them could be refined or removed if the site density and yield is able to address the matters raised at the meeting in respect to rural residential form, function and character. CF raised a specific query around the intent and appropriateness of the proposed rule seeking to restrict paved areas to 100m² in size
- The southern boundary was discussed. AC was not necessarily concerned with adverse reverse sensitivity effects as similar boundary interfaces are common with townships and effects can be managed. JH outlined the intent of the landscape strip and densities
- The western boundary was discussed. There was general agreement between JH and AC that a sense of ruralness was present due to the farming operations, but that there was limited rural outlook because of plantings and vegetation
- The northern boundary was discussed. FA outlined the boundary treatments, which for the most part had been in response to requests made by Lincoln University. AC confirmed a level of comfortable with the

conclusion that this outlook was not necessarily open, but that the adjoining land use activities within the University (i.e. trial plots) did achieve a sense of ruralness

- The riparian margin was discussed, particularly the extent to which it may be accessed by the public and whether Council would want to secure public access. CF outlined the basis for not necessarily supporting reserves within rural residential environments, but advised that he would discuss access to the riparian strip with Mark Rykers
- AC identified that 'integration' was a key component of Change 1 and that it had been discussed throughout hearings considering rural residential rezoning applications
- CF queried whether the noise band on the boundary of the proposed Business 2B and Living Z zoned land was based on rural residential activities establishing on the balance. FA confirmed that it had been factored in to the assessment, but that she would investigate to ensure that was the case

Outcomes and actions

- CF to await a response and the outcome of on-going discussions prior to progressing with the drafting of evidence
- CF to discuss reserve provision and public access requirements with Mark Rykers
- AC and JH to discuss matters raised at meeting
- FA confirmed that the applicant would review approach, including whether an amended densities, layout and yield could reduce the need for specific development controls
- FA to confirm timeframes for any on-going discussions and associated amendments to assist in confirming hearing timeframes and evidence preparation



Submission on Council's Rural Residential Strategy - Consultation Draft
and the associated Statement of Proposal

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

Full name of submitter: Regan and Michele Beight

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

Rural Residential Strategy, 2013. RR S13
.....
.....
..... (give details)

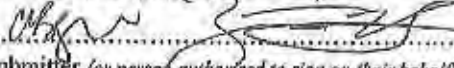
2. *My submission in Support ~~oppose~~ for a 70% subdivision into 0.5 to 2 HA lots

There is not a great demand for land holdings of at least 4 HA in size. This is due to people often having off-site employment because the economic return is not viable without a primary income from a source other than that made on the small holding. This in turn leads to people not ~~be~~ having the time necessary to maintain these larger lifestyle blocks of 4 HA or larger. However, the market, especially ~~per~~ since the earthquakes, indicates a high demand for smaller parcels of land in our area. We are in favour of subdivision of between 0.5 to 2 HA lots.

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

3. I WISH ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)

4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

5.  26/02/2014
Signature of submitter (or person authorised to sign on their behalf) Date

6. Address for service of submitter:

134 Rainley S Rd RD2 Tai Tapu

Telephone: 0275024150

Fax:

Email:

r.beight@hotmail.com

Contact person: Regan Beight Title Mr (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Fricdel
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Lceston or Rolleston

Emailed to:

submissions@selwyn.govt.nz

Fiona Aston Consultancy Ltd

Resource Management & Planning

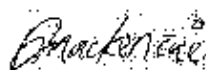
PO Box 1435 Christchurch 8140 Ph 03 3322618 Email fiona@fionaaston.co.nz

Submission to Selwyn District Council On: The Draft Rural Residential Strategy

Date: 27th February 2014

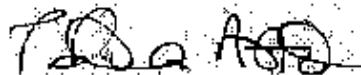
Client: BM & MC Coles Family Trust

Prepared by: Anna Mackenzie



Date: 27/02/14

Reviewed by: Fiona Aston



Date: 27/02/14

SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: BM & MC Coles Family Trust ('the Trust')

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. The specific provisions of the RRS that our submission relates to are:

The whole of the RRS including identification and inclusion of Area 1 into the RRS as an appropriate location for rural residential development.

2. Our submission in SUPPORT IN PART is:

We support the identification of our site as a preliminary rural residential location and seek that this be confirmed as a definite rural residential location in the adopted RRS. We support the description and assessment of the suitability of Area 1 for Rural Residential purposes as set out in the RRS, Paragraphs 6.26 – 6.31 (pp 53-55) subject to the amendments set out in Appendix C. These confirm that the site is suitable for rural residential development. We consider that our site is consistent with the RRS assessment criteria for identifying suitable sites for Rural Residential Development, and an assessment of this is included in Appendix A below. Furthermore it is considered that rezoning of Area 1 is consistent with the Rolleston Structure Plan as set out on pages 18-19 of the attached Plan Change request, and consistent with the objectives and policies of the Townships Volume of the District Plan as established in Appendix 3 of the attached Plan Change request (Appendix B).

The proposed ODP for Area 1 includes lot sizes ranging from 2500m² – 1 ha and is approved in principle by SDC officers and their advisors (see Consultation section 6 in attached plan change request in Appendix B). We therefore oppose the wording in the RRS location criteria under 'Rural residential form, function and character' which specifies a rural residential lot size range of 3000m² – 2 ha lots. There will be circumstances where lots around 2000m²-2500m² are suitable and can still achieve the degree of 'ruralness' and 'openness' anticipated for rural residential areas. Generally this will be where they are small clusters with a high level of open space surrounding and/or where they adjoin higher density development on one boundary and are an appropriate transition between urban and rural forms of development (both of the above apply in the case of the PC27 proposal which includes 6 lots in the 2500m² to 3000m² size range adjoining the LZ zone on one boundary, but with larger lots/rural land and roading on the other boundaries. We seek amendment to this wording as set out in Appendix D.

Submitter

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 Ley Road. This area is identified in the Rural Residential Strategy (RRS) as 'Preliminary Area 1'. A privately initiated Plan Change to the Selwyn District Plan seeking L3 zoning of the site has been prepared and the draft forward to SDC officers for comment in August 2013. It has been ready to be lodged for some time, but at the request of SDC, lodgement pending SDC adoption of the RRS. (under the Land Use Recovery Plan (LURP) provisions SDC cannot rezone additional rural residential areas if they are not identified in an adopted RRS).

Background

Planning for rural residential development of the site has been underway for a several years now, with the Trust submitting on the various recent planning processes that have been necessary to facilitate this outcome, including the SDC Background Rural Residential Report, PC17/PC32 and the LURP in addition to the current Draft RRS.

The site was identified as a preferred rural residential in PC17. There were no submissions on PC17 opposing this.

Proposed Plan Change 27

The submitters have prepared a Plan Change (PC27) (Appendix B) proposing L3 zoning of the site, which is ready to be lodged. The Plan Change application includes an assessment against the District Planning objectives and Policies and provides an ODP, Traffic Impact Assessment, Geotechnical Report, a landscape report, and a contamination report for the potential rezoning of the site from Rural (Inner Plains) to Living 3.

PC27 seeks an average density of 1-2hh/ha across the site, and provides for larger sections to the north (adjoining SH) with smaller sections to the west to provide a transition from residential to rural, and reducing the likelihood of further development to the east in the future, hence providing a consolidated Township form.

The attached PC27 request also sets out the proposed servicing methods for the site which demonstrate the ability to efficiently and economically service the site by extensions to existing infrastructure servicing adjoining residential developments.

An ODP is proposed as part of the development of the site, which includes road linkages to the urban development's east of the site, thus ensuring integration with the township is achieved and consolidation of Rolleston township by creating a clear eastern boundary contained by the proposed L3 zone, and securing a clear demarcation between urban and rural forms of development.

The PC27 request also includes a detailed assessment of geotechnical matters which establishes that the site is not susceptible to natural hazards and a preliminary site contamination report providing an assessment of any potentially contaminated land and any remediation required.

Given this proposed plan change, and given the Submitters intention to develop this site in the immediate future (pending the outcome of PC27 to be lodged), Council can have

confidence that including this site as a rural residential location will result in rural residential sections becoming available to meet market demands in the very near future. The Trust have already entered into joint venture arrangements which have facilitated development of the part of the farm now zoned Living Z (the subdivision consent for this 186 lot subdivision is all but approved) and similar joint venture arrangements apply to the balance of their farm, the subject of this submission.

Assessment against LURP provisions

We note the Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. The Trust considers that the use of their site for rural residential development has been demonstrated through the attached Plan Change request, through PC 17, and through this submission to be an efficient use of land and infrastructure which does not limit future urban growth, and does not create adverse effects with surrounding rural land. In particular the attached Plan Change request provides a discussion on methods to avoid reverse sensitivity with adjoining rural land uses, and to avoid reverse sensitivity effects with SH1 including a reserve containing a noise attenuation bund, and dwelling setbacks from SH1, to reduce noise effects from this regionally important infrastructure.

Task 18 of the LURP requires SDC 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:

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 Gazette of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments.

The Trust requests that SDC recommends to the Minister of Earthquake Recovery that the Plan Change for the Trust site be made operative immediately under the provisions of the CER Act with no further public process required.

The RRS hearing process is sufficient to consider the merits of the rezoning proposal. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types as advised in the Matson & Alan letter contained in Annexure 10 of the Plan Change (see Appendix B).

There has been extensive consultation regarding the suitability of the subject site for rural residential purposes as outlined below. This has ensured that consideration of the development of this site has been well canvassed with the Council, and by the public, and specific concerns raised and addressed. It is considered that no further consultation is required.

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
Chapter 6 of the CRPS (LURP)		
Located outside the identified priority areas for development and existing urban areas	C	This 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 2 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 sensitive activities occurring within the 50 dBA L _{dn} 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 L _{dn} 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

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	ea	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 Ngāi 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).

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.
Rural residential form, function and character		
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 areas 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 h/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 1-2 h/ha. The minimum proposed lot size will be 2500m ² . Amendment to this criteria is sought as part of this submission to accommodate the appropriate mix of lot sizes, including slightly smaller 2500m ² 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 ² to 2900m ²) 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 Rūnanga o Ngāi 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.

Rūnanga. 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 māhinga 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 upgrade to the north and east, the Airport Noise Contour to the south and east and residential development to the west.
Landscape values		
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 code 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 estate planting.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix J, RRS16)	ss	A landscape report has been included as part of PC27, which considers landscape constraints.

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	b	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.

ROLLESTON ENVIRONS STUDY AREA CRITERIA		
Urban form and growth management	Critical of 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 BIMTL that would be severed from Rolleston and contribute to poor integration and connectivity with the Township (refer to Appendix 2 - Map 28)	sa	Achieved

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)	ae	Achieved, use of an open space green buffer and building setbacks 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
Rural character and productivity		
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)	b	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
Strategic Infrastructure		
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 5 Waters Activity Management Plan and Transportation Activity Management Plan)	b	Achieved
Avoid locations that may undermine the operation of	c	Achieved through appropriate setbacks from SH1 and the

the 'strategic' infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 4: NZ Defence Forces Burnham Military Camp (DE4), Rolleston Prison (MC1), Pihies Wastewater Treatment Plant and East Selwyn Sewer Scheme (D400 & D411), Rolleston Resource Recovery Park (D412), 1-Zone Industrial Park, Weedons Cemetery (D178), Weedons Domain (D203), Weedons Primary School (ME26), McClelland Road reserve (D125), Council water wells on Wards Road (D92), SH1 four-laning and CSIM2, SMTL – Christchurch International Airport Noise Contour, Youth Justice Residential Centre (M91) and Transpower high voltage transmission lines		Inclusion of the buffer open space area and making provision for land required for SH road widening.
Natural hazards		
Avoid land that is subject to the high groundwater table to the south of Rolleston (see Appendix 2 – Map 18)	ss	Achieved
Environments, cultural and heritage values		
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 report attached) and it is considered that there is no

contaminated, including sites identified to the east, south-east and north-west of Rolleston (See Appendix 2 - Map 12).		risk to the environment or people's health as a result of the development.

Appendix C – Amendments to RRS wording

Note: proposed changes have been made with insertions identified with an underline and bold and deletions identified with a strikethrough

Paragraph 6.1-2

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.

6.2 The preliminary identified rural residential locations satisfy the following pre-requisites:

Paragraph 6.31:

Sub-regional guidance – LURP/Chapter 6 to the CRPS

- The land holding is outside the Township boundary, but adjoins the Living 'Z' zone and residential priority areas that ensure the rural residential node is consolidated with the existing Township. This spatial proximity also assists in preserving the open space character between Rolleston and Christchurch City.
- Avoids the majority all of the sub-regional constraints outlined in Policy 6.3.0 of Chapter 6 of CRPS.
- The proximity of SH1 and the South Island Main Trunk Line to the property will necessitate the inclusion of appropriate setbacks and/or mitigation methods (e.g. bunding, fencing, landscaping, building design standards) to avoid any potentially adverse reverse sensitivity effects and to mitigate any nuisance effects on future residents. The setbacks and treatments at the interface between this rural residential enclave and the nationally important transportation corridor presents an opportunity to deliver the walking and cycling network and greenbelt buffer around the periphery of the Township and avenue planting along the SH1 interface promoted in the Rolleston Structure Plan.
- Adjoins the Park Lane and Leyl Park residential subdivisions that ensure the site can be economically provided with reticulated water and wastewater

Rural residential form, function and character

- The site enables rural residential development to be consolidated with the urban form of Rolleston
- Ribbon development along SH1 is avoided by the proposed fourlaning and associated upgrades to Levi Road, which will present a strong limit to growth to the north-east of Rolleston.
- 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.
- The location is not an obvious future residential growth path, which have been identified in the Rolleston Structure Plan and extend in the south-eastern direction as far as Selwyn Road.
- There is likely to be sufficient capacity within the Council's roading and community water and sewerage network to service the area.

Landscape values

- SH1 to the north, and Weedons Ross Road and the Christchurch International Airport noise contour to the east and south, present strong limits to growth. The containment of rural residential activities within this area provides the opportunity to secure a demarcation between rural and urban forms of development. This will assist in

preserving the rural character amenity contrast between the rural zone, and the urban forms of Rolleston and Christchurch City.

- The size of the development block supports a small rural residential node, which will enable each parcel to achieve the necessary degree of 'ruralness' and avoid adverse visual effects associated with larger rural residential nodes where the number of smaller sections collectively represent more 'urban' characteristics.
- The location also enables site specific layouts, design controls and interface treatments to achieve the necessary degree of 'ruralness' and 'rural residential character'.

Rolleston environs study area guidance

- The site's location adjoining the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern.
- Rolleston has capacity to support an increased population base as it is an identified Key Activity Centre that has the community infrastructure, services and business areas to support a large self-sustaining community.
- There is an opportunity to secure safe and efficient vehicle, pedestrian and cycle access to the Town centre via the road network, green space corridors and reserves are available as the site adjoins Living zoned land that is currently being subdivided. Connections to the block have already been secured within the subdivision scheme for the Levi Park subdivision. The town centre is approximately 1.5km to the south-west.
- This proximity presents an opportunity to achieve strong connections between the rural residential node and Rolleston, including the necessary access to education facilities, shopping centres, employment opportunities, community facilities, public transport connections and other services.
- The site is not subject to any identified high groundwater, natural hazards, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints.
- Avoids any identified Significant Natural Areas, Intensive Farming Activities, strategic infrastructure and designated sites (with the exception of sharing a northern boundary with SH1/SIMTL).
- Additional site specific assessments 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.

Appendix D – Amendments to Location Criteria in Appendix 1 of the RRS

Note: proposed changes have been made with insertions identified with an underline and bold and deletions identified with a strikethrough

Rural residential form, function and character
Avoid locations that are obvious residential growth paths
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
Support locations that can sustain a mixture of housing densities ranging from 0.3ha <u>0.2ha</u> 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
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 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

Criteria	Reddston	Laxton	Probleston	West Melton	Tai Tapu	Templeton	Springston
Rural residential path: function and character							
	★	★	★	★	★	★	★
	▲	▲	▲	▲	▲	▲	▲
	▲	▲	▲	▲	▲	▲	▲
	★	★	★	★	★	★	★
	▲	▲	▲	▲	▲	▲	▲
	▲	▲	▲	▲	▲	▲	▲
Landscape values							
	▲	▲	▲	▲	▲	▲	▲

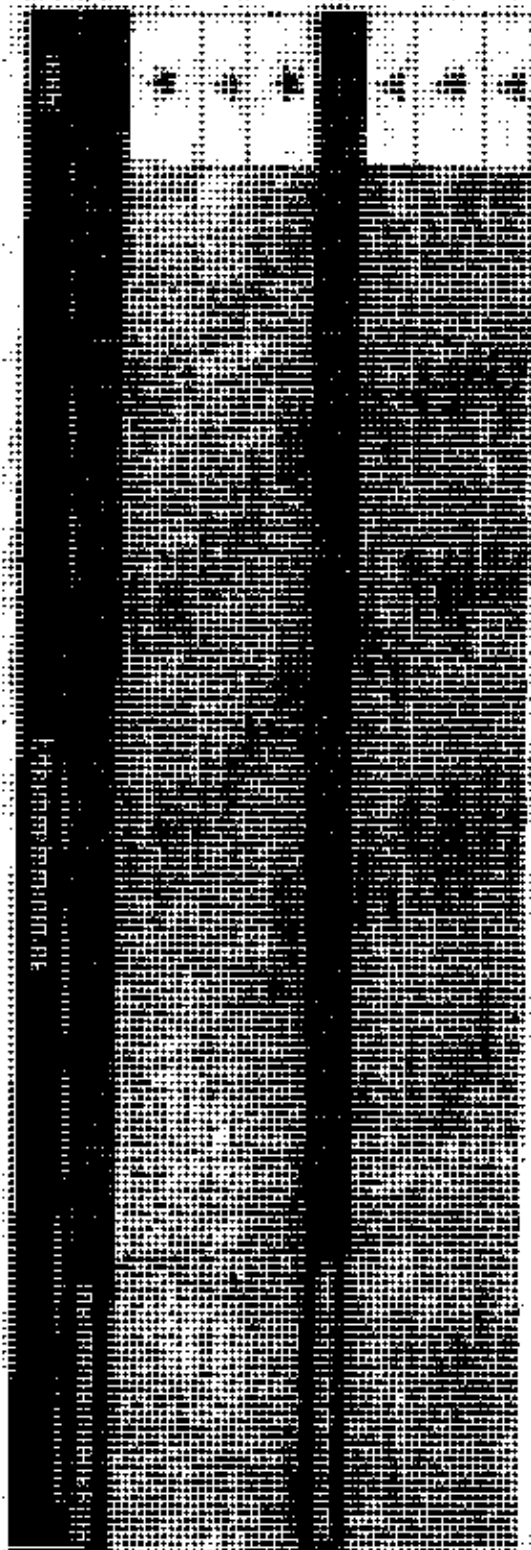
C:\B3 PC
 ✓

Reddston is
 Key Rating
 Centre
 ✓

Requirement for
improvement
in working at time
for subdivision

Criteria	Rollerston	Lincoln	Deebleston	West Winton	La. 1800	Tamblington	Springston
Landscape values							
Visual quality of landscape	★	★	★	★	★	★	★
Visual quality of landscape (including vegetation and trees)	▲	▲	▲	▲	▲	▲	▲
Visual quality of landscape (including vegetation and trees) (including vegetation and trees)	▲	▲	▲	▲	▲	▲	▲
Visual quality of landscape (including vegetation and trees) (including vegetation and trees)	▲	▲	▲	▲	▲	▲	▲
Visual quality of landscape (including vegetation and trees) (including vegetation and trees)	★	★	★	★	★	★	★
Selwyn District Plan							
Visual quality of landscape (including vegetation and trees)	★	★	★	★	★	★	★
Visual quality of landscape (including vegetation and trees)	★	★	★	★	★	★	★
Visual quality of landscape (including vegetation and trees)	★	★	★	★	★	★	★
Visual quality of landscape (including vegetation and trees)	★	★	★	★	★	★	★

[illegible]



capacity. The continuation of the existing farming activity is not feasible due to half of existing farm being M-2 zoned. Living 2.

Appendix B – Plan Change Request

**REQUEST TO CHANGE THE SELWYN DISTRICT PLAN UNDER CLAUSE 21 OF THE
FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

REQUEST BY: Bruce Cedric Coles and Michelle Anne Coles

C/- Fiona Aston Consultancy Ltd

PO Box 1435

Christchurch 8140, Attn Fiona Aston

TO: The Selwyn District Council

INVOLVING THE: The Selwyn District Plan

The location to which this application relates is:

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.

The names of the owners and occupiers of the land to which this application relates are as follows:

Lot 4 DP 74253 Bruce and Michelle Coles (20.59 ha)

The title is attached as **Annexure 1** to this Plan Change request.

The Proposed Plan Change seeks to rezone the subject land from Rural Inner Plains to Living 3 zone which includes the following changes to the District Plan and Maps:

- Amend Township Planning Map 013 sheets 1 and 2, Map 098 sheets 1 and 2, and Rural Map 13 sheets 1 and 2, to rezone the subject land Living 3.
- Amend the rules of the District Plan as set out in Section 2 of the attached report.
- Make any consequential changes to text where necessary, including but not limited to the renumbering of clauses as appropriate.

Signed:

Fiona Aston, for and on behalf of Bruce and Michelle Coles

Dated:

**REQUEST TO CHANGE THE SELWYN DISTRICT PLAN UNDER CLAUSE 21 OF THE
FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

REQUEST BY: Bruce Cedric Coles and Michelle Anne Coles

C/- Fiona Aston Consultancy Ltd

PO Box 1435

Christchurch 8140, Attn Fiona Aston

TO: The Selwyn District Council

INVOLVING THE: The Selwyn District Plan

The location to which this application relates is:

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.

The names of the owners and occupiers of the land to which this application relates are as follows:

Lot 4 DP 74253 Bruce and Michelle Coles (20.59 ha)

The title is attached as **Annexure 1** to this Plan Change request.

The Proposed Plan Change seeks to rezone the subject land from Rural Inner Plains to Living 3 zone which includes the following changes to the District Plan and Maps:

- Amend Township Planning Map 013 sheets 1 and 2, Map 098 sheets 1 and 2, and Rural Map 13 sheets 1 and 2, to rezone the subject land Living 3.
- Amend the rules of the District Plan as set out in Section 2 of the attached report.
- Make any consequential changes to text where necessary, including but not limited to the renumbering of clauses as appropriate.

Signed:

Fiona Aston, for and on behalf of Bruce and Michelle Coles

Dated:

TABLE OF CONTENTS

1. Overview	4
Purpose of the Plan Change Request	4
Reason for the Request	4
Description of the Site, Locality and land Use	5
Background and Strategic Considerations	5
<i>Regional Policy Statement</i>	
<i>Draft Rural Residential Strategy</i>	
<i>Rural Residential Background Report</i>	
<i>Plan Change 17</i>	
<i>Plan Change 32</i>	
Approach and Key Features of the Plan Change	8
2. Proposed Amendments to the District Plan	10
3. Statutory Framework	15
Requests for Changes to Plans	15
<i>Section 74 and 75 – Matters to be Considered</i>	
Assessment Against Selwyn District Plan	16
Regional Planning Documents	16
Other Planning Documents	17
<i>The Greater Christchurch Urban Development Strategy</i>	
<i>Christchurch, Rolleston and Environs Transport Strategy (CRETS)</i>	
<i>Draft Rural Residential Strategy</i>	
<i>Selwyn District Council Rural Residential Background Report</i>	
<i>Plan Chang 32 – Rural Residential Activities</i>	
<i>Rolleston Structure Plan</i>	
<i>Selwyn District Council Walking and Cycling Strategy and The Greater Christchurch Travel Demand Strategy</i>	
<i>Iwi Management Plan</i>	
Further RMA considerations	20
<i>Section 31 – Consistency with RMA Functions</i>	
<i>Integrated Management – Section 31(a)</i>	
<i>Prevention or Mitigation on Contaminated Land – Section 31(b)(ia)</i>	
<i>Emission of Noise – Section 31(d)</i>	
<i>Section 32 Evaluation</i>	
<i>Adverse Effects on the Environment</i>	
Part 2 – Purpose and Principles of the Act	22
<i>Section 5(1)</i>	
<i>Section 5 (2) (a) – (c)</i>	
<i>Section 7 – Other Matters</i>	
<i>Section 6 and 8 – Matters of National Importance/ Treaty of Waitangi</i>	
4. Assessment of Effects on the Environment	25
Neighbourhood and Wider Community Effects	25
<i>Reverse Sensitivity</i>	
Physical Effects	26
<i>Landscape Effects</i>	
<i>Ecosystems</i>	
<i>Natural and Physical Resources</i>	
Servicing	28
<i>Stormwater</i>	

<i>Waste Water</i>	
<i>Water Supply</i>	
Discharge of Contaminants	28
Natural Hazards and Hazardous Substances	29
5. Section 32 Assessment	30
Key District Plan Objectives	30
Efficiency and Effectiveness	31
Alternative Options – Costs and Benefits and Efficiency and Effectiveness	33
<i>Option One: Status Quo – Leave the Land Zoned Rural</i>	
<i>Option Two: Rezone the Land for Rural Residential Purposes (Living 3)</i>	
<i>Option Three: Rezone to a Medium to High Density Living Zone</i>	
<i>Option Four: Apply for a Resource Consent for the Proposed Subdivision and Development</i>	
<i>Preferred Option: Rezone to Living 3</i>	
Evaluation of Risk	43
6. Consultation	44
7. Conclusion	45
 Annexures:	
Annexure One: Certificates of Title	
Annexure Two: Outline Development Plan	
Annexure Three: Assessment Against Planning Provisions	
Annexure Four: Landscape Report	
Annexure Five: Transport Assessment	
Annexure Six: Engineering and Servicing Report	
Annexure Seven: Site Contamination Preliminary Site Assessment	
Annexure Eight: Geotechnical Report	
Annexure Nine: SDC Letter re Pre-Application Meeting	
Annexure Ten: Matson & Allan Letter	
Annexure Eleven: Assessment Against Rural Residential Background Report	
Preferred Rural Residential Criteria	

1. OVERVIEW

Purpose of the Plan Change Request

- 1.1. The purpose of the Plan Change is to allow for the rezoning of approximately 20,59ha of land on the eastern side of Rolleston from its current Rural (Inner Plains) zoning to Living 3 zoning. The rezoning of this land represents an appropriate and sustainable use of the land resources. The location is optimal with respect to integrating with a self-sustaining township and promotes connectivity via infrastructure services and transport networks. The proposal also provides opportunities for employment and access to social services for future residents. The proposal enables development while avoiding adverse effects on strategic infrastructure, including avoiding the airport noise contours, and by providing an appropriate setback from State Highway1.
- 1.2. The proposed rezoning is consistent with the objectives and policies of the District Plan and gives effect to the Regional Policy Statement (particularly Proposed Change 1,'PC1') and the proposed objectives and policies proposed by the Land Use Recovery Plan ('LURP'). The Plan Change request provides for a sustainable and integrated provision of rural residential land with use of an Outline Development Plan to ensure coordinated and well planned outcomes.

Reason for Request

- 1.3. The reason for the request is that it is an appropriate location for rural residential development, as evidenced by the fact that it was identified as a 'preferred location' in the Council's Plan Change 17 (Rural Residential) which was subsequently withdrawn; and the proposal will assist in meeting the strong unmet demand for rural residential land (as discussed below). Further, rural residential zoning overcomes issues with the current Inner Plains zoning arising from residential development occurring to the west. The proposal represents a means to reduce the potential for reverse sensitivity effects between residential activities and the rural activities to the east (or activities which currently occur on the site and would continue to occur should development not be undertaken). The proposed larger lots to the east ensure larger setbacks and potentially residence with a higher tolerance to agricultural activities. As the landowner of the both the development to the west and the Site, it is considered that the most appropriate use of the Site for rural residential housing, with larger section sizes, and road access from the land to the west. This solves the access problem and with larger section sizes, this enables greater setbacks from adjoining rural activities, thus reducing any reverse sensitivity issues at the living/rural zone interface.
- 1.4. The existence of a strong demand for rural residential sections was the finding of the Ford Baker report, commissioned by the Council in July 2010 (prior to the earthquakes) as part of its Rural Residential Background Report (August 2010, 'RRBR'). The report found that the Greater Christchurch part of Selwyn District alone could sustain 120 rural residential households per year, which amounts to 1800 households until 2028.

- 1.5. A need for rural residential sections in the Greater Christchurch area has been accentuated by pressure from earthquake affected people from urban areas seeking to relocate to a more rural setting (see letter from Matson & Allan Real Estate attached as Annexure 10).

Description of Site, Locality and Land Use

- 1.6. The land to which the Plan Change relates ('the Site') is located on the eastern side of Rolleston. The land is currently zoned Rural Inner Plains and is approximately 1-2 kilometers from the main commercial hub of Rolleston.
- 1.7. The Site involves a total of 20.59 ha of land in a single allotment, being Lot 4 DP 74253.
- 1.8. Land to the immediate south which forms the southern boundary of the Site is currently zoned Rural Inner Plains and comprises two large rural residential lifestyle blocks of between 5 and 6ha respectively. The Site is screened from activity to the south by establish rural shelterbelts tall popular trees.
- 1.9. The land to the immediate west of the Site is owned by the applicant (Lot 3 DP 74253) the land is zoned for low density residential development (Living Z, average allotment size 750m²) and is currently subject to a subdivision application for Greenfield development, as is the land beyond Lot 3 to the south, which is also zoned Living Z. This land currently has a harness racing track and is used for general rural grazing and rural lifestyle purposes.
- 1.10. SH1 is on the immediate northern boundary of the Site. State Highway 1 ('SH1') is classified as a strategic road, is a limited access road and the section of SH1 adjoining the Site contains a passing lane. Further to the north of the Site, beyond SH1, is rural land in pastoral activity and the New Zealand Railway Line (at its closest point from the northern boundary approximately 135m). To the east of the Site are large rural and rural lifestyle properties, including horse racing tracks. Immediately adjoining the Site along the eastern boundary adjoining SH1 there is a long narrow block with an area of approx. 0.8ha. This block does not extend for the full length of the Site, and is screened from the Site by shelter belts. Current access to the Site is from SH1 and an access strip to Levi Road to the south. The access to SH1 will cease after rezoning and implementation of the consent.
- 1.11. The Site and surrounding area has a generally flat contour comprising paddocks separated by shelter belts and shelterbelts bordering the Site. There are distant views to the Port Hills in some areas within the Coles block and from SH1. The Site is currently used for grazing stock and growing crops. SH1, while a busy arterial route, has an attractive avenue of trees adjoining the northern boundary. Currently the Site is generally open visually to SH1 and has one vehicle access to SH1 which is used for access to the existing farm dwelling only (sited 60m from the SH1 Site frontage). The only farm road access is via a 9.56m wide access leg which runs along the western boundary of the neighbouring property to the south, is not within the Rolleston Living Z Zone Outline Development Plan (ODP) Area 3. Exclusion from the Area 3 ODP is an error, as clearly the intention is for the land to be

developed as part of the adjoining residential development given its location within the Urban Limits.

- 1.12. The Site is part of a well-established farm contracting business and includes a dwelling and farm yard. The rural contracting operations include an intensive cropping regime involving the use of farm machinery at night time throughout the summer months for harvesting.
- 1.13. The owners have run this farm in association with a 20ha lot to the west (Lot 3 DP 7352). Lot 3 has now been rezoned Living 2 zone and is within the urban limit at Rolleston. This severs the existing farm property and renders continued use of the balance farm (Lot 4) for farming purposes impractical and not viable. It will be landlocked, substantially reduced in size, and therefore too small to support the farm contracting business. The current intensive cropping regime involves use of farm machinery at night-time throughout the summer months for harvesting. There is potential that such continued activity will result in complaints from residents once the land to the west is developed, creating reverse sensitivity issues.

Background and Strategic Considerations

Regional Policy Statement

- 1.14. The Regional Policy Statement (RPS) 2013 sets out the objective and policy framework for resource management issues in the Canterbury Region. Chapter 6 of the RPS provides the framework for development outside of urban areas in the Canterbury Region. The chapter was developed as part of the Land Use Recovery Plan (LURP) which provides for the future development of the Canterbury Region post the 2011 earthquakes. The LURP provisions are considered as part of the objectives and policies in relation to this plan change.

Draft Rural Residential Strategy

- 1.15. The primary purpose of the Rural Residential Strategy is to provide guidance and policy direction on how best to manage rural residential development within the area of Selwyn District that is subject to the Land Use Recovery Plan/ Te Mahere Whakahaumanu Tāone (LURP). This includes establishing the optimal form, function and character of rural residential development and where it is best located.
- 1.16. 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. This form of development is managed through the Living 3 zone of the Selwyn District Plan (SDP).
- 1.17. While in its draft form this strategy identifies specific criteria to consider when identifying sites suitable for Rural Residential development, including landscape values, Cultural values, infrastructure limits and market demands. This strategy goes on to identify five sites

which are suitable for consideration taking into consideration the criteria. One of the identified sites is the site subject to this proposed plan change.

Rural Residential Background Report

1.18. The Rural Residential Background Report (RRBR) was adopted by Council in February 2011. The RRBR investigated methods to manage rural residential development (development of land between 0.3ha and 2ha) in the eastern portion of Selwyn District, and identified criteria for determining preferred areas for rural residential growth. The purpose of the report was to provide the background context to inform Plan Change 17 to the District Plan. This report identifies a demand for rural residential development in the Selwyn District in the order of 120 households per year.

1.19. The Site was identified as a preferred location for rural residential development.

1.20. The Site meets all of the criteria for preferred locations for rural residential development in the RRBR (see assessment against criteria in Annexure 11). It is noted that the Site does contain versatile soils, but that maintenance of their life supporting capacity will not be precluded due to the low density of residential development with limited areas of hard surfaces. The continuation of the existing farming activity (cropping and farm contracting) is not feasible in any case due to half of the farm being rezoned Living Z.

1.21. The proposal is for a relatively small rural residential 'node', which adjoins and will be integrated with the existing Rolleston township and with a proposed ODP and rules which provide design solutions that achieve rural residential character and preserve the openness characteristic of the Plains landscape.

Plan Change 17

1.22. Plan Change 17 (PC17) was proposed and notified by Council to implement some of the findings of the RRBR. PC17 used the criteria set out in the RRBR to identify areas which were considered suitable for rural residential development, including the current proposed Site. This plan change was withdrawn after it became apparent there was significant contention as to which areas ought to be included or excluded. Instead Plan Change 32 was proposed (see below) which did not include identified locations.

Plan Change 32

1.23. Plan Change 32 (PC32) was notified in March 2012. PC 32 proposes to incorporate more detailed and prescriptive Living 3 Zone objectives and policies into the Selwyn District Plan to inform the assessment of privately requested plan changes seeking a Living 3 Zone. Although Plan Change 32 is currently on hold pending the LURP outcomes and may be subject to change, this plan change proposal has sought to take into account the proposed PC32 objectives, policies and rules for the Living 3 zone.

Approach and Key Features of the Plan Change

1.24. The existing Living 3 rural residential zone for Rolleston is proposed to apply to the Site. This adopts the provisions of the existing Living 3 zone, and Living 3 provisions proposed as part of Plan Change 32, but with site specific controls/rules.

1.25. Additional provisions are proposed to apply to the Site as follows:

- Requirement for development to be in general accordance with an outline development plan which applies good design principles and ensures development of the land is reflective of, and retains elements of, rural character expected for a rural residential zone and that the development will be serviced in a comprehensive and integrated manner, including:
 - A 20m setback from road boundaries.
 - A 15m setback from internal boundaries.
 - A 40m setback from boundaries with SH1.

1.26. Key design features of the Outline Development Plan include:

- A mix of lot sizes, with larger lots fronting onto SH1 (minimum 1 ha); smaller lots (minimum 2500m² adjoining LZ land to the east); and mid-size lots (4000 – 7500m²) for the balance land.
- A potential yield of 36 lots, with an average size of 4962m² as calculated using the method below. It is noted that this is consistent with the requirements in the Draft Rural Residential Strategy, which set out a minimum 1-2 households per ha (based on gross area of allotments).

total land area 205900 m² less –

• sewer pump station	400 m ²
• internal roading	21800 m ²
• access to rear lots	1240 m ²
• SH road provision	2796 m ²
• reserve + linkage (vest in SDC)	1000 m ² (approx)

leaves a total of 178664 m² which when divided by 36 = 4962 m² average

- Vehicle access from the adjoining Living Z zone to the west of the Site.

- Internal roading to be semi-rural in character with informal groupings of trees, grass berms and swales.
- Comprehensive and integrated plan for reticulated water supply, reticulated sewer disposal, stormwater management system, and reticulated electricity and telecommunications connections
- A Local Purpose ~ Landscape Reserve between the SH1 frontage and the northernmost rural residential lots, to incorporate a walkway/cycleway which will be an extension of the equivalent landscape and reserve with walkway and cycleway area for the residential development to the west. The ODP includes a walkway/cycleway link from the L3 zone internal road to this landscape buffer area.
- An area of approximately 2796m² along the northern end of the site which will be set aside for acquisition by NZTA to provide for the widening of the State Highway.

1.27. Access to SH1 has been precluded to maintain the operational integrity and safety of SH1.

1.28. Subdivision is a Restricted Discretionary Activity. The existing provisions provide performance conditions relating to the issues identified above as well as a list of more general matters for discretion to ensure that development is designed to ensure a sensitive rural/urban interface, integration with land to the west and good urban design and amenity.

2. PROPOSED AMENDMENTS TO THE DISTRICT PLAN

- 2.1. It is considered that the most appropriate means to achieve the proposed plan change is to largely adopt the existing provisions of the Living 3 zoning of the Selwyn District Plan. No new objectives or policies are proposed as part of this plan change request.
- 2.2. The following amendments to the District Plan provisions, appendices and planning maps are outlined below. Any text that is proposed to be added is shown as **bold, underlined and in italics** and any text to be deleted is shown as bold in italics and with a **strikethrough**. Please note that only the proposed new and amended provisions to the District Plan are shown in this section and therefore should be read in conjunction with the full provisions of the District Plan. The following specific changes are sought to the District Plan to enable the rezoning to proceed:

Amendment 1:	Amend Planning maps 13 and 98 to identify the zoning of the site as Living 3.
Amendment 2:	Include the Outline Development Plan attached to this document as a new Appendix 42 to the District Plan.
Amendment 3:	Insert new rule after rule 4.9.31 as follows: 4.9.31(a) Any building in the Living 3 Zone at East Rolleston (as shown on the Outline Development Plan in Appendix 42) shall be set back at least: • 20 metres from any road boundary except that on corner lots a minimum setback of 15m applies to one road boundary; • 40 metres from any boundary with a state highway; • 15 metres from any other boundary
Amendment 4:	Amend rule 4.9.42 as follows; 4.9.42 Any activity which does not comply with Rule 4.9.3 <u>or Rule 4.9.31(a)</u> shall be a discretionary activity.
Amendment 5:	Amend Reasons for Rules – Building Position, 6th Paragraph on Page C4-027 as follows; Controls on side and front yard spaces apply to sites in the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39, ~~and 40~~ <u>and 42</u>, in order to retain views between residences and to assist in retaining elements of rural character and provide visual integration and visual attractiveness.

Amendment 6:	Amend Rule 5.1.1.6 as follows; 5.1.1.6 For the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 ~~and 40~~ and 42, the road shall include the <u>relevant</u> cross sectional treatment as shown in Appendix 39 ~~and 40~~ and 42.
Amendment 7:	Insert a new rule after rule 12.1.3.37 as follows: 12.1.3.37(a) Any subdivision of land within the area shown in Appendix 42 (Living 3 Zone at East Rolleston) complies with: (a) the establishment of discontinuous framework tree planting following some private lot boundaries and planting within the State Highway 1 Landscape Reserve, where the trees shall be comprised of the following species; existing species, or Tulip tree (<i>Liriodendron tulipifera</i>), Chinese poplar (<i>Populus yunnanensis</i>), Aspen poplar (<i>P. Tremula</i>), Plane tree (<i>Platanus orientalis</i>), Algerian oak (<i>Quercus canariensis</i>), Turkey oak (<i>Q. Cerris</i>), Pin oak (<i>Q. Palustris</i>), Sessile oak (<i>Q. Petraea</i>), Large-leaved lime (<i>Tilia plataphyllos</i>), Weeping silver lime (<i>T. Petiolaris</i>), Wych elm (<i>Ulmus glabra</i>) or similar species. A planting plan showing the detail of proposed framework planting shall be supplied and approved at the time of subdivision and the planting shall be undertaken by the developer. Planting shall be maintained at all times. Any dead, damaged or diseased trees shall be removed and replaced. The purpose of the framework planting is to provide shelter and amenity for private lots; maintain and/or create rural character elements; reduce the overall apparent scale of the development; and provide screening of glare and vehicle movement from the proposed southern motorway extension to the east. The planting will not be continuous and will retain vistas through the planting to the surrounding rural landscape. (b) The roading layout of the Outline Development Plan at Appendix 42; (c) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 42 shall take precedence; (d) No more than 36 lots shall be created.
Amendment 8:	Amend Table C12.1 – Allotment sizes (page C12 – 014) to include the following;

	Township	Zone	Average Allotment Size not less than
	Rolleston	Living 3 (Appendix 42)	The land contained within the Outline Development Plan at Appendix 42 shall be developed with an average allotment size of no less than 4700m² with a minimum allotment size of 2500m² The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 42 shall be 36
Amendment 9:	Amend Clause 12.1.4.77 as follows: In relation to the Living 3 (Holmes) and Living 3 (East Rolleston) Zones as shown on Appendices 37 and 42 respectively: Living 3 (Holmes) and Living 3 (East Rolleston): Whether the pattern of development and subdivision is consistent with the Outline Development Plans in Appendices 37 and 42 respectively; Whether local road, and trees and planting on roads and lots are proposed in general accordance with the Outline Development Plan, road cross sections and associated planting schedules and requirements shown in Appendices 37 and 42 respectively; Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve and on private lots will create a semi rural character to the development and distinguish it from conventional suburban development; Whether suburban road patterns and details such as cul de sacs, arbitrary curves and kerb and channels are avoided; Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plans in Appendices 37 and 42 respectively; Living 3 (Holmes) Whether the roading and lot pattern follow a rectilinear pattern with		

	orientations generally established to the surrounding road network, consistent with typical subdivision patterns in the Rolleston rural area; The extent to which the maximum of 97 lots within the area defined by the Outline Development Plan in Appendix 37 is met. Whether the creation of open space in rural production areas is consistent with the Countryside Areas identified on the Outline Development Plan included in Appendix 37. Whether there is a need for a western public walkway taking into account the ability to connect to future walkways to the west; Whether at least 20 ha of land is developed as a Lower Density Area with larger allotments (4ha or more) in general accordance with the location identified on the Outline Development Plan at Appendix 37. In the event that it is developed first, whether the development avoids frustrating the intentions of the Outline Development Plan or the ability to achieve integrated development over the Outline Development Plan area. Living 3 (East Rolleston) Whether the proposed framework planting meets the purpose of the planting as specified in Rule 12.1.3.37(a)														
Amendment 10:	Amend Appendix 13 Transport Table E13.9 –Roading Standards as follows: <table><tr><th rowspan="2">Type of Road</th><th rowspan="2">Legal Width (m) Min Max</th><th colspan="2">Carriageway width (m)</th><th rowspan="2">Kerb and channel</th><th rowspan="2">Footpath(s)</th></tr><tr><th>Min</th><th>Max</th></tr><tr><td>Local Roads – Living 3 Zones at Rolleston (as shown within Outline Development Plans at Appendixes 37 and 42)</td><td>18m 20m</td><td>6m</td><td>6.5</td><td>Nil</td><td>One side only (<i>Holmes</i>) Nil, other than informal on both sides of road within berms (East Rolleston)</td></tr></table>	Type of Road	Legal Width (m) Min Max	Carriageway width (m)		Kerb and channel	Footpath(s)	Min	Max	Local Roads – Living 3 Zones at Rolleston (as shown within Outline Development Plans at Appendixes 37 and 42)	18m 20m	6m	6.5	Nil	One side only (<i>Holmes</i>) Nil, other than informal on both sides of road within berms (East Rolleston)
Type of Road	Legal Width (m) Min Max			Carriageway width (m)				Kerb and channel	Footpath(s)						
		Min	Max												
Local Roads – Living 3 Zones at Rolleston (as shown within Outline Development Plans at Appendixes 37 and 42)	18m 20m	6m	6.5	Nil	One side only (<i>Holmes</i>) Nil, other than informal on both sides of road within berms (East Rolleston)										

Amendment 11:	Include any consequential amendments and renumbering of provisions as required to give effect to the plan change request.

3. STATUTORY FRAMEWORK

Requests for Changes to Plans

3.1. Section 73(1A) of the Resource Management Act 1991 ("the Act") gives a territorial authority the right to change its District Plan. In addition, section 73(2) enables any person to request a territorial authority to change a District Plan in the manner set out in the First Schedule of the Act. This Plan Change request has been prepared in accordance with Schedule 1, Clause 21 of the Act.

Under Clause 22 of the First Schedule, a plan change request must:

- a) *Explain the purpose and reasons for the request;*
- b) *Contain an evaluation under s32 of the objectives, policies, rules or other methods proposed.*
- c) *Assess environment effects in such detail as correspond with the scale and significance of actual and potential effects anticipated from the implementation of the plan change;*

3.2. In making a determination on the request under Clause 25 (2) Council may adopt the request, or part of the request, as if it were a proposed plan by the territorial authority, or accept the request, in whole or part, and proceed to notify.

3.3. It is requested that the request is accepted and notified in accordance with Clause 25(2)(b). There is considered no reasons to reject the request in whole or part under Clause 25(4) of the 1st Schedule.

3.4. The process for dealing with a Plan Change once it has been publicly notified and submissions received is set out in the First Schedule of the Act. In the case of a private plan change request, the procedure in Part 1 of the First Schedule, with all necessary modifications, apply except as set out in sub-clauses (2) to (9) of Clause 29 of Part 2 of the Schedule. This means that in this case:

- a) *There needs to be a hearing into submissions on the proposed Plan Change (Clause 8(b) Part 1);*
- b) *The person who made the request for the Plan Change has the right to appear at the hearing under Clause 8(b);*
- c) *After considering the Plan Change the local authority may decline, approve, or approve with modifications the Plan Change and shall give reasons for its decision;*
- d) *The decision to decline or approve shall be served on every person who made a submission and the person who made the request; and*
- e) *Every person who made a submission on the Plan Change and the person who made the request may refer the decision to the Environment Court.*

Section 74 and 75 – Matters to be considered

3.5. The matters to be considered in respect of a Plan Change are set out in sections 74 and 75 of the Act. In summary, before a plan change can be incorporated into a District Plan, the key matters that need to be considered include:

- (a) Consistency with other provisions of the district plan;*
- (b) Whether it gives effect to the regional policy statement and any relevant regional plans;*
- (c) The functions of a territorial authority at section 31;*
- (d) Whether the plan change will lead to the most appropriate outcome under s32;*
- (e) Actual and potential adverse effects anticipated from implementation of the Plan Change; and*
- (f) The purpose and principles within Part 2 of the Act.*

3.6. Each of the above matters is addressed below.

Assessment against Selwyn District Plan

3.7. The purpose of the Plan Change is to provide for rural residential zoned land, at an appropriate density, that ensures a sensitive integration and interface with the urban and rural edge, adjoining partially developed, low density residential development; and addresses reverse sensitivity with SH1. There are no new specific objectives proposed for the Site. The existing objectives for townships, Rolleston, and the Living Zones, set the policy framework that Living 3 Zone 'sits under'. Specific rules are proposed to address the effects of reverse sensitivity with SH1 and the rural/urban interface and to ensure that development occurs in an integrated and efficient manner to maintain a compact township shape.

3.8. **Annexure 3** provides a detailed assessment of the plan change request against the relevant objectives and policies of the District Plan.

Regional Planning Documents

3.9. The Regional Policy Statement (RPS) 2013 provides an overview of the resource management issues of Canterbury. It sets out how natural and physical resources are to be managed in an integrated way, with the aim of sustainable management. Chapter 6 provides more specific direction for growth, development and enhancement of the urban and rural areas of Greater Christchurch. This Chapter has recently been added to the RPS through the Land Use Recovery Plan (LURP), and has been considered as part of this application. The relevant provisions of the RPS are considered in **Annexure 3, Table 1 and 2**.

3.10. In addition to the above, the Regional Land Transport Strategy (2008 – 2018) sets out the targets and vision for land transport within Greater Christchurch. The key components

of this strategy are identified and assessed in Table 3 of Annexure 2 and further discussed in the Transportation Assessment at Annexure 5.

- 3.11. The Proposed Natural Resources Regional Plan (NRRP) addresses sustainable management of natural resources in the Canterbury Region. It may be that a discharge consent for stormwater will be required for future development on the Site, under the provisions of the NRRP. This assessment process will ensure consistency with the provisions of the NRRP.

Other Planning Documents

The Greater Christchurch Urban Development Strategy

- 3.12. The principal planning document for giving statutory effect to the UDS is LURP's proposed Chapter 6. The proposed plan change is generally consistent with these provisions as set out in Tables 2, Annexure 3

Christchurch Rolleston and Environs Transport Strategy (CRETs)

- 3.13. The intention of CRETs is to help reduce traffic congestion to the west and south of Christchurch over the next 10 to 15 years.

- 3.14. Key transportation improvements include:

- *Extending the Southern Motorway from Halswell Junction Road to south of Templeton,*
- *Improving road links between the growing townships of Rolleston, Lincoln and Prebbleton, and*
- *Improving connections to Christchurch and between Rolleston and State Highway 1.*

- 3.15. Improvements/ proposals for improving the accessibility of Rolleston as a key activity hub within the district and regional transport network include:

- *Upgrading of the cross section of the inner and outer ring roads.*
- *Upgrading intersections along these routes.*
- *Modify most intersections to either limit the number of different turns that can be made or provide for all movements with less delays and improved safety.*

- 3.16. The proposed plan change will not affect or compromise in any way, any of the above improvements. Its proximity to Rolleston will mean its residents will be able to take full advantage of the above roading improvements.

Selwyn District Council, Draft Rural Residential Strategy 2013

- 3.17. The Draft Rural Residential Strategy, which is still under consultation, outline criteria for identifying sites suitable for Rural Residential Development. This Strategy is required to be prepared under the LURP. The Site which this Proposed Plan change is subject to is

specifically identified as meeting the criteria outlined in the Draft Strategy and as being suitable for Rural Residential Development.

Selwyn District Council Rural Residential Background Report 2010 (RRBR)

3.18. The RRBR is a discussion document which outlines preferred criteria for rural residential sites in the Greater Christchurch area of the District and assesses the various townships in terms of their respective constraints and opportunities for rural residential development. It is a non-statutory document and was approved by Council in February 2011.

3.19. A number of criteria were identified as critical outcomes required to achieve the goals of the Urban Development Strategy, PC1 and PC17. Many of these criteria have been adopted into objectives and policies for rural residential land in LURP's Chapter 6 to the RPS. An assessment of these criteria has been made in Annexure 3 and the proposal is in general accordance with them.

3.20. The RRBR also contains site specific issues that require detailed assessment and contextual analysis to determine how any identified potential adverse effects could be avoided, remedied or mitigated. An assessment of such issues has been made within the Assessment of Environmental Effects (section 4) of this report, and any mitigating factors considered.

Plan Change 32 - Rural Residential Activities

3.21. PC 32 proposes to incorporate more detailed and prescriptive Living 3 Zone objectives and policies to inform the assessment of privately requested plan changes seeking a Living 3 Zone. PC 32 does not propose the rezoning of any sites. PC 32 was publicly notified on the 31st March 2012 with submissions closing Friday 4th May 2012. This Plan Change is currently on hold pending the outcome of the LURP submissions on Proposed Chapter 6 to the RPS (2013).

3.22. A key feature of PC32 is that lower density rural residential activity is provided for and anticipated adjoining existing townships so long as they are outside the identified urban limits, and that the total number of rural residential households does not exceed the limits specified in PC1. The proposed plan change is consistent with the District Plan objectives and policies as proposed by PC32.

Rolleston Structure Plan

3.23. The Rolleston Structure Plan was adopted by Council in September 2009. The plan considers how existing and future development in Rolleston should be coordinated to ensure development occurs in a sustainable manner and makes best use of the available natural and physical resources. The structure plan identifies the importance of ensuring that a clear rural/urban interface is provided between the urban limit of the township and the rural surrounds. A 50m wide Green Belt/landscape buffer is proposed at the urban/rural boundary to provide a distinctive identity to Rolleston, and sense of arrival at the town

within the rural plains landscape. This includes on the eastern boundary of the Site. However, it is understood the Council do not now wish to proceed with this concept. No provision has been made for a Green Belt as part of this plan change request, consistent with the previous Plan Change 17 Outline Development Plan for the Site, which did not include a Green Belt.

- 3.24. The Rolleston Structure Plan also proposes that as part of the Greenbelt concept, the section of SH1 between Dunns Crossing Road and Weedons Ross Road (which includes land adjoining the northern Site boundary) is enhanced with amenity highway planting. The proposed 40m dwelling setback from SH1 will ensure a high amenity setting towards the proposed rural residential development as viewed from the SH1. There is an existing long line of oak trees spaced at 5m intervals within the road reserve which will ensure filtered views towards future rural residential dwellings along the SH1 Site frontage (three more in addition to the existing farm dwelling). In addition, it is proposed that an approximately 20m wide strip be planted with poplar and oak trees to give a bucolic appearance to the subdivision for passing motorists.

Selwyn District Council Walking and Cycling Strategy & The Greater Christchurch Travel Demand Strategy

- 3.25. The broad intent of these documents is to increase the provision of sustainable transport modes including walking and cycling and reduce reliance on private motor vehicle transport. The location of several of the rural residential Existing Development Areas in the District some distance from the District townships means they are highly reliant on the private motor vehicle for access to services and facilities. In contrast, the Site adjoins Rolleston township. The site is within cycling distance of the services and facilities of the township, including the New World Supermarket on Rolleston Drive.
- 3.26. The Transport Assessment (Annexure 5) confirms that the Site proposed roading layout is suitable for an extension of public transport services if required in the future. The internal road design as shown in the ODP incorporates informal footpaths (mowed grass within the grass berm area) on either side of the road, in keeping with the rural residential character of the development. The low traffic volumes and lack of any heavy vehicles will ensure that the internal roads are suitable for cyclists as well as motorised vehicles.
- 3.27. There is a possible pedestrian and cycleway connection from the north east of the Site to a separate path along the northern end of the site adjoining SH1, should this be deemed appropriate by SDC. If required, the average lot size will be 4600m², as opposed to 5000m² without this walkway link,
- 3.28. In conclusion, the Site's location and design features, as shown on the ODP, will ensure a range of sustainable transportation options for the Site, consistent with the SDC Walking and Cycling Strategy and Greater Christchurch Travel Demand Strategy.

Iwi Management Plan

- 3.29. The Mahaanui Iwi Management Plan (IMP) 2013 represents the collective effort of the six Papatipu Rūnanga that represent the hapū who hold manawhenua rights over lands and waters within the takiwā from the Hurunui River to the Hakateru River and inland to Kā Tiritiri o Te Moana. This document is considered to be relevant to policy and planning processes under the Resource Management Act (RMA) 1991.
- 3.30. This plan is broken into 6 sections, with a specific section relating to Regional issues and policies (section 5) and a specific section relating to catchment issues and policies (section 6). The plan identifies a collective statement of values of Papatipu Rūnanga. The plan covers the areas of Ranginui (air), Wai Māori (water quality and quantity and catchment mixing), Papatūānuku (land and how it is managed), Tāne Mahuta (biodiversity and areas of mahinga kai), Ngā tūtohu whenua (significant sites), and the catchment of Te Waihora (Lake Ellersmere).
- 3.31. The objectives and policies of the IMP have been considered with respect to the development of this plan change. Of particular interest is the methods of stormwater disposal which are proposed to go to an on-site disposal system, ensuring that there is no mixing of waters from different catchments, and ensuring there is no adverse effect from the detention and treatment of stormwater.
- 3.32. Furthermore there are not any identified sites of significance on the proposal Site, nor are there any known areas of mahinga kai from the Site. The Site has a long history of use as a farm, with exotic species of trees on the site.
- 3.33. Overall it can be considered that the proposal is not contrary to the provisions of the IMP.

Further RMA Considerations

Section 31 – Consistency with RMA Functions

- 3.34. The functions of the Council are outlined in section 31 of the Act. The following functions are of particular relevance to the Plan Change:
- (a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district;*
 - (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of:*
 - (iia) the prevention or mitigation of any adverse effects of the development, subdivision or use of contaminated land*
 - (d) the control of the emission of noise and the mitigation of the effects of noise*

Integrated Management – section 31 (a)

- 3.35. Integrated management relates to both the management of effects at the site level and the integrated management of a district's natural and physical resources at a wider strategic level. The Site is at the urban/rural interface and adjoins SH1, a strategic transport network. Extensions to the urban boundary occur best when there is comprehensive planning. Good planning process requires a top down approach where all the issues for a site are identified and appropriate design solutions are adopted.
- 3.36. Strategically the Site integrates with the wider vision for the District, in particular managed growth of the township of Rolleston, including the rural/urban interface. The proposed rezoning is consistent with the policy direction for rural residential development at the sub regional (Greater Christchurch) level as set out in PC1 and proposed Chapter 6 of the RPS in the LURP.
- 3.37. At a site level, the application seeks to integrate good urban design solutions and infrastructure extensions that manage the effects of the use, development, or protection of land and associated natural and physical resources. Additionally methods are proposed to be implemented that avoid and mitigate the effects of rural residential development in close proximity to SH1.

Prevention or Mitigation of Contaminated Land – section 31 (b) (ia)

- 3.38. The assessment of effects in section 4 of this document concludes that while a small isolated portion of the Site is likely to have soil contamination present (the area around the fuel tankers associated with the existing farming activities), the remainder of the Site as a whole is suitable for future rural residential development. Given that it is proposed to retain the dwelling on a site in its existing location, the report concludes that it is unlikely to pose a risk to future users of the Site.

Emission of Noise – section 31 (d)

- 3.39. Refer to the discussion on noise and reverse sensitivity in the assessment of effects in Section 4 of this request.

Section 32 Evaluation

- 3.40. Section 32 sets out in the manner in which any proposed objective, policy, rule or other method is to be evaluated. This evaluation is set out in detail in Section 5 of this request.

Adverse Effects on the Environment

- 3.41. The actual and potential adverse effects on the environment that are anticipated from the implementation of the plan change request are discussed in Section 4 of this application, with reference to the various assessments and reports attached as annexures.

Part 2 – Purpose and Principles of the Act

Section 5(1)

3.42. Under section 5(1) of the Act, the overall purpose of the Act is to promote the sustainable management of natural and physical resources. The proposed zone promotes the sustainable management of natural resources by providing for an appropriate use of the land given its proximity to the existing Rolleston township, planned urban growth to the immediate west of the Site, and ability to sustain efficiently the growing population of Rolleston.

3.43. The proposed zone also promotes the sustainable management of physical resources. The roading network is being planned with growth in mind for Rolleston. The effect of the development on the roading network is considered minor given the links through to existing road networks. Infrastructure can be provided for in a manner that efficiently utilises the systems already in place for the growth of Rolleston, negating the need for additional major new services.

3.44. With planned urban growth to the immediate west, retaining the existing rural zoning and resultant lot size of the Site would create an unsustainable use of the natural and physical land resource. It will result in a small parcel of rural land restricted in its potential and ability to carry out sustainable rural activities. It is considered that rural residential zoning of the Site will better achieve the purpose of the Act.

Section 5(2) (a) – (c)

3.45. Section 5(2) defines "sustainable management" as:

Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, mitigating any adverse effects of activities on the environment.*

3.46. Utilising the site for rural residential purposes will provide housing choice and provide for rural residential land supply in a sustainable manner, in accordance with the provisions of the relevant planning documents. The Site is in close proximity to existing and proposed expanded Rolleston township services and facilities, and this minimises travel distances for future residents. The Plan Change proposes sensitive interfaces at the urban/rural residential and rural residential/rural boundaries. It carefully considers design and provides for a socially connected and high amenity rural residential living environment while avoiding and mitigating the effects of reverse sensitivity with SH1. The needs of future generations

are well served by urban and adjoining rural residential areas that provide integrated, well planned and sensitive designed living zones in regard to the surrounding environment, which in this case is achieved.

- 3.47. The potential adverse effects of rural residential development of the Site are outlined in Section 4 of this request, which establishes that all adverse effects can be appropriately avoided, remedied or mitigated.

Section 7 – Other Matters

- 3.48. Relevant "other matters" under section 7 include the following:

- (b) The efficient use and development of natural and physical resources;*
- (c) The maintenance and enhancement of amenity values;*
- (f) Maintenance and enhancement of the quality of the environment;*
- (g) Any finite characteristics of natural and physical resources; and*
- (i) The effects of climate change*

- 3.49. Under sections 7(c) and 7(f), particular regard must be had to the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment. The amenity of the existing rural environment will be changed, but the plan change request provides for a sensitive change that mitigates the potential adverse effects through requirements for setbacks from SH1 and other road boundaries, appropriate lot sizes across the Site and street landscaping and road treatments. These requirements will ensure that the sense of openness is maintained and the quality of the environment is not diminished. Appropriate transport connections for all modes of transport to the urban area of Rolleston provides for the amenity of future residents. Methods to address the noise effects from SH1 to ensure an appropriate amenity for residential living are regulated as part of the proposed setback from SH1 and existing plan provisions relating to noise.

- 3.50. Under section 7(g) the Act requires particular regard of any finite characteristics of natural and physical resources. Rural land as a resource is finite, however in this case the subject land can not be efficiently used as rural land due to the size of the lot, existing access provisions, and the reverse sensitivity restrictions that impending residential development to the west impose. Enabling the Site, due to constraints, to be utilised for rural residential development is a better use of the land resource and will enable finite rural land parcels that do not have such constraints to better meet the purpose of the Act in terms of sustainable development of natural and physical resources.

- 3.51. With respect to section 7(g) the proposal makes specific consideration of the SH1, which is a physical resource of significance to the national transport network. Appropriate setbacks from this highway to avoid reverse sensitivity effects have been included as part of this proposed plan change.

Section 6 and 8 – Matters of National Importance / Treaty of Waitangi

3.52. Overall the proposal is consistent with section 6 of the Act, however there are no specific matters set out in Section 6 which apply to this proposal.

3.53. The principals of the Treaty of Waitangi have been taken into consideration throughout the development of this plan change. An assessment of the hwi Management Plan has been undertaken, and considered in earlier in this section.

4. ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

- 4.1. An Assessment of the Effects on the Environment (AEE) is required to be carried out for any plan change request. Schedule 4, Part 2 (a) – (f) RMA sets out the matters which should be considered when undertaking an AEE. These matters have been considered below and also include consideration of the matters and issues identified in the relevant District and Regional planning documents.

Neighborhood & Wider Community Effects

Reverse Sensitivity

- 4.2. Consideration of the effects on the neighbourhood and wider community includes consideration of the potential 'reverse sensitivity' effects generated as a result of rezoning the Site. Reverse sensitivity effects occur where a new residential activity establishes and new residents have an issue with noise, odour, dust or other effects from existing activities on adjoining sites, creating conflict.
- 4.3. In the case of this plan change request there is potential for conflict between the Site and noise from SH1, and potential conflict between the Site and farming activities on adjoining rural land to the east and south.
- 4.4. The plan change request includes a 40m setback from SH1 and includes proposed landscaping along this boundary to reduce the visibility of vehicles using the highway. Existing District Plan rules require appropriate acoustic design for dwellings sited within 80m of a state highway. This will ensure that reverse sensitivity conflicts with SH1 are mitigated, and ensure that the physical resource of SH1 is protected.
- 4.5. The Site adjoins a proposed Living Z residential subdivision to the west which contains higher density residential activities than proposed under the proposed rural residential zoning for the Site. If development of the Site did not proceed, it is likely that it would continue to be used for farming and cropping purposes (although rather uneconomically due to the Site's size and access provisions). Farming and cropping activities usually have a high dust and noise component during harvesting seasons.
- 4.6. By enabling rural residential development, with much larger sections, larger building setbacks, and greater opportunity for garden plantings, there is an opportunity to reduce any potential reverse sensitivity conflict with neighboring rural zoned properties.
- 4.7. Furthermore it is intended to provide for a variety of section sizes across the Site, with larger sections to the north and moderate to larger sections to the east and south in order to reduce the potential for reverse sensitivity effects with the various adjoining activities. It is understood that there are no existing intensive farming activities such as poultry or pig farming in the locality.

4.8. Based on the above proposed measures, the adverse effects of noise and reverse sensitivity will be no more than minor.

Physical Effects

Landscape Effects

4.9. The Site is on the urban/rural fringe, therefore landscape and visual effects have been considered, with particular emphasis on ensuring a sensitive transition from the rural to urban interface. A Landscape Assessment for the Site has been undertaken by Chris Glasson Landscape Architects Ltd and is attached as **Annexure 4** to this report.

4.10. The surrounding landscape character is generally rural, with the exception of residential subdivision to the west. The surrounding land contour is flat with fields separated by shelterbelts, with crops and stock grazing. There are some panoramic views from the Site limited by existing shelter belts. There is an existing dwelling with associated sheds on the northwestern corner of the Site. Within the vicinity, the area consists of scattered farm buildings and single storied residential dwellings surrounding by specimen trees and some garden areas. Immediately to the west of the Site is a proposed new residential development. Views to the Site from SH 1 are limited by tall hedgerow and shelterbelt planting, 6-10m in height.

4.11. The visual character will change from rural to rural residential subdivision. However the assessment concludes that potential visual effects can be reduced by adopting appropriate landscape controls, and as such there are no perceived adverse visual effects arising from rural residential subdivision that cannot be avoided, remedied or mitigated. The large allotment sizes, site coverage requirements, road boundary setbacks, large wide roads with grass berms, and opportunities for garden plantings will enable a sense of openness and natural character to be maintained within the Site. Views from SH1 across open farmland will be reduced, however given existing shelter belts restrict views currently it is considered that there will not be a significant loss of views as a result of the change in use of the Site. There is an existing long line of oak trees spaced at 5m intervals within the road reserve which will ensure filtered views towards future rural residential dwellings along the SH1 Site frontage (three more in addition to the existing farm dwelling). In addition, it is proposed to that an approximately 20m wide strip be planted with poplar and oak trees to give a bucolic appearance to the subdivision for passing motorists.

4.12. The Landscape Assessment includes a landscape concept for the subdivision which includes discontinuous framework planting within private lots, including at the Site boundaries. An additional District Plan rule requires this planting to be undertaken by the developer at the time of subdivision, with the requirement for a planting plan to be submitted for approval. The purpose of the framework planting is to provide shelter and amenity for private lots; maintain and/or create rural character elements; reduce the overall apparent scale of the development; and provide major screening of glare and vehicle movement from the proposed southern motorway extension to the east. The planting will

not be continuous and will retain vistas through the planting to the surrounding rural landscape.

- 4.13. Overall it is acknowledged that there will be a landscape and visual change across the Site from a rural to a more built up landscape. However the effect of this change is mitigated by the nature of rural residential development and the effects are considered to be minor.

Ecosystems

- 4.14. The Site has a history of being used for farming activities as is common for the Canterbury Plains. The Site contains a number of shelter belts around the periphery and a row of poplar trees through the middle. Some of these trees will be removed as part of the subdivision of the Site, however given the nature of rural residential developments, there will be an increase in trees on the Site associated with gardens and street trees. These are likely to have the greatest impact once they are established (7-10 years). This will be a positive effect of the plan change request.
- 4.15. There are no known areas of significant indigenous vegetation or habitat for significant indigenous fauna within the Site.

Natural and Physical Resources

- 4.16. One of the most significant physical resources in this area is the transport network, both within the Site and the wider area. A detailed transportation assessment, is included in Annexure 5. The report concludes that the proposed development can be safely and efficiently accommodated within, and integrated into, the local transportation environment, with effects that are less than minor.
- 4.17. SH1 adjoins the northern end of the Site and provides a strategic link between Christchurch City to the east and Rolleston township. Currently traffic volumes on this road are around 19,900 vehicles per day (refer to the Transport Assessment attached in Annexure 5). It is anticipated that SH1 will be upgraded between Templeton and Rolleston to extend the current Christchurch Southern Motorway. The ODP proposed for the Site does not include connections to SH1, but rather shows connections to the local roads to the east of the Site, and a landscaped buffer zone between proposed residential sections and SH1. It is considered that given there is no direct link to SH1 from the Site, and given the low traffic volumes generated by the Site, the proposed plan change request will have a minor effect on the current and future, safe and efficient functioning of SH1.
- 4.18. Analysis of the traffic effects on the local roading network from the Site has set out that there would be an increase during peak traffic of approximately 36 vehicle movements and that this when considered in the context of the increase in vehicle movements from the development to the west of the Site (to which the Site's vehicle movements would be additional), the additional traffic from the Site is unlikely to be noticeable on the local road network.

4.19. The Transport Assessment concludes that: "The site is located along the eastern edge of the Rolleston township and can be serviced through existing and planned transport network which makes efficient use of transport infrastructure to accommodate the demand for rural residential growth". Therefore the proposed plan change request has effects on the physical resource of the road network that are no more than minor.

Servicing

4.20. Infrastructure is a physical resource. Servicing has the potential to create adverse effects on the environment, particularly with respect to disposal of sewerage and stormwater, and water supply. Annexure 6 includes an Engineering and Servicing Report which sets out the key methods for servicing the Site, the key points and issues are set out below.

Stormwater

4.21. In Rolleston there is no piped township stormwater reticulation. Given the free draining gravel soils under the township it is most practical to require future residents of the Site to install rapid soak holes for roof water and onsite hardstanding areas. This is a typical solution for dwellings in Rolleston. Stormwater for road and driveway runoff will be treated and discharged using a sump and soak pit system located in the road berms. The development of the Site will not significantly increase surface runoff from the Site.

4.22. Specific design solutions and devices can be the subject of the subdivision application. The site is well suited for onsite stormwater treatment and disposal and the adverse effects of the increase in stormwater discharge can be adequately mitigated.

Wastewater

Rolleston's reticulated system has the capacity to receive the additional volumes from the Site. A gravity fed reticulation system to the southeast of the Site can then be pumped through a variety of means to connect to the reticulated system. A number of specific options are provided in the report in Annexure 6.

Water Supply

4.23. The Site can be adequately serviced Rolleston's existing town water supply. Connections will be made to the west to provide reticulated services to the Site.

Discharge of Contaminants

4.24. The proposal has the potential to discharge contaminants from stormwater runoff from buildings and hardstand areas (including roads) during storm events. The discussion on servicing above indicates that stormwater can be managed in an appropriate manner to ensure that the actual and potential effects of the discharge of contaminants from the Site will be no more than minor.

Natural Hazards and Hazardous Substances

- 4.25. A preliminary site inspection was undertaken by Geoscience Consulting (NZ) to assess the potential for contaminants to have been deposited at the Site as a result of historic activities undertaken within, or in the immediate vicinity of, the property and report on the risk posed to future site users. A report on their findings is attached in Annexure 7. It concludes that there are two above ground fuel storage units on the part of the Site containing the existing dwelling which could pose a soil contamination threat. However given that it is intended to retain the existing dwelling, including the fuel tankers, on its own separate lot, the risk to future users of the remainder of the Site is considered to be low. There are no other hazardous substances identified on the Site.
- 4.26. A geotechnical report for the Site has been prepared by Riley Consultants and is attached in Annexure 8. The report concludes there is no significant risk posed by liquefaction on the Site as concluded from test pit investigations and no observed effects from the 2011 earthquakes on the Site.
- 4.27. In terms of DBH guidelines, the Site is likely to be similar to those sites that fall into the technical category TC1.
- 4.28. Ground conditions in the test locations do not meet the requirements of NZS3804:2011 for standard shallow foundations and therefore house foundations require specific investigation and design. Indications based on investigations to date are that enhanced slab TC2 foundations or other specific design is applicable.
- 4.29. Given the indications in the above reports it is considered that the effects of hazardous substances on the future users of the Site will be less than minor, and that the potential effects of natural hazards on the Site will be no more than minor.

5. SECTION 32 ASSESSMENT

- 5.1. This assessment has been prepared in accordance with the requirements of Section 32(1)(d) of the Act which requires the person who made a request for a Plan Change to consider alternatives, benefits and costs in an evaluation as stated in Clauses 32(3) to 32(6) of the Act. Section 32(3) of the Act requires that:

"An evaluation must examine:

- a. the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and*
- b. having regard to their efficiency and effectiveness, the proposed policies, rules or other methods need to be assessed to determine whether they are the most appropriate for achieving the proposed objectives."*

- 5.2. Effectiveness measures how successful a particular option is in achieving the desired environmental outcomes sought by the District Plan, and the Plan objectives.

- 5.3. Efficiency measures the comparative costs and benefits of the alternative options.

Key District Plan Objectives

- 5.4. There are no proposed objectives as part of this plan change request. The Living 3 Zoning proposed for the Site relies on the existing overarching objective and policy framework of the District Plan and the RPS. An assessment of the proposed plan change against the relevant objectives and policies is made in Annexure 3.

- 5.5. An existing objective in the District Plan (Growth of Townships) and a proposed objective (Health and Safety Values) as part of PC32 are of particular relevance to rural residential development and are set out below.

Objective B4.3.7

- 5.6. Ensure that any rural residential development occurs outside the urban limits identified in the Regional Policy Statement and such development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of Infrastructure, and provides for the long term maintenance of rural residential character.

Proposed Objective B3.4.6 (Quality of the Environment)

- 5.7. To manage rural residential activities by facilitating a maximum of 200 households in each of the periods to 2016, 2017 to 2026 and 2027 to 2041 through the Living 3 Zone, which are to be located outside the Urban Limits but adjoining Townships in the Greater Christchurch Urban Development Strategy area to:

- Facilitate the provision of housing choice and diverse living environments outside the Urban Limits prescribed in the Regional Policy Statement
- Avoid significant adverse landscape and visual effects on rural character and amenity

- Avoid the cumulative loss of productive rural land and rural character that will result from the incremental rural residential development and to ensure that a consolidated pattern of urban growth is achieved across the Greater Christchurch Urban Development Strategy area of the District
- Be integrated with existing settlements to promote efficiencies in the provision of cost effective infrastructure, including the requirement to connect to reticulated wastewater and water services
- Ensure that rural residential expansion occurs in a way that encourages the sustainable expansion of infrastructure, and provides for a choice of travel modes
- Assist in achieving concentric and consolidated townships and to retain the distinctiveness between rural and urban environments
- Avoid incompatible amenity expectations between different land uses, particularly between rural residential living environments and the sensitive boundary interfaces of the Living 3 Zone with Townships and Rural zoned land
- Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, West Melton Military Training Area, agricultural research farms associated with Crown Research Institutes and Lincoln University.

5.8. An assessment of these objectives is made in **Annexure 3**, Table 5. The plan change request provides an ODP in **Annexure 2** which details the integrated provision of Infrastructure and provides for the long term maintenance of rural residential character. Consideration of the matters set out in proposed objective B3.4.6 are also covered in the AEE in Section 4 of this report.

Efficiency and Effectiveness

5.9. A number of new rules are proposed to implement the proposed Living 3 Zone. Their effectiveness is assessed in Table A below.

Table A: assessment of rules and methods

Rule to be added or amended	Effectiveness
Townships Volume Proposed Rule 4.9.31(a)	This new rule seeks to restrict the location of buildings on potential new allotments on the site to be set 40m back from SH1, 20m back from all other roads and 15m back from internal boundaries. The outcome sought is to maintain a sense of open space within the Site, provide opportunities for garden plantings, improve the amenity of the Site for future

	users and avoid any reverse sensitivity effects created with SH1. The proposed rule is effective in achieving a sense of open space and managing potential reverse sensitivity, and does not unreasonably restrict future landowners.
Townships Volume Proposed Rules 12.1.3.37(a) & 12.1.4.77	Rule 12.1.3.37(a) sets out that development will occur in accordance with the ODP roading layout, that there will be a yield of not more than 38 allotments and that there will be a requirement for street tree and framework planting at the time of subdivision. Amendments to Rule 12.1.4.77 set out subdivision assessment matters specific to the Rolleston Living 3 zones, and East Rolleston Living 3 zone. The outcome sought by these rules is to ensure that development occurs in the manner sought by this propose plan change, thus ensuring appropriate management of environmental effects including traffic effects, infrastructure effects, landscape and visual amenity effects, and reverse sensitivity effects. This rule ensures development occurs in the specified manner and is therefore effective in achieving the outcomes sought.
Townships Volume Amended Table C12.1	This amended table specifies the minimum and average allotment sizes. The outcome sought by this change is to provide for section sizes anticipated for the Living 3 Zone. This amendment is the most effective way of achieving this outcome.

5.10. Consideration of the efficiency of the rules and methods requires consideration costs and benefits of the proposal against the alternatives. Consideration of this has been undertaken in the following section.

Alternative Options - Cost and Benefits and Efficiency and Effectiveness

Option One: Status Quo: Leave the land zoned Rural

5.11. This option involves retaining the Rural Inner Plains zoning. Under this zoning the Site will continue to be available for agricultural use and will most likely continue to be used for cropping activities. Table B sets out the costs and benefits of this option.

Table B: Costs and Benefits for Option One, Keep the Status Quo.

	Costs	Benefits	Efficiency/Effectiveness
Council	Potential for increased complaints through increased reverse sensitivity with adjoining landowners to the west. This represents a social and an economic cost to Council to manage complaints. There is a potential for traffic resources to be disturbed and/or damaged through farm machinery making access through residential area or directly from a new access onto SH1. Loss of opportunity to provide an integrated development on this site with potential for future ad-hoc development Lack of provision for suitable rural residential land will:	There is no time required for Council to assess a plan change. Retention of existing rural amenity including open rural outlook from adjoining areas and relatively 'benign' farming activity (notwithstanding that some more intensive farming activity could occur as a permitted activity, subject to meeting provisions of relevant plans, including discharge provisions of Canterbury Natural Resources Regional Plan)	Low – Moderate Not effective in meeting the provisions in the RPS or SDC's objectives and policies relating to rural residential development or growth of townships. Inefficient as it does not provide for the outcomes sought in the RPS or SDC's Plan when compared with Option Two

	result in prospective rural residential landowners purchasing 4 ha blocks for rural residential purposes, which is a less efficient use of the land resource. encourage development in areas less appropriate		
Land developer	There is an economic cost as the land will not sustain a reasonable economic return as a small farming unit for cropping and/or grazing purposes. Potential reverse sensitivity complaints can cause disruption to/restraints on normal farming operations.	There is no time or monetary expense for the land developer to undertake a plan change.	As above
Neighbor's and wider community	There is a likely disturbance to the amenity of neighbors adjoining the Site to the west through reverse sensitivity with existing farming activities. The existing demand for rural residential development is not met, thus potentially increasing rural residential section	There is not any increased traffic from the site using the local roads (a very minor effect of future rural residential zoning given the small number of proposed lots).	As above

	prices due to the limited supply; and result in prospective rural residential landowners purchasing larger 4 ha blocks for essentially rural residential purposes, a less efficient use of the land resource.		

Option Two: Rezone for Rural Residential Purposes (Living 3)

5.12. A private plan change request to rezone the Site to Living 3 to provide for rural residential allotments would provide an open spacious "buffer" zone between the full urban areas to the west of the Site and the ongoing rural activities to the east. Consideration of the costs and benefits of this option have been considered in Table C below.

Table C: Costs and Benefits of Rezoning the Site to Living 3.

	Costs	Benefits	Efficiency/Effectiveness
Council	There will be a time cost of assessing a plan change. The council will be responsible for a longer network of infrastructure and roading.	There will not be the reverse sensitivity effects of other options, which reduces the economic and amenity costs. Development will occur in an integrated manner ensuring cost effective infrastructure development. Change of site character from a largely open, intensive agricultural character to a rural	High – meets the provisions for rural residential in Policy 6.3.8 (LURP) Chapter 6 of the RPS including location adjoining existing urban limits. Provides for the outcomes sought by SDC's District Plan provisions, by providing an integrated development, with efficient infrastructure provision, a high level of semi-rural amenity and the avoidance of adverse effects on existing transport

		residential environment with a substantial vegetated component. Levels of amenity and rural character will be maintained in short term, and enhanced in longer term. There will be an 'urban limit' to the east of Rolleston ensuring a compact township shape. The developer will bear the costs of extending and installing infrastructure. The plan change amendments ensure that the integrity of the District Plan is maintained, including the security of having an ODP for the area included into the District Plan.	networks or adjoining land uses,
Land Developers	There will be a monetary cost of undertaking a plan change.	The land developer has an economic gain from the development of the site. Resolves issues with the Site being an uneconomic farming unit as a result of part of the existing farm (the western portion) being rezoned LZ,	High - as above

		and a planned new greenfield residential area; and potential reverse sensitivity issues with this new residential area.	
Neighborhood and wider community	There will be some loss of rural land. There will be some disturbance during construction works.	The rural residential land will provide an appropriate interface between rural and urban activities, thus reducing reverse sensitivity issues. The development will compliment and add to the amenity values within Rolleston township. The community is clear about the future growth of the township to the east. Will assist in meeting the market demand for rural residential allotments	High - as above

Option Three: Rezone to a medium to high density Living Zone

5.13. This option involves applying the Rolleston Living 1 or 2 zone to the site. This zone will provide for residential subdivision as a Restricted Discretionary Activity with a reasonably small allotment size. Residential activities would be adjoining a site with rural activities creating a sharp rural/urban interface. The development would not be consistent with the objectives and policies of the District Plan, PC1 or the LURP Chapter 6 to the RPS, as it is located outside urban limits. The costs and benefits of this option are considered in Table D below.

Table D: Costs and Benefits of Option Three, to Rezone to a Medium or High Density Zone

	Costs	Benefits	Efficiency/Effectiveness
Council	There will be a monetary cost of undertaking a plan change. The council will be responsible for a longer network of infrastructure and roading, even greater than under option two. There is potential for reverse sensitivity effects at the rural urban interface, which increases the economic and social costs to Council of managing complaints. There will be potential for additional growth beyond the Site to the east as an 'add on' to the proposed development, thus creating a sprawling township shape. The rezoned area would be outside the urban limits established in LURP's Chapter 6 to the RPS, therefore the plan change would make the District Plan inconsistent with regional planning documents.	The developer will bear the costs of extending and installing infrastructure.	Low – inconsistency with Regional and District Planning Documents is contrary to the provisions of the RMA.

Land developer	There will be a monetary cost of undertaking a plan change. Given that this type of development is contrary to the objectives and policies of the District Plan and the RPS include Chapter 6 (LURP), it is likely the plan change would be declined.	The land developer has an economic gain from the development of the site.	As above
Neighborhood and wider community	There will be some loss of rural land. There will be some disturbance during construction works. There will be significantly more traffic using the local roading network. This has the potential to reduce the amenity and safety of the area for existing and future residents. There is potential for reverse sensitivity effects at the rural / urban interface, creating social and amenity costs.	The community is clear about the future growth of the township to the east.	As above

Option Four: Apply for a resource consent for the proposed subdivision and development

5.14. Subdivision of the site for Greenfield development would be a Non-Complying Activity under the rules of the District Plan Rural Volume. The District Plan specifically seeks to avoid the subdivision of lots lower than 4ha in the Inner Plains to avoid adverse effects of on-site effluent treatment and disposal on groundwater, and potential 'reverse sensitivity' effects on rural activities; and maintain a rural character that is distinct from townships. An application for subdivision and subsequent development is unlikely to be approved given the objectives and policies in the Plan under the current zoning. Also subdivision would only enable a 'narrow' assessment of the Site. A resource consent process does not allow a wider strategic approach. The specific costs and benefits of this option have been considered in Table E below.

Table E: Costs and Benefits for Option Four, Apply for a Resource Consent

	Costs	Benefits	Efficiency/Effectiveness
Council	There will be a monetary cost of underlaking the processing of a large resource consent application. Given the application would be contrary to the objectives and policies for a Rural Inner Plains Site it is likely the application would be declined and would then need to be appealed. Environment court action, is costly for all parties. The application would also be contrary to regional planning documents (RPS, Chapter 6) which require all urban subdivisions to be in	There may not be the reverse sensitivity effects of other options, which reduces the economic and amenity costs. There will be an 'urban limit' to the east of Rolleston ensuring a compact township shape, although council will have less control of what is proposed.	Low - Inconsistency with the statutory plan provisions means that an application would most likely be declined and then be appealed to the Environment Court.

	accordance with an Outline Development Plan included in the District Plan (there would be no ODP in the District Plan for the Site). The Council has less control over the size of allotments, the style of the development or the environmental outcomes sought from the development. A resource consent application, if granted, may challenge the integrity of the District Plan. Council would not have an ODP included in the District Plan for the site and may have to bear the costs of undertaking a plan change to include one.		
Land developer	There will be a monetary cost of undertaking a resource consent application. These costs will be particularly high if the application is declined and appealed to the	The land developer has an economic gain from the development of the Site.	As above

	Environment Court. It is unlikely that the application would be successful.		
Neighbourhood and wider community	There will be some loss of rural land. There will be some disturbance during construction works.	The rural residential land may provide an appropriate interface between rural and urban activities, thus reducing reverse sensitivity issues. The development may compliment and add to the amenity values within Rolleston township.	As above

Preferred Option: Rezone to Living 3

5.15. The preferred approach is option two; to rezone the Site from Rural Inner Plains to the Living 3 zone. This option provides the greatest benefits and the least costs of the three options. Rezoning the Site is considered most efficient and effective for the following reasons:

- Rezoning the Site enables a more strategic approach with specific environmental outcomes for the Site embedded within the District Plan in an appropriate regulatory framework.
- Provides for an integrated development which avoids, mitigates or remedies adverse effects on the environment.
- Can be incorporated within the District Plan with minimal drafting and avoids onerous site specific provisions for administering the District Plan
- Is immediately adjacent to an area identified for urban growth which is currently being consented for such development, consistent with Council's stated preference for future rural residential areas (in the RRBR) to be adjoining and integrated with urban residential areas

- Is a more 'efficient' use of the land given the restrictions of access to SH1 and planned residential growth to the immediate west of the Site which includes part of the existing farm property owned by the landowners, and leaves an uneconomic balance farm property (the Site).

Evaluation of Risk

5.16. Section 32 requires an evaluation of the risk of not acting in circumstances where there is uncertain or insufficient information about the subject matter of policies, rules or other methods. This can be particularly relevant where the subject matter requires consideration of scientific data. In this case, there is sufficient information and no uncertainties regarding that information, in order to be able to fully assess the environmental effects of the proposed re-zoning. It is considered that the risk of acting in this instance is low and that the plan change request can proceed.

6. CONSULTATION

- 6.1. Consultation has been carried out with Selwyn District Council planning and assets officers during the course of preparation of the plan change, including in relation to the ODP. Attached as **Annexure 9** is a copy of a letter from SDC summarizing matters discussed at a pre-application meeting and subsequent email correspondence with SDC. Initial advice was that the preliminary ODP with smaller lots in a central position was supported, but on the basis of subsequent SDC expert landscape advice, this was changed to a preference for the reverse ie. smaller lots around the periphery and larger lots in the centre, in order to provide more of an open space character in the centre and greater degree of 'rural' character. The final ODP layout reflects this later advice.
- 6.2. The proposal for rural residential use of the Site has already been the subject to considerable consultation through other SDC processes, principally the RRBR and PC17 (withdrawn). The site was identified as a preferred rural residential site in PC17, and there were no submissions on PC17, including from neighbouring landowners, which opposed this.
- 6.3. There is a notice of requirement from the New Zealand Transport Agency for a small part of the land adjoining the State Highway, to provide for an extended southern motorway. The proposed plan change has been developed with this in mind, and consultation with NZTA is being undertaken. The outcome of this consultation will be forwarded to Council.
- 6.4. Consultation has been undertaken with Local Runanga, through their consultancy Mahaanui Kurataiao Ltd via an email with a copy of the application sent to them on 19th June 2013. As yet there has been no response from this organization regarding the application.

7. CONCLUSION

- 7.1. The proposed plan change seeks to rezone 20.59ha of land, legally described as Lot 4 DP 74253, from Rural Inner Plains to a Living 3 Zone. The Site adjoins the current urban limits of Rolleston township to the east, and adjoins SH1. The site currently contains farming and cropping activities, however given recent development to the west, the Site will no longer have appropriate access from SH1, and, due to its size, will no longer continue to be an economically viable farming unit.
- 7.2. The proposed development of the Site to a Living 3 Zone with large setbacks from SH1 and setbacks from other roads and internal boundaries, will ensure that reverse sensitivity effects with traffic on SH1, and other rural activities to the east of the Site will be avoided. The proposed wide streets, with grass berms, and informal grouping of street trees, along with road boundary setbacks and a low yield across the Site will ensure retain the sense of openness associated with the rural surroundings is maintained or enhanced. The connections to the development to the west will ensure a high level of connectivity of the Site with the urban area of Rolleston township, and provides for good transport connections for all modes of transport. Overall the effects on the environment will be no more than minor.
- 7.3. The proposed plan change represents an efficient and effective use of land, and reduces the potential for reverse sensitivity effects at the rural/urban interface. The rezoning is consistent with the policies and objectives of the District Plan, and the Regional Policy Statement, including LURP's Chapter 6.
- 7.4. The plan change is consistent with the relevant provisions of the RMA and can be accepted by Council.

Annexure Three: Assessment Against Planning Provisions

Canterbury Regional Policy Statement (Operative 2013)

The Regional Policy Statement (RPS) was made operative in January 2013. Chapter 6 of the RPS was not included.

The Land Use Recovery Plan (LURP) is a response to changes in land use patterns and needs since the 2010-11 earthquakes and the includes the insertion of a new Chapter 6 to the RPS. Consideration of the provisions of Chapter 6 proposed as part of LURP have been made in Table 2 below.

Table 1: Relevant Objectives and Policies of the Canterbury Regional Policy Statement

Canterbury Regional Policy Statement	Assessment
Objective 5.2.1: Location Design and Function of Development (Entire Region) Development is located and designed so that it functions in a way that: - achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and - enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which: - maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values; - provides sufficient housing choice to meet the region's housing needs; - encourages sustainable economic development by enabling business activities in appropriate locations;	The proposed plan change will be designed using good urban design principles, and is adjoining an existing township. The proposed plan change provides housing choice which contributes towards meeting the region's housing needs. The proposed layout of the road network within the Site will ensure alternative forms of transport are available, which will help to minimise energy use. Through good Infrastructure design, and subdivision design adverse effects on significant natural and physical resources can be avoided. The proposed plan change is in general accordance with Objective 5.2.1.

minimises energy use and/or improves energy efficiency; enables rural activities that support the rural environment including primary production; is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure; avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure; facilitates the establishment of papakāinga and marae; and avoids conflicts between incompatible activities. Policy 5.3.7 Strategic land transport network and arterial roads (Entire Region) In relation to strategic land transport network and arterial roads, the avoidance of development which: adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to support freight and passenger transport services; and in relation to the strategic land transport network and arterial roads, to avoid development which forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements.	As has been discussed in the Transport Assessment attached in Annexure 5, the proposed road layout in the ODP provides for the safe and efficient functioning of the road network. The reliance on the use of local, neighborhood and arterial roads rather than SH1 for access ensure no adverse effects to this nationally important physical resource.
Objective 11.2.1 – Avoid new subdivision, use and development of land that increases risks	

associated with natural hazards New subdivision, use and development of land which increases the risk of natural hazards to people, property and infrastructure is avoided or, where avoidance is not possible, mitigation measures minimise such risks. Policy 11.3.1 – Avoidance of inappropriate development in high hazard areas To avoid new subdivision, use and development (except as provided for in Policy 11.3.4) of land in high hazard areas, unless the subdivision, use or development: - is not likely to result in loss of life or serious injuries in the event of a natural hazard occurrence; and - is not likely to suffer significant damage or loss in the event of a natural hazard occurrence; and - is not likely to require new or upgraded hazard mitigation works to mitigate or avoid the natural hazard; and - is not likely to exacerbate the effects of the natural hazard; or - is proposed to be located in an area zoned or identified in a district plan or Chapter 6 of the CRPS for urban residential, industrial or commercial use, at the date of notification of the CRPS, in which case the effects of the natural hazard must be mitigated. Policy 11.3.3 – Earthquake Hazards New subdivision, use and development of land on or close to an active earthquake fault trace, or in areas susceptible to liquefaction and lateral spreading, shall be managed in order to avoid or	The proposed rezoning of the Site from a rural zone to a rural residential zone will not increase the risks associated with natural hazards. The Geotechnical report provided in Annexure 3 considers the land is suitable for approval under s106 of the Act (which considers natural hazard risks associated with slippage, subsidence, inundation, erosion or falling debris) and that there is no risk of lateral spread, and any potential liquefaction risk is at below 10m depth and not significant. Therefore the proposal is in general accordance with Objective 11.2.1 and Policy 11.3.1.

mitigate the adverse effects of fault rupture, liquefaction and lateral spreading.	

Table 2: Relevant Objectives and Policies, of the Land Use Recovery Plan, Chapter 6 to the RPS.

Definition: Rural Residential activities – means residential units outside the identified priority areas at an average density of between 1 and 2 households per hectare.	The proposal is outside the areas identified as priority areas and has an average density of between 1.75 households per ha . The proposal is therefore considered as a rural residential activity.
Objective 6.2.1 – Recovery Framework Recovery, Rebuilding and development is enabled within Greater Christchurch through a land use and Infrastructure framework that: ... 7) Maintains the character and amenity to rural areas and settlements 9) Integrates strategic and other infrastructure and services with land use development; 10) achieves development that does not adversely affect the efficient operation, use, development, and appropriate upgrade, and future planning of strategic infrastructure and freight hubs; 11) optimizes use of existing infrastructure; and	The proposal seeks to maintain and enhance the sense of rural space by providing large sections and wide streets containing trees. The proposal includes a separation from the strategic road network of the State Highway to ensure the development does not adversely affect the efficient operation of the current or proposed future use of this nationally significant infrastructure. The proposal makes use of existing water supply, and wastewater disposal systems for Rolleston township.
Objective 6.2.2 - Urban form and settlement pattern The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids	The proposed plan change provides for the growth of Rolleston in a manner that ensures residents have ease of access to the services in Rolleston, while providing a eastern extent to the township living zones, clearly defined by the adjoining proposed rural residential zone. The plan change is in general accordance with

unplanned expansion of urban areas, by: ...6) Encourage sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston Prebbleton and consolidation of the existing settlement of West Melton; 7) Managing rural residential development outside of existing urban and priority areas; and...	Objective 6.2.1. The proposed rural residential is planned, integrated and 'managed' development, with a design integrated with the adjoining urban area, and in accordance with an ODP.
Objective 6.2.3 - Sustainability Recovery and rebuilding is undertaken in Greater Christchurch that: provides for quality living environments incorporating good urban design; retains identified areas of special amenity and heritage value; retains values of importance to tangata whenua; provides a range of densities and uses; and is healthy, environmentally sustainable, functionally efficient and prosperous	The ODP has been designed using good urban design principles to create a quality living environment and to ensure that the rural amenity of the area is maintained as discussed in the Landscape report in Annexure 4. The Site provides for a range of rural residential sized allotments and provides a healthy, environmentally sustainable environment.
Objective 6.2.4 – Integration of transport infrastructure and land use Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while: managing network congestion; reducing dependency on private motor	The ODP for the Site outlines the proposed road network layout. This does not include a connection to SH1. The Site has been designed to promote walking and cycling into Rolleston and to ensure that infrastructure can be integrated with existing developments to the west. Provision has been made for the widening of the State Highway to provide for the needs of regional transport networks.

vehicles; reducing emission of contaminants to air and energy use; and promoting the use of active transport modes. Optimizing use of existing capacity within the network; and Enhancing transport safety.	The proposal is therefore in general accordance with Objective 6.2.4.
Policy 6.3.2 – Development form and urban design Business development, residential development (including rural residential development) and the establishment of public space is to give effect to the principles of good urban design, and those of the NZ Urban Design Protocol 2005, through the design, assessment and development process: Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the place. Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historical and cultural markers and local stories. Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development. Connectivity – the provision of efficient and safe high quality, barrier free, multimodal	The ODP has been designed using good urban design principles to ensure that the area has a sense of 'openness' in order to retain the rural nature of the surrounding area to the east and south, and a semi-rural character for the proposed subdivision. This is achieved through a low yield across the Site, large road and internal boundary setbacks, wide roads with berms and street trees and plenty of opportunity for garden plantings. A proposed pedestrian/cycle link from the internal road to and along the SH1 landscape buffer area will provide an attractive 'off road' link to the adjoining SH1 buffer area to the west. This will be an attractive 'unique' feature of this part of Rolleston, adding to 'sense of place'. The use of the proposed road network to link the Site to the existing development to the west will ensure that a sense of integration occurs between the Site and the urban area of Rolleston. The wide streets incorporating wide berms, swales and tree plantings, along with opportunities to provide for garden plantings will ensure integration with the surrounding rural area. Although the Site does not contain street

connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of transport. Safety — recognition and incorporation of Crime Prevention Through Urban Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places. Choice and diversity — ensuring developments provide choice and diversity in their layout, built form, land use housing type and density to adapt to the changing needs and circumstances of the population. Environmentally sustainable design — ensuring that the process of design and development minimizes water and resource use, restores ecosystems, safeguards mauri and maximizes passive solar gain. Creativity and innovation — supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.	lighting to provide additional security at night, wide streets and the sense of openness created by the road network will ensure that a sense of community is developed that will help to prevent crime. Limitations as to fencing style will also assist with this. The Site is located only 1 – 2 Km from the center of Rolleston which is a reasonable distance to facilitate walking and cycling modes of transport. The use of the Site for rural residential activities will not adversely impact on the environmental quality of the area, given the large section sizes and the opportunity for garden spaces within sections. The proposed rural residential development will provide for a wider choice of housing environments in this part of Rolleston which does not include any existing low density rural residential style development.
Policy 6.3.3 – Development in accordance with outline development plans Development in greenfields areas, including rural residential development, is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision cannot proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will: 1) Be prepared as: a) a single plan for the whole of the priority	An ODP is proposed which shows: • the principal roads and connections to adjoining site to the west. • Potential infrastructure connections with the adjoining site to the west. • Swale areas within the road width for stormwater treatment and drainage. • Land set aside to provide a landscaped

area; or b) where an integrated plan adopted by the Territorial Authority exists for the whole of the priority area and the Outline Development Plan is consistent with the integrated plan, part of that integrated area; or c) as a single plan for the whole of a rural residential area; and 2) Be prepared in accordance with the matters set out in Policy 6.3.2; 3) Show proposed land uses including: Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development; Land required for community facilities or schools; Parks and other land for recreation; Land to be used for business activities; The distribution of different residential densities, in accordance with Policy 6.3.7; Land required for stormwater treatment, retention and drainage paths Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement; Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development; Pedestrian walkways, cycleways, bus routes both within and adjoining the area to be	setback from SH1 to protect the physical resource from reverse sensitivity. • Potential pedestrian walkways and cycleways should they be deemed necessary by Council. • Areas for a variety of densities, ensuring higher densities nearer to existing development and lower densities nearer the adjoining rural environment and State Highway. In combination with the information contained within the plan change application, it is considered that the ODP fulfills all of the relevant requirements of this policy.

developed; 4) Demonstrate how Policy 8.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including staging; 5) Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced; 6) Document the infrastructure required, when it will be required and how it will be funded; 7) Set out the staging and co-ordination of subdivision and development between landowners; 8) Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling public transport, freight, and private motor vehicles; 9) Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated; 10) Show how other potential adverse effects on the environment, including the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated; 11) Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with chapter 11 and any relevant guidelines; and 12) Include any other information that is	

relevant to an understanding of the development and its proposed zoning.	
Policy 6.3.4 – Transport effectiveness Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by: (1) Avoiding development that will overload strategic freight routes; (2) providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice; (3) providing opportunities for travel demand management; (4) requiring integrated transport assessment for substantial developments; and (5) improving road user safety.	The proposal includes road, and pedestrian linkages towards the west, rather than towards the state highway to the north. This will ensure that the development will not overload or compromise the strategic network at this point. The linkages proposed enable future residents to make use of the full range of transport modes, by providing pedestrian linkages as well as wide road to enable on street cycling in a safe manner.
Policy 6.3.5 – Integration of landuse and Infrastructure Recovery of Greater Christchurch is to be assisted by the integration of land use development with Infrastructure by: Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery; Ensuring that the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and	The report in Annexure 6 identifies the existing Infrastructure which can easily and cost effectively be extended to accommodate the proposed 36 allotments.

other infrastructure in order to; optimise the efficient and affordable provision of both the development and the infrastructure; maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; protect investment in existing infrastructure; and ensure new development does not occur until provision for appropriate infrastructure is in place; Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; Only providing for new development that does not affect the continued operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, priority area identified for Kaiapoi, or greenfield residential area identified in Map A; and Management of the effects of land-use activities on infrastructure, including avoiding activities that have potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.	The Transport Assessment in Annexure 5 shows that the proposed roading layout provides an efficient use of transport infrastructure to accommodate demand for rural residential growth. The Site is not located within the 50dBA Ldn noise contour for Christchurch International Airport and therefore will not affect the continued function of this physical resource. The proposal makes specific provision for the proposed widening of the southern motorway by providing a reserve area adjoining the northern boundary of the site. Therefore the proposed plan change is in accordance with policy 6.3.5.
Policy 6.3.9 – Rural residential development In Greater Christchurch, rural residential	SDC does not currently have an adopted rural residential development plan, but does have a Rural Residential Background Report,

development further to areas already zoned in district plans as at 1st January 2013 can only be provided for by territorial authorities in accordance with adopted rural residential development plans prepared in accordance with the Local Government Act 2002, subject to the following: In the case of Christchurch City, no further rural residential activity is to be provided for within the Christchurch City Plan area; The location must be outside the priority areas for development and existing urban areas; 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, and appropriate stormwater treatment and disposal; Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State highway under the Government Roadling Powers Act; The location of any proposed rural residential development shall: - avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people; - avoid the groundwater recharge zone for Christchurch City's drinking water; - avoid land between the primary and secondary stop banks south of the Waimakariri River; - avoid land required to protect the landscape	prepared under the Local Government Act and which informed PC17 (withdrawn) and PC32. The East Rolleston PC is in accordance with the RRBR criteria for rural residential development. The applicant made a submission on the LURP requesting that CERA make a statutory direction to SDC to prepare a rural residential development plan as required by this policy. It is understood that this process is already underway. The East Rolleston PC meets all of Policy 8.3.8 criteria 1) to 6) for the reasons set out below: The Site is located outside the priority areas for development and existing urban areas. The Site can economically be provided with water supply and sewer connections to the publically owned system in the development to the west. Access will be made to the existing roads to the west of the Site and no access will be made to SH1. The proposal is not within the 50 dBA Lnd noise contour. The Site is not within the groundwater recharge zone for Christchurch City's drinking water. The Site is not between the primary and secondary stop banks south of the Waimakariri River. The Site does not contain land to protect the landscape character of the Port Hills. The Site is not located near any of the military training facilities. The Site provides for good access to

character of the Port Hills; not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield; support existing or upgraded community infrastructure and provide for good access to emergency services; avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure; avoid significant natural hazard areas including steep or unstable land; avoid significant adverse ecological effects and support the protection and enhancement of ecological values; Support the protection and enhancement of ancestral land, water sites, wāhi tapu and wāhi taonga of Ngāi Tahu; where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement; and avoid adverse effects on existing surface water quality. 6) An outline development plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character. 7) A rural residential development area shall not be regarded as in transition to full urban development.	emergency services and community infrastructure in Rolleston. The low yield of the Site will ensure reverse sensitivity effects are avoided. There are no known intensive farming activities in the immediate locality. The Site does not include any areas of potential natural hazard. The Site does not contain any ancestral land, water sites, wāhi tapu or wāhi taonga or Ngāi Tahu. The Site development will integrate with proposed residential development to the west. The Site does not contain or affect existing surface water. An Outline Development Plan has been provided and the rural residential area is intended to provide for an appropriate interface with the rural land beyond, rather than become a transition to a full urban development. The proposal complies with this policy.

Regional Land Transport Strategy 2008 – 2018

The relevant targets and vision for Greater Christchurch are identified below. The Transport Assessment attached as **Annexure 5** also includes an assessment.

Table 3: Regional Land Transport Strategy 2008 - 2018

Regional Land Transport Strategy	Assessment
Providing Transport Options	The strategy has a target of increasing trips using a wider range of transport modes through cycling, walking, public passenger transport. The Site will cater for all transport modes, with good linkages from the Site to the existing Rolleston urban area. The site is within close proximity to bus services, and the road network layout can accommodate bus services.
Roads: Safety Public Health Environmental Sustainability and Infrastructure	All roads will be developed to appropriate Council standards. The Site provides for sustainable transport options, with access to public transport. Strategic roading infrastructure as part of CRETs is planned which supports the proposed site.
Land Use	The strategy seeks integration of land use with transport provision to contribute to improvements in the affordability, integration, safety, responsiveness and sustainability of the land transport system. Urban growth at the proposed Site has been considered in future upgrades of the wider Rolleston roading network.

Assessment against Selwyn District Plan Objectives

The Selwyn District plan policy framework sets the strategic scene for how Council will manage growth and the environmental outcomes sought. Plan Change 32 proposes a number of changes to some of these objectives and policies and these changes have been considered in this assessment, although it is noted that Plan Change 32 is on hold. Where objectives or policies have been modified or inserted as a result of PC32 an indication of the inserted parts is given with an underline in the text, proposed deletions are indicated with a strikethrough and the note "[PC32]" indicates the origin of the changes. Where subsequent plan changes have altered the objective or policy numbers since PC32 was drafted, the new amended numbering has been

adopted, however the changes to the relevant objective or policy as per PC32 has been retained. The relevant objectives and policies and assessments are outlined below in Table 5.

Table 5: Relevant Objectives and Policies, Selwyn District Plan

District Plan – Townships Volume	Assessment
Chapter B1 Natural Resources	
Objective B1.1.2 New residential or business activities do not create shortages of land or soil resources for other activities in the future.	The Site does not have access to SH1 and is adjacent to existing residential zoned land creating the potential for reverse sensitivity effects with farming activities. It is most appropriate to rezone this land to enable rural residential activities.
Policy B1.1.3 Avoid adverse effects on people's health or well-being from exposure to contaminated soil.	The Site has been assessed and the report provided in Annexure 7. No contaminated soils found in the areas where new development is to occur. Any contaminated soils in the vicinity of the existing farm fuel tanks can be removed in necessary. This can be dealt with the time of subdivision.
Policy B1.1.8 Avoid rezoning land which contains versatile soils for new residential or business development if: The land is appropriate for other activities; and There are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.	The Site soils comprise Templeton silt loam and Templeton silt loam on sand which are versatile soils. Most of the area surrounding Rolleston (i.e other than land to the west, which already includes PC 8 & 9) contains soils which are considered to be versatile, therefore most new development adjoining Rolleston will contain versatile soils. However given that the Site is adjacent to existing urban development it 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. As a farm block, the Site will be uneconomic, Avoidance of versatile is not a factor for

	consideration under other key policy documents, including PC1 and the LURP. However the proposal site represents an appropriate location for rural residential development adjoining existing residential activities. The site provides for efficiencies with respect to transport connections, water and wastewater supply and the ability to integrate a development with existing township services.
Objective B1.2.1 [PC32] Expansion of townships in Selwyn District and rural residential activities maintains and enhances the quality of ground or surface water resources. Policy B1.2.2 Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting ground water or surface waterbodies Policy B1.2.3 [PC32] Require the water supply to any allotments or building in any township and the <u>Living 3 Zone</u> to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships and the <u>Living 3 Zone</u>, except for sites in the existing Living 1 Zone in Doyleston. Policy B1.2.5 [PC32] Require any sewage treatment and disposal to be reticulated in the <u>Living 3 Zone</u> and in the townships	As shown in the Engineering and Servicing Report, it is possible to efficiently provide water supply and effluent and stormwater disposal to the Site without adversely affecting waterbodies. Please refer to Annexure 6 for further details. In accordance with Policy B1.2.3 it is possible to provide water supply to the allotments with the appropriate drinking standard. This is discussed in detail in the engineering and servicing report in Annexure 6 In accordance with Policy B1.2.5, it is possible to provide sewage treatment and disposal to Rolleston's reticulated system, and further detail of this can be found in the engineering and servicing report in Annexure 6

of Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincolton, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton.	
Chapter B2 Physical Resources	
Objective B2.1.1 [PC32] An Integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential and rural residential growth. Objective B2.1.2 An Integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses and to avoid "reverse sensitivity" effects on the operation of transport networks. Policy B2.1.2 Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy. Policy B2.1.5 Ensure the development of new roads is: Integrated with existing and future transport networks and landuses; and Is designed and located to maximize permeability and accessibility; Through achieving a high level of connectivity within	The Outline Development Plan indicates the proposed roading layout for the Site, which shows connections to the development occurring on the adjoining site to the west. This will provide connections into the urban area of Rolleston. There are no direct vehicle access points onto SH1. The Transport Assessment (attached in Annexure 5) indicates that the proposed growth can be accommodated in this area in an integrated manner and in accordance with the following objectives and policies: objectives B2.1.1, and B2.1.2, and Policies B2.1.2, B2.1.5 and B2.1.12. Proposed amendments to the District Plan as part of this Plan Change Request include a 20m setback from roads, which will ensure good visibility is maintained. No access is provided onto SH1, with the Site being connected to the adjoining development to the west of the Site. This will avoid reverse sensitivity effects with SH1 in terms of traffic effects.

and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy. Policy B2.1.9 Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for all road users including motorist, cyclists and pedestrians, and to allow safe access and egress and to mitigate reverse sensitivity effects on land adjoining the State Highway. Policy B2.1.12 [PC32] Address the impact of new residential, <u>rural residential</u> or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City. Policy B2.1.13 Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport. Policy B2.1.15 [PC32] Require pedestrian and cycle links in new and redeveloped residential, <u>rural residential</u> or business areas where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities. Policy B2.1.22 [PC32]	The Site adjoins an existing development and makes transport connections to this development, thus promoting an efficient and consolidated land use pattern. The ODP includes an option for cycle and pedestrian links along the SH1 landscape buffer. The layout of the road network will enable a safe route for pedestrians and cyclists to access services in Rolleston. The Site is located on the same side of SH1 as the of Rolleston living areas, thus the proposal is consistent with this policy.

Confine residential or business development in a township and rural residential activities to one side of any Strategic Road or railway line where the township is already wholly or largely located on one side of the Strategic Road or railway line, unless that area is not suitable for further township expansion or to be intensified to Living 3 Zone rural residential densities.	
Policy B2.2.1 [PC32] Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential, rural residential or business development.	The Engineering and Servicing Report attached in Annexure 6 indicates that servicing of the Site is possible and appropriate. Connections for water supply and sewer disposal will be made to reticulated services located in the adjoining development to the west.
Policy B2.3.1 Encourage co-ordination between the provision of community facilities, and new residential and business development.	The Proposed Outline Development Plan provides for transport links into Rolleston where there are sufficient community facilities to accommodate future residents of the Site.
Policy B2.4.4 Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.	Solid waste disposal services from the development to the west of the Site can be extended into to accommodate future residents. Please refer to the Engineering and Servicing Report attached in Annexure 6.
Chapter B3 Peoples Health Safety and Values	
Objective B3.4.1 The District's townships are pleasant places to live and work in.	The Site will be designed using good urban design principles and the existing controls for a Living 3 Zone in the District Plan. This will ensure Rolleston continues to be a pleasant place to live and work in. The proposed rezoning of the Site to a Living 3 zone will enable rural residential

Objective B3.4.2 A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.	activities in the area. Rural residential activities, including a sense of openness due to larger allotment sizes will ensure the character and amenity values of the area are maintained. Reverse sensitivity effects between rural residential activities on the site and SH1 are avoided through proposed building setbacks from SH1 and through proposed landscaping. The potential effects of rural residential activities on adjoining rural zoned land, are mitigated by the large section sizes, retention of existing shelter belts and the internal boundary setback requirements.
Objective B3.4.3 "Reverse sensitivity" effects between activities are avoided.	The location of the Site provides a logical and compact extension to the eastern boundary of Rolleston while providing larger sections which make a barrier and defensible boundary against further development along SH1 to the east. Provisions are made for connections from the Site to the center of Rolleston through the road network outline in the Outline Development Plan (Annexure 2).
Objective B3.4.4 Growth of existing townships has both a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in the Outline Development Plan.	This new objective has been proposed by Plan Change 32. This objective limits the number of rural residential households to 200 between 2007 – 2018, and is consistent with the limits specified in PC1 - refer to Table 2, Policy 6 above. The policy then goes on to set out the goals of limiting rural residential development. It should be noted that PC32 has been put on hold pending decisions on the LURP, which no longer sets an allocation 'limit' for rural residential households. The applicant has made submissions in opposition to the limited number of

Objective B3.4.5 Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be development for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.	households that can be established on the basis of a known demand for rural residential houses in this area, and the need to provide housing choice to meet earthquake related housing needs.. The proposed rezoning of the Site to Living 3 will provide for a choice of housing in the area.
Objective B3.4.6 [PC32] To manage rural residential activities by facilitating a maximum of 200 households in each of the periods to 2016, 2017 to 2026 and 2027 to 2041 through the Living 3 Zone, which are to be located outside the Urban Limits but adjoining Townships in the Greater Christchurch Urban Development Strategy area 10: Facilitate the provision of housing choice and diverse living environments outside the Urban Limits prescribed in the Regional Policy Statement. Avoid significant adverse landscape and visual effects on rural character and amenity. Avoid the cumulative loss of productive rural land and rural character that will result from the incremental rural residential development and to ensure that a consolidated pattern of urban growth is achieved across the Greater Christchurch Urban Development Strategy area of the District. Be integrated with existing settlements to promote efficiencies in the provision of cost effective infrastructure, including the requirement to connect to reticulated wastewater and water services. Ensure that rural residential expansion occurs in a way that encourages the sustainable expansion of infrastructure, and provides for a choice of travel modes. Assist in achieving concentric and consolidated	Landscape assessment attached in Annexure 4 indicates that there will not be any significant adverse landscape or visual effects on rural character and amenity from development of the Site. The Site adjoins existing urban development and will provide an eastern boundary to Rolleston, thus preventing further loss of productive rural land, and it is noted that the Site if left as Rural Inner plains zoning that farming activities would be hampered by a lack of access and potential reverse sensitivity issues with urban expansion to the west and the uneconomic size of this balance farm block (half of the existing farm, to the west, is now zoned Living Z). The proposed ODP ensures integrated infrastructure and modes of transport with developments to the west, thus integrating with existing settlements. Reverse sensitivity issues have been discussed elsewhere are considered to be minor. The proposed rezoning therefore meets all of the criteria proposed by Objective B3.4.6 despite potentially not meeting the limited household numbers set by this policy (if considered in combination with the 142 rural residential households zoned in west Rolleston (PCs 8 & 9) and the 115

townships and to retain the distinctiveness between rural and urban environments. Avoid incompatible amenity expectations between different land uses, particularly between rural residential living environments and the sensitive boundary interfaces of the Living 3 Zone with Townships and Rural zoned land. Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, West Melton Military Training Area, agricultural research farms associated with Crown Research Institutes and Lincoln University. Policy B3.4.3(b)[PC32] To facilitate rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, such areas are to adjoin the Urban Limits identified in the Regional Policy Statement and are to meet the following strategic outcomes: Avoid identified constraints, including strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms associated with Crown Research Institutes and Lincoln University, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Lincoln and Rolleston, Transpower High Voltage Transmission lines and associated infrastructure, Burnham Military Camp and West Melton Military Training Area. Avoid land that contains sites of significance to tangata whenua or where development would result in significant adverse effects on ecological values or Indigenous biodiversity.	proposed rural residential households under PC28 (Denwood)). The Policy B3.4.3(b) matters are addressed in the AEE and under Objective B3.46 above. Additionally the Site does not contain any sites of significance to tangata whenua, or create significant adverse effects on ecological values or indigenous biodiversity. The Site is not unreasonably susceptible to liquefaction or lateral displacement, nor does it contain any soil contamination or identified natural hazards in accordance with the reports attached in Annexure 7 and 8. The ODP and proposed rules (including relating to setbacks, planting, minimum and average lot sizes and road design, in combination with the existing Living 3 zone rules will ensure the desired amenity outcomes and levels of service for rural residential living environments.

Avoid land that is unreasonably susceptible to liquefaction and lateral displacement during large earthquake events, soil contamination and identified natural hazards. Are efficiently serviced with network infrastructure, particularly water, waste water and roading. Does not significantly undermine the consolidated management of urban growth or result in the loss of a clear separation between Townships and the rural environment. Are integrated with townships to facilitate access to public transport, health care and emergency services, schools, community facilities, employment and services. Are adjacent to the urban edge of Townships on at least one boundary, while avoiding future urban growth areas identified in Township Structure Plans, currently zoned Living Z or the Regional Policy Statement. Are developed in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure and integration of the rural residential area with the adjoining Township. Rural residential living environments are expected to deliver the following amenity outcomes and levels of service: Appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, achieve the necessary degree of openness and rural character and avoid the collective effects of high densities of build form. Public reserves, parks and peripheral walkways are avoided unless it is appropriate to secure access to significant open space opportunities that benefit the wider community.	The proposed plan change includes a 20m setback from roads and a 40m setback from SH1 which is sufficient to maintain privacy and outlook for residents.

Suburban forms of services are avoided, such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections). Fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelterbelts and hedging (see Appendix 41 for examples of such fencing). Policy B3.4.25 Ensure buildings are setback an appropriate distance from road boundaries to maintain privacy and outlook for residents and to maintain the character of the area in which they are located.	
Chapter B4 Growth of Townships	
Objective B4.1.1 A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones,.... Objective B4.1.2 New residential areas are pleasant places to live and add to the character and amenity values of townships.	The Living 3 Zone is designed to provide considerably lower densities than other living zones and therefore it is considered that the overall 'spacious character' of the living zones will be maintained. The Site can be developed to be a pleasant place to live and add to the character and amenity values of Rolleston. Average allotment sizes of 5000m² (4600m² if walkway access to the SH1 buffer is included as shown on the ODP), will ensure that residential density is appropriate to the Living 3 Zone. The proposed ODP will ensure that development of the Site will lead to an eastern boundary to Rolleston, thus ensuring that a compact town shape is

Policy B4.1.2 Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones. Policy B4.1.3 [PC32] To prevent low density living environments and rural residential activities from establishing outside the Urban Limits of Townships within the Greater Christchurch Urban Development Strategy area unless through the Living 3 zone and to allow, where appropriate, the development of low density living environments in locations in and around the edge of townships outside the Greater Christchurch Urban Development Strategy area, where they will achieve the following: A compact township shape; Consistent with preferred growth options for townships; Maintains the distinction between rural areas and townships; Maintains a separation between townships and Christchurch City boundary; Avoid the coalescence of townships with each other; Reduce the exposure to reverse sensitivity effects; Maintain the sustainability of the land, soil and water resource; Efficient and cost-effective operation and provision of infrastructure. Policy B4.1.11	maintained, and a distinct boundary between rural areas and townships occurs. The use of larger sections on the eastern boundary of Rolleston Township, and the retention of shelter belts will ensure there are not any reverse sensitivity issues with adjoining rural land. The ability to provide reticulated services from the development to the west of the Site ensure efficient and cost-effective operation and provision of infrastructure. It is proposed to retain some of the shelter belts on the Site and some of the Poplar trees within the Site for amenity purposes. Additionally trees are proposed as a requirement in the streets within the Site and along the boundary with SH1. Framework planting on private lots will be undertaken by the developer at subdivision stage. Landscaping is proposed along the boundary with SH1 to ensure continuous fencing does not occur. The L3 zone rules requiring transparent boundary fences will apply.

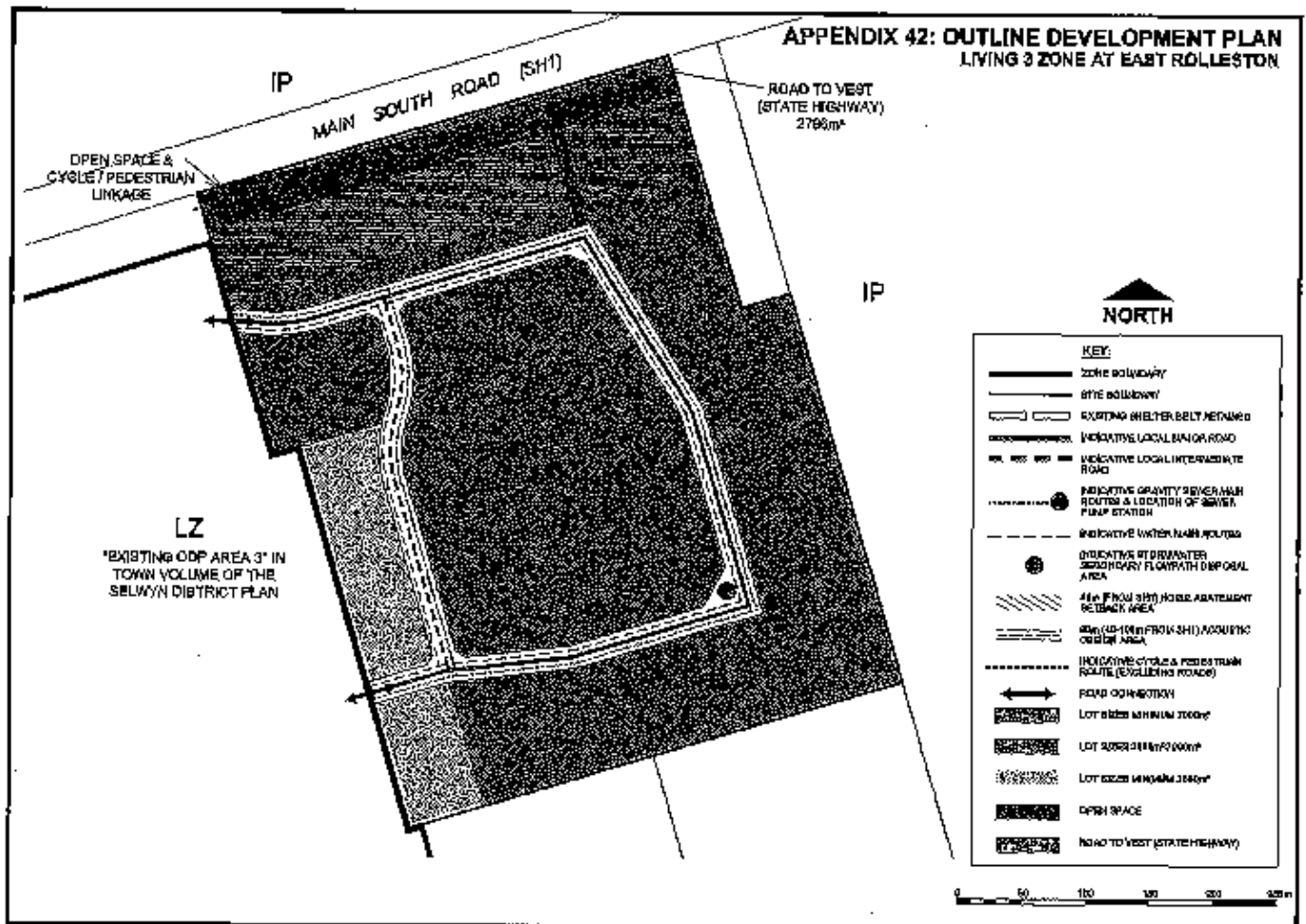
Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to): Retaining existing trees, bush, or other natural features on sites; and Landscaping public places. Policy B4.1.12 Discourage high and continuous fences or screening of sites in Living zones that have frontage but no access on to Strategic Roads or Arterial Roads	
Objective B4.3.1 The expansion of townships does not adversely affect: Natural or physical resources; Other activities; Amenity values of the township or the rural area; or— Sites with special ecological, cultural, heritage or landscape values. Objective B4.3.4 New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated development approach. Objective B4.3.7	Refer above assessment. The amenity values of the township and rural area will be sensitively interfaced and maintained. Roading and infrastructure links to development to the west of this Site will ensure that objective B4.3.4 is achieved. As discussed about the proposed rezoning of the Site will achieve Objective B4.3.7 It is proposed to rezone this land to Living 3 to accommodate rural residential development and therefore the plan

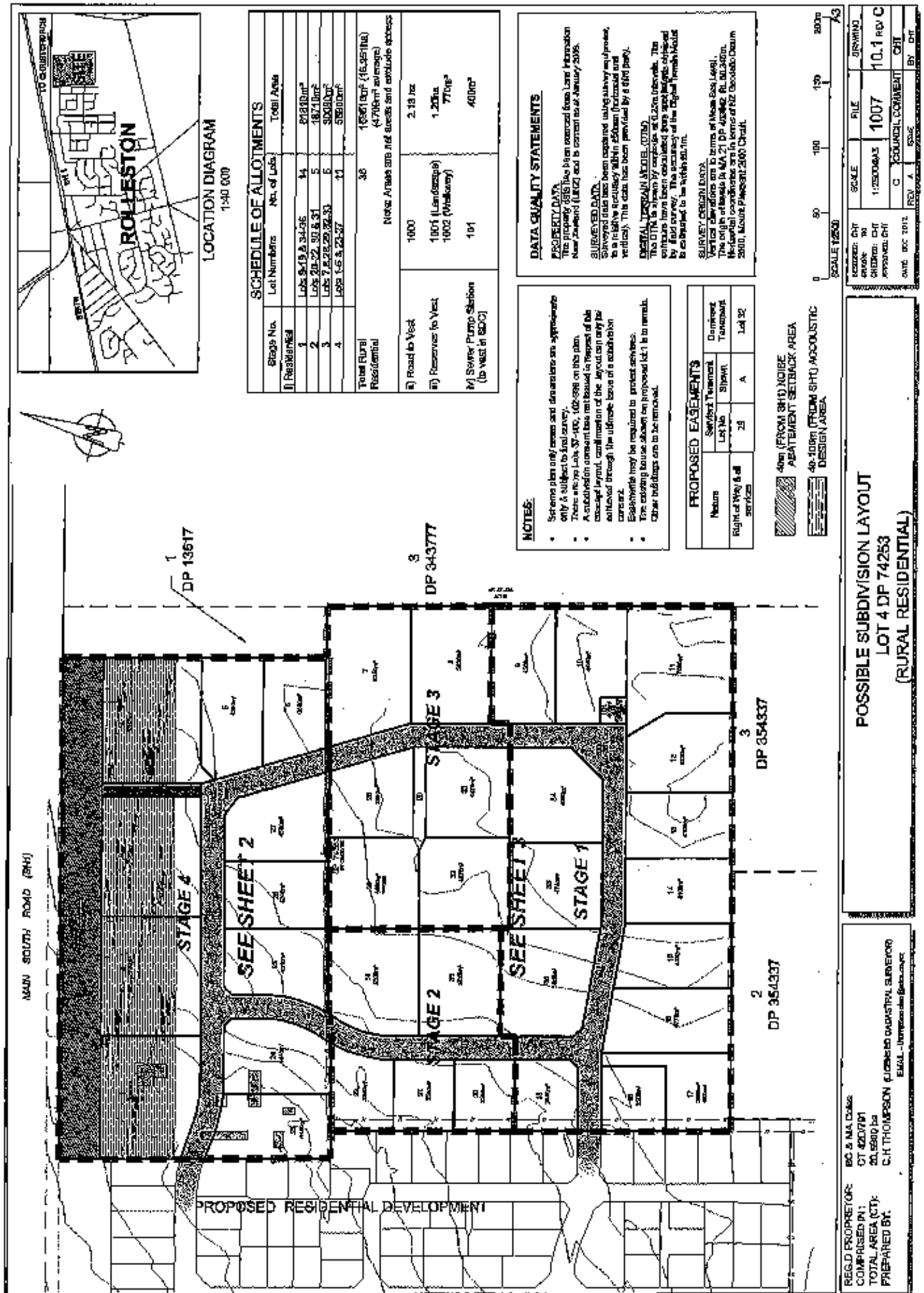
Ensure that any rural residential development occurs outside the urban limits identified in the Regional Policy Statement and such development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, and provides for the long-term maintenance of rural residential character. Policy B4.3.1 Ensure new residential or business development either: Complies with the Plan policies for the Rural Zone; or The land is rezoned to an appropriate Living Zone that provides for rural-residential development (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan Incorporated into the District Plan; or The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within the Urban Limit identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan Incorporated into the District Plan. Policy B4.3.6 Encourage townships to expand in a compact shape where practical. Policy B4.3.8 Each Outline Development Plan shall include: Principal through roads, connection and integration with the surrounding road network and strategic	change is in accordance with Policy B4.3.1 The expansion of the town towards the east is considered an expansion in a compact shape. Please refer to the proposed ODP in Annexure 2, which provides the relevant information as set out by Policy B4.3.8. A minimum density of 10 households per ha is not applicable for the Living 3 zone.

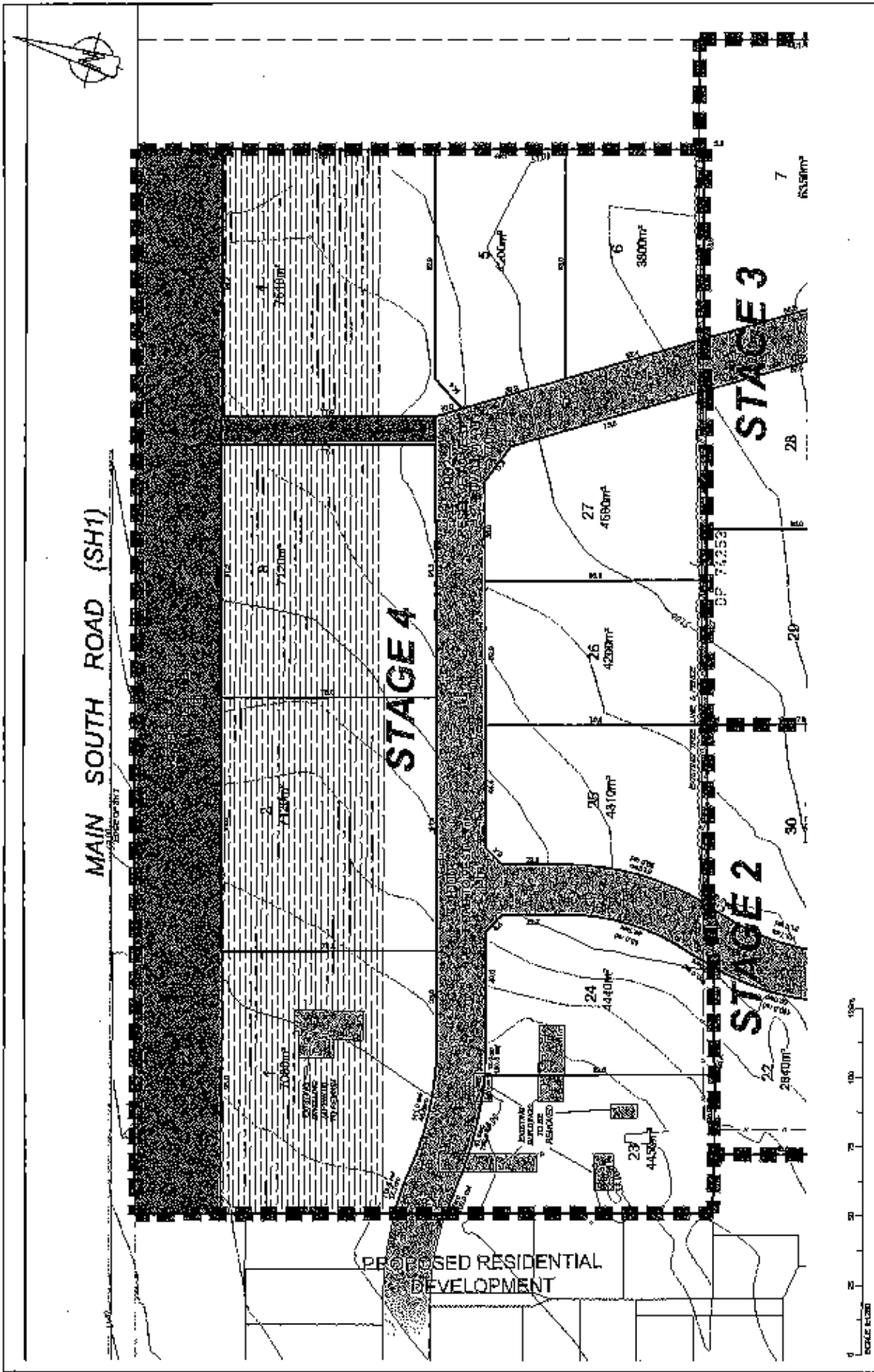
infrastructure; Any land to be set aside for: community facilities or schools; parks and land required for recreation or reserves; any land to be set aside for business activities; the distribution of different residential densities; land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; and land reserved or otherwise set aside from development for any other reason, and the reasons for its protection. Demonstrate generally how each ODP area will achieve a minimum density of at least 10 lots or household units per hectare; Identify any cultural (including tangata whenua values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained; Indicate how required infrastructure will be provided; Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;	

Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area; Include any other information which is relevant to an understanding of the development and its proposed zoning; Demonstrate that the design will minimise any reverse sensitivity effects.	
District Plan - Rural Volume	Assessment
Policy B3.4.21 [PC32] Preclude the establishment of rural residential activities within the Greater Christchurch Urban Development Strategy area unless it is through the Living 3 Zone to reduce the risk of potentially adverse reverse sensitivity effects on the productive function of rural zoned land.	It is proposed to rezone the Site as a Living 3 Zone in accordance with this policy.
Policy B4.1.4 (b) [PC32] Within the Greater Christchurch Urban Development Strategy area any new residential development at densities higher than those provided for in Policy B4.1.1 shall only be provided for in the Living 3 Zone.	It is proposed to rezone the Site as a Living 3 Zone in accordance with this policy.

Annexure Two: Outline Development Plan

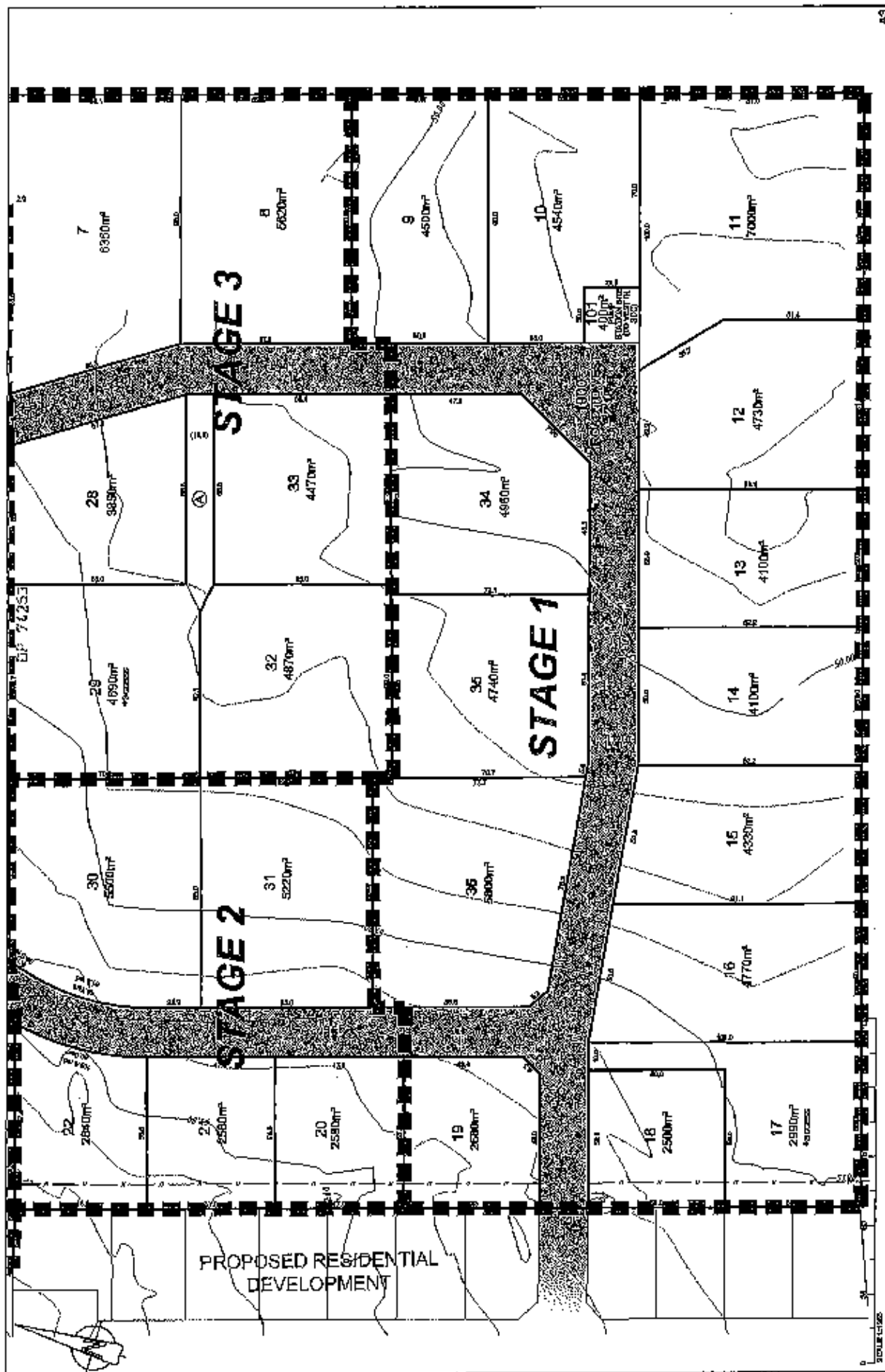






REG. D PROPRIETOR: BC & MA Colson		SCALE: 1:1000		DRAWING: 1007		REV: 10.2		BY: CHT	
COMPILED BY: CT 420751		DATE: 07/2012		COUNCIL COMMENT: C		CHT		BY: CHT	
TOTAL AREA (CT): 20,180.00 ha		DATE: 07/2012		COUNCIL COMMENT: C		CHT		BY: CHT	
PREPARED BY: CLH THOMPSON (LICENSED CADASTRAL SURVEYOR)		DATE: 07/2012		COUNCIL COMMENT: C		CHT		BY: CHT	
EMAIL: thompson@clh.com.au		DATE: 07/2012		COUNCIL COMMENT: C		CHT		BY: CHT	

SHEET 2
POSSIBLE SUBDIVISION LAYOUT
LOT 4 DP 74253 (RURAL RESIDENTIAL)



REG'D PROPRIETOR: BD & MA Codes		SCALE: 1:125000	FILE: 1007	DESCRIPT: 10.3 rev C
COMPOSED IN: CT 420794		DATE: DEC 2019		BY: GHT
TOTAL AREA (CT): 20,5000 ha		COUNCIL COMMENTS:		
PREPARED BY: C.A. THOMPSON (LICENSED CADASTRAL SURVEYOR)		DATE: DEC 2019		
EMAIL: thompson@bda.co.nz		REV: A		

Annexure Three: Assessment Against Planning Provisions

Canterbury Regional Policy Statement (Operative 2013)

The Regional Policy Statement (RPS) was made operative in January 2013. Chapter 6 of the RPS was not included.

The Land Use Recovery Plan (LURP) is a response to changes in land use patterns and needs since the 2010-11 earthquakes and includes the insertion of a new Chapter 8 to the RPS. Consideration of the provisions of Chapter 8 proposed as part of LURP have been made in Table 2 below.

Table 1: Relevant Objectives and Policies of the Canterbury Regional Policy Statement

Canterbury Regional Policy Statement	Assessment
Objective 5.2.1: Location Design and Function of Development (Entire Region) Development is located and designed so that it functions in a way that: - achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and - enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which: - maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values; - provides sufficient housing choice to meet the region's housing needs; - encourages sustainable economic development by enabling business activities in appropriate locations;	The proposed plan change will be designed using good urban design principles, and is adjoining an existing township. The proposed plan change provides housing choice which contributes towards meeting the region's housing needs. The proposed layout of the road network within the Site will ensure alternative forms of transport are available, which will help to minimise energy use. Through good infrastructure design, and subdivision design adverse effects on significant natural and physical resources can be avoided. The proposed plan change is in general accordance with Objective 5.2.1.

minimises energy use and/or improves energy efficiency; enables rural activities that support the rural environment (including primary production); is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure; avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure; facilitates the establishment of papakāinga and marae; and avoids conflicts between incompatible activities. Policy 5.3.7 Strategic land transport network and arterial roads (Entire Region) In relation to strategic land transport network and arterial roads, the avoidance of development which: adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to support freight and passenger transport services; and in relation to the strategic land transport network and arterial roads, to avoid development which forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements.	As has been discussed in the Transport Assessment attached in Annexure 5, the proposed road layout in the ODP provides for the safe and efficient functioning of the road network. The reliance on the use of local, neighborhood and arterial roads rather than SH1 for access ensure no adverse effects to this nationally important physical resource.
Objective 11.2.1 – Avoid new subdivision, use and development of land that increases risks	

associated with natural hazards New subdivision, use and development of land which increases the risk of natural hazards to people; property and infrastructure is avoided or, where avoidance is not possible, mitigation measures minimise such risks. Policy 11.3.1 – Avoidance of inappropriate development in high hazard areas To avoid new subdivision, use and development (except as provided for in Policy 11.3.4) of land in high hazard areas, unless the subdivision, use or development: - is not likely to result in loss of life or serious injuries in the event of a natural hazard occurrence; and - is not likely to suffer significant damage or loss in the event of a natural hazard occurrence; and - is not likely to require new or upgraded hazard mitigation works to mitigate or avoid the natural hazard; and - is not likely to exacerbate the effects of the natural hazard; or - is proposed to be located in an area zoned or identified in a district plan or Chapter 6 of the CRPS for urban residential, industrial or commercial use, at the date of notification of the CRPS, in which case the effects of the natural hazard must be mitigated. Policy 11.3.3 – Earthquake Hazards New subdivision, use and development of land on or close to an active earthquake fault trace, or in areas susceptible to liquefaction and lateral spreading, shall be managed in order to avoid or	The proposed rezoning of the Site from a rural zone to a rural residential zone will not increase the risks associated with natural hazards. The Geotechnical report provided in Annexure 8 considers the land is suitable for approval under s106 of the Act (which considers natural hazard risks associated with slippage, subsidence, inundation, erosion or falling debris) and that there is no risk of lateral spread, and any potential liquefaction risk is at below 10m depth and not significant. . Therefore the proposal is in general accordance with Objective 11.2.1 and Policy 11.3.1.

mitigate the adverse effects of fault rupture, liquefaction and lateral spreading.	

Table 2: Relevant Objectives and Policies, of the Land Use Recovery Plan, Chapter 6 to the RPS.

Definition: Rural Residential activities – means residential units outside the identified priority areas at an average density of between 1 and 2 households per hectare.	The proposal is outside the areas identified as priority areas and has an average density of between 1.75 households per ha . The proposal is therefore considered as a rural residential activity.
Objective 6.2.1 – Recovery Framework Recovery, Rebuilding and development is enabled within Greater Christchurch through a land use and infrastructure framework that: ... 7) Maintains the character and amenity to rural areas and settlements 9) Integrates strategic and other infrastructure and services with land use development; 10) achieves development that does not adversely affect the efficient operation, use, development, and appropriate upgrade, and future planning of strategic infrastructure and freight hubs; 11) optimizes use of existing infrastructure; and	The proposal seeks to maintain and enhance the sense of rural space by providing large sections and wide streets containing trees. The proposal includes a separation from the strategic road network of the State Highway to ensure the development does not adversely affect the efficient operation of the current or proposed future use of this nationally significant infrastructure. The proposal makes use of existing water supply, and wastewater disposal systems for Rolleston township.
Objective 6.2.2 - Urban form and settlement pattern The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids	The proposed plan change provides for the growth of Rolleston in a manner that ensures residents have ease of access to the services in Rolleston, while providing a eastern extent to the township living zones, clearly defined by the adjoining proposed rural residential zone. The plan change is in general accordance with

unplanned expansion of urban areas, by: ...6) Encourage sustainable and self-sufficient growth of the towns of Rangiora, Kalapoi, Woodend, Lincoln, Rolleston Prebbleton and consolidation of the existing settlement of West Melton; 7) Managing rural residential development outside of existing urban and priority areas; and...	Objective 6.2.1. The proposed rural residential is planned, integrated and 'managed' development, with a design integrated with the adjoining urban area, and in accordance with an ODP.
Objective 6.2.3 - Sustainability Recovery and rebuilding is undertaken in Greater Christchurch that: provides for quality living environments incorporating good urban design; retains identified areas of special amenity and heritage value; retains values of importance to tangata whenua; provides a range of densities and uses; and is healthy, environmentally sustainable, functionally efficient and prosperous	The ODP has been designed using good urban design principles to create a quality living environment and to ensure that the rural amenity of the area is maintained as discussed in the Landscape report in Annexure 4. The Site provides for a range of rural residential sized allotments and provides a healthy, environmentally sustainable environment.
Objective 6.2.4 - Integration of transport infrastructure and land use Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while: managing network congestion; reducing dependency on private motor	The ODP for the Site outlines the proposed road network layout. This does not include a connection to SH1. The Site has been designed to promote walking and cycling into Rolleston and to ensure that infrastructure can be integrated with existing developments to the west. Provision has been made for the widening of the State Highway to provide for the needs of regional transport networks.

vehicles; reducing emission of contaminants to air and energy use; and promoting the use of active transport modes. Optimizing use of existing capacity within the network; and Enhancing transport safety.	The proposal is therefore in general accordance with Objective 6.2.4.
Policy 6.3.2 – Development form and urban design Business development, residential development (including rural residential development) and the establishment of public space is to give effect to the principles of good urban design, and those of the NZ Urban Design Protocol 2005, through the design, assessment and development process: Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the place. Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historical and cultural markers and local stories. Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development. Connectivity – the provision of efficient and safe high quality, barrier free, multimodal	The ODP has been designed using good urban design principles to ensure that the area has a sense of 'openness' in order to retain the rural nature of the surrounding area to the east and south, and a semi-rural character for the proposed subdivision. This is achieved through a low yield across the Site, large road and internal boundary setbacks, wide roads with berms and street trees and plenty of opportunity for garden plantings. A proposed pedestrian/cycle link from the internal road to and along the SH1 landscape buffer area will provide an attractive 'off road' link to the adjoining SH1 buffer area to the west. This will be an attractive 'unique' feature of this part of Rolleston, adding to 'sense of place'. The use of the proposed road network to link the Site to the existing development to the west will ensure that a sense of integration occurs between the Site and the urban area of Rolleston. The wide streets incorporating wide berms, swales and tree plantings, along with opportunities to provide for garden plantings will ensure integration with the surrounding rural area. Although the Site does not contain street

connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of transport. Safety – recognition and incorporation of Crime Prevention Through Urban Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places. Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density to adapt to the changing needs and circumstances of the population. Environmentally sustainable design – ensuring that the process of design and development minimizes water and resource use, restores ecosystems, safeguards mauri and maximizes passive solar gain. Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.	lighting to provide additional security at night, wide streets and the sense of openness created by the road network will ensure that a sense of community is developed that will help to prevent crime. Limitations as to fencing style will also assist with this. The Site is located only 1 – 2 Km from the center of Rolleston which is a reasonable distance to facilitate walking and cycling modes of transport. The use of the Site for rural residential activities will not adversely impact on the environmental quality of the area, given the large section sizes and the opportunity for garden spaces within sections. The proposed rural residential development will provide for a wider choice of housing environments in this part of Rolleston which does not include any existing low density rural residential style development.
Policy 6.3.3 – Development in accordance with outline development plans Development in greenfields areas, including rural residential development, is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision cannot proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will: 1) Be prepared as: a) a single plan for the whole of the priority	An ODP is proposed which shows: • the principal roads and connections to adjoining site to the west. • Potential infrastructure connections with the adjoining site to the west. • Swale areas within the road width for stormwater treatment and drainage. • Land set aside to provide a landscaped

area; or b) where an integrated plan adopted by the Territorial Authority exists for the whole of the priority area and the Outline Development Plan is consistent with the integrated plan, part of that integrated area; or c) as a single plan for the whole of a rural residential area; and 2) Be prepared in accordance with the matters set out in Policy 6.3.2; 3) Show proposed land uses including: Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development; Land required for community facilities or schools; Parks and other land for recreation; Land to be used for business activities; The distribution of different residential densities, in accordance with Policy 6.3.7; Land required for stormwater treatment, retention and drainage paths Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement; Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development; Pedestrian walkways, cycleways, bus routes both within and adjoining the area to be	setback from SH1 to protect the physical resource from reverse sensitivity. • Potential pedestrian walkways and cycleways should they be deemed necessary by Council. • Areas for a variety of densities, ensuring higher densities nearer to existing development and lower densities nearer the adjoining rural environment and State Highway. In combination with the information contained within the plan change application, it is considered that the ODP fulfills all of the relevant requirements of this policy.

developed; 4) Demonstrate how Policy 6.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including staging; 5) Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced; 6) Document the infrastructure required, when it will be required and how it will be funded; 7) Set out the staging and co-ordination of subdivision and development between landowners; 8) Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling public transport, freight, and private motor vehicles; 9) Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated; 10) Show how other potential adverse effects on the environment, including the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated; 11) Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with chapter 11 and any relevant guidelines; and 12) Include any other information that is	

relevant to an understanding of the development and its proposed zoning.	
Policy 6.3.4 – Transport effectiveness Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by: (1) Avoiding development that will overload strategic freight routes; (2) providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice; (3) providing opportunities for travel demand management; (4) requiring integrated transport assessment for substantial developments; and (5) improving road user safety.	The proposal includes road, and pedestrian linkages towards the west, rather than towards the state highway to the north. This will ensure that the development will not overload or compromise the strategic network at this point. The linkages proposed enable future residents to make use of the full range of transport modes, by providing pedestrian linkages as well as wide road to enable on street cycling in a safe manner.
Policy 6.3.5 – Integration of landuse and infrastructure Recovery of Greater Christchurch is to be assisted by the integration of land use development with infrastructure by: Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery; Ensuring that the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and	The report in Annexure 6 identifies the existing infrastructure which can easily and cost effectively be extended to accommodate the proposed 36 allotments.

other infrastructure in order to; optimise the efficient and affordable provision of both the development and the Infrastructure; maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; protect investment in existing infrastructure; and ensure new development does not occur until provision for appropriate infrastructure is in place; Providing that the efficient and effective functioning of Infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that Infrastructure is retained; Only providing for new development that does not affect the continued operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, priority area identified for Kaiapoi, or greenfield residential area identified in Map A; and Management of the effects of land-use activities on infrastructure, including avoiding activities that have potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic Infrastructure and freight hubs.	The Transport Assessment in Annexure 5 shows that the proposed roading layout provides an efficient use of transport Infrastructure to accommodate demand for rural residential growth. The Site is not located within the 50dBA Ldn noise contour for Christchurch International Airport and therefore will not affect the continued function of this physical resource. The proposal makes specific provision for the proposed widening of the southern motorway by providing a reserve area adjoining the northern boundary of the site. Therefore the proposed plan change is in accordance with policy 6.3.5.
Policy 6.3.9 – Rural residential development In Greater Christchurch, rural residential	SDC does not currently have an adopted rural residential development plan, but does have a Rural Residential Background Report,

development further to areas already zoned in district plans as at 1st January 2013 can only be provided for by territorial authorities in accordance with adopted rural residential development plans prepared in accordance with the Local Government Act 2002, subject to the following: In the case of Christchurch City, no further rural residential activity is to be provided for within the Christchurch City Plan area; The location must be outside the priority areas for development and existing urban areas; 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, and appropriate stormwater treatment and disposal; Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State highway under the Government Roadings Powers Act; The location of any proposed rural residential development shall: - avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people; - avoid the groundwater recharge zone for Christchurch City's drinking water; - avoid land between the primary and secondary stop banks south of the Waimakariri River; - avoid land required to protect the landscape	prepared under the Local Government Act and which informed PC17 (withdrawn) and PC32. The East Rolleston PC is in accordance with the RRBR criteria for rural residential development. The applicant made a submission on the LURP requesting that CERA make a statutory direction to SDC to prepare a rural residential development plan as required by this policy. It is understood that this process is already underway. The East Rolleston PC meets all of Policy 6.3.8 criteria 1) to 6) for the reasons set out below: The Site is located outside the priority areas for development and existing urban areas. The Site can economically be provided with water supply and sewer connections to the publically owned system in the development to the west. Access will be made to the existing roads to the west of the Site and no access will be made to SH1. The proposal is not within the 50 dBA Ldn noise contour. The Site is not within the groundwater recharge zone for Christchurch City's drinking water. The Site is not between the primary and secondary stop banks south of the Waimakariri River. The Site does not contain land to protect the landscape character of the Port Hills. The Site is not located near any of the military training facilities. The Site provides for good access to

character of the Port Hills; not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield; support existing or upgraded community infrastructure and provide for good access to emergency services; avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure; avoid significant natural hazard areas including steep or unstable land; avoid significant adverse ecological effects and support the protection and enhancement of ecological values; Support the protection and enhancement of ancestral land, water sites, wāhi tapu and wāhi taonga of Ngāi Tahu; where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement; and avoid adverse effects on existing surface water quality. 6) An outline development plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character. 7) A rural residential development area shall not be regarded as in transition to full urban development.	emergency services and community infrastructure in Rolleston. The low yield of the Site will ensure reverse sensitivity effects are avoided. There are no known intensive farming activities in the immediate locality. The Site does not include any areas of potential natural hazard. The Site does not contain any ancestral land, water sites, wāhi tapu or wāhi taonga or Ngāi Tahu. The Site development will integrate with proposed residential development to the west. The Site does not contain or affect existing surface water. An Outline Development Plan has been provided and the rural residential area is intended to provide for an appropriate interface with the rural land beyond, rather than become a transition to a full urban development. The proposal complies with this policy.

Regional Land Transport Strategy 2008 – 2018

The relevant targets and vision for Greater Christchurch are identified below. The Transport Assessment attached as **Annexure 5** also includes an assessment.

Table 3: Regional Land Transport Strategy 2008 - 2018

Regional Land Transport Strategy	Assessment
Providing Transport Options	The strategy has a target of increasing trips using a wider range of transport modes through cycling, walking, public passenger transport. The Site will cater for all transport modes, with good linkages from the Site to the existing Rolleston urban area. The site is within close proximity to bus services, and the road network layout can accommodate bus services.
Roads: Safety Public Health Environmental Sustainability and Infrastructure	All roads will be developed to appropriate Council standards. The Site provides for sustainable transport options, with access to public transport. Strategic roading infrastructure as part of CRETs is planned which supports the proposed site.
Land Use	The strategy seeks integration of land use with transport provision to contribute to improvements in the affordability, integration, safety, responsiveness and sustainability of the land transport system. Urban growth at the proposed Site has been considered in future upgrades of the wider Rolleston roading network.

Assessment against Selwyn District Plan Objectives

The Selwyn District plan policy framework sets the strategic scene for how Council will manage growth and the environmental outcomes sought. Plan Change 32 proposes a number of changes to some of these objectives and policies and these changes have been considered in this assessment, although it is noted that Plan Change 32 is on hold. Where objectives or policies have been modified or inserted as a result of PC32 an indication of the inserted parts is given with an underline in the text, proposed deletions are indicated with a ~~strike through~~ and the note "[PC32]" indicates the origin of the changes. Where subsequent plan changes have altered the objective or policy numbers since PC32 was drafted, the new amended numbering has been

adopted, however the changes to the relevant objective or policy as per PC32 has been retained. The relevant objectives and policies and assessments are outlined below in Table 5.

Table 5: Relevant Objectives and Policies, Selwyn District Plan

District Plan – Townships Volume Chapter B1 Natural Resources	Assessment
Objective B1.1.2 New residential or business activities do not create shortages of land or soil resources for other activities in the future. Policy B1.1.3 Avoid adverse effects on people's health or well-being from exposure to contaminated soil. Policy B1.1.8 Avoid rezoning land which contains versatile soils for new residential or business development if: - The land is appropriate for other activities; and - There are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.	The Site does not have access to SH1 and is adjacent to existing residential zoned land creating the potential for reverse sensitivity effects with farming activities. It is most appropriate to rezone this land to enable rural residential activities. The Site has been assessed and the report provided in Annexure 7. No contaminated soils found in the areas where new development is to occur. Any contaminated soils in the vicinity of the existing farm fuel tanks can be removed in necessary. This can be dealt with the time of subdivision. The Site soils comprise Templeton silt loam and Templeton silt loam on sand which are versatile soils. Most of the area surrounding Rolleston (i.e other than land to the west, which already includes PC 8 & 9)) contains soils which are considered to be versatile, therefore most new development adjoining Rolleston will contain versatile soils. However given that the Site is adjacent to existing urban development it 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. As a farm block, the Site will be uneconomic, Avoidance of versatile is not a factor for

	consideration under other key policy documents, including PC1 and the LURP. However the proposal site represents an appropriate location for rural residential development adjoining existing residential activities. The site provides for efficiencies with respect to transport connections, water and wastewater supply and the ability to integrate a development with existing township services.
Objective B1.2.1 [PC32] Expansion of townships in Selwyn District <u>and rural residential activities</u> maintains and enhances the quality of ground or surface water resources. Policy B1.2.2 Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting ground water or surface waterbodies Policy B1.2.3 [PC32] Require the water supply to any allotments or building in any township <u>and the Living 3 Zone</u> to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships <u>and the Living 3 Zone</u>, except for sites in the existing Living 1 Zone in Doyleston. Policy B1.2.5 [PC32] Require any sewage treatment and disposal to be reticulated in the <u>Living 3 Zone and in</u> the townships	As shown in the Engineering and Servicing Report, it is possible to efficiently provide water supply and effluent and stormwater disposal to the Site without adversely affecting waterbodies. Please refer to Annexure 5 for further details. In accordance with Policy B1.2.3 it is possible to provide water supply to the allotments with the appropriate drinking standard. This is discussed in detail in the engineering and servicing report in Annexure 6 In accordance with Policy B1.2.5, it is possible to provide sewage treatment and disposal to Rolleston's reticulated system, and further detail of this can be found in the engineering and servicing report in Annexure 6

of Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Linclon, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton.	
Chapter B2 Physical Resources	
Objective B2.1.1 [PC32] An Integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential <u>and rural residential</u> growth. Objective B2.1.2 An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses and to avoid "reverse sensitivity" effects on the operation of transport networks. Policy B2.1.2 Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy. Policy B2.1.5 Ensure the development of new roads is: Integrated with existing and future transport networks and landuses; and Is designed and located to maximize permeability and accessibility; Through achieving a high level of connectivity within	The Outline Development Plan indicates the proposed roading layout for the Site, which shows connections to the development occurring on the adjoining site to the west. This will provide connections into the urban area of Rolleston. There are no direct vehicle access points onto SH1. The Transport Assessment (attached in Annexure 5) indicates that the proposed growth can be accommodated in this area in an integrated manner and in accordance with the following objectives and policies: objectives B2.1.1, and B2.1.2, and Policies B2.1.2, B2.1.5 and B2.1.12. Proposed amendments to the District Plan as part of this Plan Change Request include a 20m setback from roads, which will ensure good visibility is maintained. No access is provided onto SH1, with the Site being connected to the adjoining development to the west of the Site. This will avoid reverse sensitivity effects with SH1 in terms of traffic effects.

and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy. Policy B2.1.9 Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for all road users including motorists, cyclists and pedestrians, and to allow safe access and egress and to mitigate reverse sensitivity effects on land adjoining the State Highway. Policy B2.1.12 [PC32] Address the impact of new residential, <u>rural residential</u> or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City. Policy B2.1.13 Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport. Policy B2.1.15 [PC32] Require pedestrian and cycle links in new and redeveloped residential, <u>rural residential</u> or business areas where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities. Policy B2.1.22 [PC32]	The Site adjoins an existing development and makes transport connections to this development, thus promoting an efficient and consolidated land use pattern. The ODP includes an option for cycle and pedestrian links along the SH1 landscape buffer. The layout of the road network will enable a safe route for pedestrians and cyclists to access services in Rolleston. The Site is located on the same side of SH1 as the of Rolleston living areas, thus the proposal is consistent with this policy.

Confine residential or business development in a township and rural residential activities to one side of any Strategic Road or railway line where the township is already wholly or largely located on one side of the Strategic Road or railway line, unless that area is not suitable for further township expansion or to be intensified to Living 3 Zone rural residential densities.	
Policy B2.2.1 (PC32) Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential, rural residential or business development.	The Engineering and Servicing Report attached in Annexure 6 indicates that servicing of the Site is possible and appropriate. Connections for water supply and sewer disposal will be made to reticulated services located in the adjoining development to the west.
Policy B2.3.1 Encourage co-ordination between the provision of community facilities, and new residential and business development.	The Proposed Outline Development Plan provides for transport links into Rolleston where there are sufficient community facilities to accommodate future residents of the Site.
Policy B2.4.4 Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.	Solid waste disposal services from the development to the west of the Site can be extended into to accommodate future residents. Please refer to the Engineering and Servicing Report attached in Annexure 6.
Chapter B3 Peoples Health Safety and Values	
Objective B3.4.1 The District's townships are pleasant places to live and work in.	The Site will be designed using good urban design principles and the existing controls for a Living 3 Zone in the District Plan. This will ensure Rolleston continues to be a pleasant place to live and work in. The proposed rezoning of the Site to a Living 3 zone will enable rural residential

Objective B3.4.2 A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.	activities in the area. Rural residential activities, including a sense of openness due to larger allotment sizes will ensure the character and amenity values of the area are maintained. Reverse sensitivity effects between rural residential activities on the site and SH1 are avoided through proposed building setbacks from SH1 and through proposed landscaping. The potential effects of rural residential activities on adjoining rural zoned land, are mitigated by the large section sizes, retention of existing shelter belts and the internal boundary setback requirements.
Objective B3.4.3 "Reverse sensitivity" effects between activities are avoided.	The location of the Site provides a logical and compact extension to the eastern boundary of Rolleston while providing larger sections which make a barrier and defensible boundary against further development along SH1 to the east. Provisions are made for connections from the Site to the center of Rolleston through the road network outline in the Outline Development Plan (Annexure 2).
Objective B3.4.4 Growth of existing townships has both a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in the Outline Development Plan.	This new objective has been proposed by Plan Change 32. This objective limits the number of rural residential households to 200 between 2007 – 2016, and is consistent with the limits specified in PC1 - refer to Table 2, Policy 6 above. The policy then goes on to set out the goals of limiting rural residential development. It should be noted that PC32 has been put on hold pending decisions on the LURP, which no longer sets an allocation "limit" for rural residential households. The applicant has made submissions in opposition to the limited number of

Objective B3.4.5 Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be development for urban activities or public reserves) and will provide suitable access to a variety of forms of transport. Objective B3.4.6 [PC32] To manage rural residential activities by facilitating a maximum of 200 households in each of the periods to 2016, 2017 to 2026 and 2027 to 2041 through the Living 3 Zone, which are to be located outside the Urban Limits but adjoining Townships in the Greater Christchurch Urban Development Strategy area to: Facilitate the provision of housing choice and diverse living environments outside the Urban Limits prescribed in the Regional Policy Statement. Avoid significant adverse landscape and visual effects on rural character and amenity. Avoid the cumulative loss of productive rural land and rural character that will result from the incremental rural residential development and to ensure that a consolidated pattern of urban growth is achieved across the Greater Christchurch Urban Development Strategy area of the District. Be integrated with existing settlements to promote efficiencies in the provision of cost effective infrastructure, including the requirement to connect to reticulated wastewater and water services. Ensure that rural residential expansion occurs in a way that encourages the sustainable expansion of infrastructure, and provides for a choice of travel modes. Assist in achieving concentric and consolidated	households that can be established on the basis of a known demand for rural residential houses in this area, and the need to provide housing choice to meet earthquake related housing needs.. The proposed rezoning of the Site to Living 3 will provide for a choice of housing in the area. Landscape assessment attached in Annexure 4 indicates that there will not be any significant adverse landscape or visual effects on rural character and amenity from development of the Site. The Site adjoins existing urban development and will provide an eastern boundary to Rolleston, thus preventing further loss of productive rural land, and it is noted that the Site if left as Rural Inner plains zoning that farming activities would be hampered by a lack of access and potential reverse sensitivity issues with urban expansion to the west and the uneconomic size of this balance farm block (half of the existing farm, to the west, is now zoned Living 2). The proposed ODP ensures Integrated Infrastructure and modes of transport with developments to the west, thus integrating with existing settlements. Reverse sensitivity issues have been discussed elsewhere are considered to be minor. The proposed rezoning therefore meets all of the criteria proposed by Objective B3.4.6 despite potentially not meeting the limited household numbers set by this policy (if considered in combination with the 142 rural residential households zoned in west Rolleston (PCs 8 & 9) and the 115

townships and to retain the distinctiveness between rural and urban environments. Avoid incompatible amenity expectations between different land uses, particularly between rural residential living environments and the sensitive boundary interfaces of the Living 3 Zone with Townships and Rural zoned land. Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, West Melton Military Training Area, agricultural research farms associated with Crown Research Institutes and Lincoln University. Policy B3.4.3(b)[PC32] To facilitate rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, such areas are to adjoin the Urban Limits identified in the Regional Policy Statement and are to meet the following strategic outcomes: Avoid identified constraints, including strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms associated with Crown Research Institutes and Lincoln University, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Lincoln and Rolleston, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp and West Melton Military Training Area. Avoid land that contains sites of significance to tangata whenua or where development would result in significant adverse effects on ecological values or indigenous biodiversity.	proposed rural residential households under PC28 (Denwood)). The Policy B3.4.3(b) matters are addressed in the AEE and under Objective B3.46 above. Additionally the Site does not contain any sites of significance to tangata whenua, or create significant adverse effects on ecological values or indigenous biodiversity. The Site is not unreasonably susceptible to liquefaction or lateral displacement, nor does it contain any soil contamination or identified natural hazards in accordance with the reports attached in Annexure 7 and 8. The ODP and proposed rules (including relating to setbacks, planting, minimum and average lot sizes and road design, in combination with the existing Living 3 zone rules will ensure the desired amenity outcomes and levels of service for rural residential living environments.

Avoid land that is unreasonably susceptible to liquefaction and lateral displacement during large earthquake events, soil contamination and identified natural hazards. Are efficiently serviced with network infrastructure, particularly water, waste water and roading. Does not significantly undermine the consolidated management of urban growth or result in the loss of a clear separation between Townships and the rural environment. Are integrated with townships to facilitate access to public transport, health care and emergency services, schools, community facilities, employment and services. Are adjacent to the urban edge of Townships on at least one boundary, while avoiding future urban growth areas identified in Township Structure Plans, currently zoned Living Z or the Regional Policy Statement. Are developed in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure and integration of the rural residential area with the adjoining Township. Rural residential living environments are expected to deliver the following amenity outcomes and levels of service: Appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, achieve the necessary degree of openness and rural character and avoid the collective effects of high densities of build form. Public reserves, parks and peripheral walkways are avoided unless it is appropriate to secure access to significant open space opportunities that benefit the wider community.	The proposed plan change includes a 20m setback from roads and a 40m setback from SH1 which is sufficient to maintain privacy and outlook for residents.

Suburban forms of services are avoided, such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections). Fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelterbelts and hedging (see Appendix 41 for examples of such fencing). Policy B3.4.25 Ensure buildings are setback an appropriate distance from road boundaries to maintain privacy and outlook for residents and to maintain the character of the area in which they are located.	
Chapter B4 Growth of Townships	
Objective B4.1.1 A range of living environments is provided for in townships; while maintaining the overall 'spacious' character of Living zones,.... Objective B4.1.2 New residential areas are pleasant places to live and add to the character and amenity values of townships.	The Living 3 Zone is designed to provide considerably lower densities than other living zones and therefore it is considered that the overall 'spacious character' of the living zones will be maintained. The Site can be developed to be a pleasant place to live and add to the character and amenity values of Rolleston. Average allotment sizes of 5000m² (4600m² if walkway access to the SH1 buffer is included as shown on the ODP), will ensure that residential density is appropriate to the Living 3 Zone. The proposed ODP will ensure that development of the Site will lead to an eastern boundary to Rolleston, thus ensuring that a compact town shape is

Policy B4.1.2 Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones. Policy B4.1.3 [PC32] To prevent low density living environments and rural residential activities from establishing outside the Urban Limits of Townships within the Greater Christchurch Urban Development Strategy area unless through the Living 3 zone and to allow, where appropriate, the development of low density living environments in locations in and around the edge of townships outside the Greater Christchurch Urban Development Strategy area, where they will achieve the following: A compact township shape; Consistent with preferred growth options for townships; Maintains the distinction between rural areas and townships; Maintains a separation between townships and Christchurch City boundary; Avoid the coalescence of townships with each other; Reduce the exposure to reverse sensitivity effects; Maintain the sustainability of the land, soil and water resource; Efficient and cost-effective operation and provision of infrastructure. Policy B4.1.11	maintained, and a distinct boundary between rural areas and townships occurs. The use of larger sections on the eastern boundary of Rolleston Township, and the retention of shelter belts will ensure there are not any reverse sensitivity issues with adjoining rural land. The ability to provide reticulated services from the development to the west of the Site ensure efficient and cost-effective operation and provision of infrastructure. It is proposed to retain some of the shelter belts on the Site and some of the Poplar trees within the Site for amenity purposes. Additionally trees are proposed as a requirement in the streets within the Site and along the boundary with SH1. Framework planting on private lots will be undertaken by the developer at subdivision stage. Landscaping is proposed along the boundary with SH1 to ensure continuous fencing does not occur. The L3 zone rules requiring transparent boundary fences will apply.

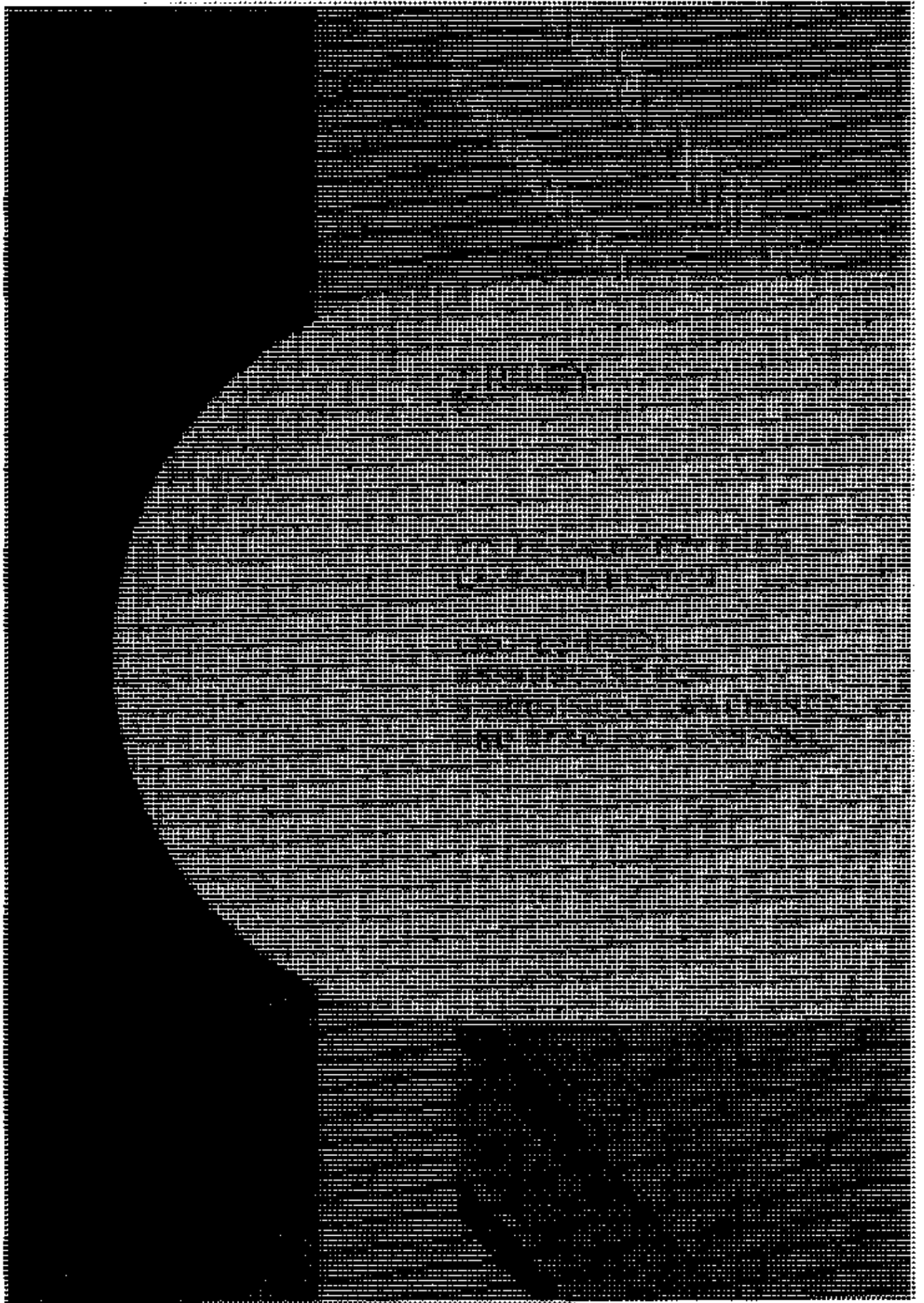
Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to): Retaining existing trees, bush, or other natural features on sites; and Landscaping public places. Policy B4.1.12 Discourage high and continuous fences or screening of sites in Living zones that have frontage but no access on to Strategic Roads or Arterial Roads	
Objective B4.3.1 The expansion of townships does not adversely affect: Natural or physical resources; Other activities; Amenity values of the township or the rural area; or– Sites with special ecological, cultural, heritage or landscape values. Objective B4.3.4 New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated development approach. Objective B4.3.7	Refer above assessment. The amenity values of the township and rural area will be sensitively interfaced and maintained. Roading and Infrastructure links to development to the west of this Site will ensure that objective B4.3.4 is achieved. As discussed about the proposed rezoning of the Site will achieve Objective B4.3.7 It is proposed to rezone this land to Living 3 to accommodate rural residential development and therefore the plan

Ensure that any rural residential development occurs outside the urban limits identified in the Regional Policy Statement and such development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, and provides for the long-term maintenance of rural residential character. Policy B4.3.1 Ensure new residential or business development either: Complies with the Plan policies for the Rural Zone; or The land is rezoned to an appropriate Living Zone that provides for rural-residential development (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within the Urban Limit identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.	change is in accordance with Policy B4.3.1 The expansion of the town towards the east is considered an expansion in a compact shape. Please refer to the proposed ODP in Annexure 2, which provides the relevant information as set out by Policy B4.3.8. A minimum density of 10 households per ha is not applicable for the Living 3 zone.
Policy B4.3.6 Encourage townships to expand in a compact shape where practical.	
Policy B4.3.8 Each Outline Development Plan shall include: Principal through roads, connection and integration with the surrounding road network and strategic	

infrastructure; Any land to be set aside for: community facilities or schools; parks and land required for recreation or reserves; any land to be set aside for business activities; the distribution of different residential densities; land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; and land reserved or otherwise set aside from development for any other reason, and the reasons for its protection. Demonstrate generally how each ODP area will achieve a minimum density of at least 10 lots or household units per hectare; Identify any cultural (including tangata whenua values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained; Indicate how required infrastructure will be provided; Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;	

Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area; Include any other information which is relevant to an understanding of the development and its proposed zoning; Demonstrate that the design will minimise any reverse sensitivity effects.	
District Plan - Rural Volume	Assessment
Policy B3.4.21 [PC32] Preclude the establishment of rural residential activities within the Greater Christchurch Urban Development Strategy area unless it is through the Living 3 Zone to reduce the risk of potentially adverse reverse sensitivity effects on the productive function of rural zoned land.	It is proposed to rezone the Site as a Living 3 Zone in accordance with this policy.
Policy B4.1.4 (b) [PC32] Within the Greater Christchurch Urban Development Strategy area any new residential development at densities higher than those provided for in Policy B4.1.1 shall only be provided for in the Living 3 Zone.	It is proposed to rezone the Site as a Living 3 Zone in accordance with this policy.

Annexure Eight: Geotechnical Report



**COLES PROPERTY PARK LANE; ROLLESTON
GEOTECHNICAL ASSESSMENT FOR SUBDIVISION RESOURCE
CONSENT AND PLAN CHANGE**

Report prepared for: Nimbus Group

Report prepared by: Emma Turner, Civil Engineer
E. Turner

Report reviewed by: Don Tate, Director, CP Eng
pp. [Signature]

Report Reference: 12891-A

Date: 18 December 2012

Copies to: Client 2 copies
Riley Consultants Ltd 1 copy

Revision	Details	Date
1.0	Geotechnical Assessment	18 December 2012

Contents

1.0	Introduction	1
2.0	Regional Geology	1
3.0	Site Seismicity	2
3.1	Recorded Peak Ground Accelerations (2010/2011)	2
3.2	Seismic Design Parameters	2
4.0	Council Requirements	2
5.0	Subsurface Investigations	3
6.0	Suitability of Ground for Development	4
6.1	Bearing Capacity	4
6.2	Ground Movement/Liquefaction	4
7.0	Foundation Development Options	6
7.1	Further Development Considerations	6
8.0	RMA Considerations	6
9.0	Conclusions	7
10.0	Limitation	7
11.0	References	7

Appendices

Appendix A	Site Plan
Appendix B	Test Pit Logs
Appendix C	Scala Penetrometer Logs

COLES PROPERTY LAKE PARK: ROLLESTON GEOTECHNICAL ASSESSMENT FOR SUBDIVISION PLAN CHANGE AND RESOURCE CONSENT

1.0 Introduction

Riley Consultants Ltd (RILEY) has been engaged to undertake a geotechnical investigation at Coles Subdivision, Rolleston, Lots 3 and 4 of DP74253, as outlined in the initial desktop study and proposal dated 2 November 2012 (RILEY ref: R18468-A).

This report details our geotechnical investigations and outlines the level of geotechnical hazard at the site in accordance with "Guidelines for the Geotechnical Investigation and Assessment of Subdivisions in the Canterbury Region" released by the Ministry of Business, Innovation and Employment (MoBIE) September 2012.

This report will be used in support of application for a Resource Consent for Lot 3 and a plan change and subsequent Resource Consent for Lot 4 by the Selwyn District Council (SDC). We understand Lot 3 is to be divided into approximately 170 residential lots and Lot 4 is to be changed to rural residential with 36 lots of approximately 6,000 m².

2.0 Regional Geology

The published geological map of the area, (Geology of the Christchurch Area 1:250,000, Brown and Weeber, 1992) indicates that the site is underlain by grey river alluvium.

A review of the Environmental Canterbury (ECan) Wells database showed multiple wells located within 1 km of the proposed subdivision. Material logs available for two of these wells located with the two lots indicates that subsurface materials comprise layers of surficial topsoil and clay to 1.8 m depth underlain by gravel dominated material to at least 30 m depth.

Groundwater information provided in the well logs indicates that groundwater level in the area varies between 10 m and 85 m depth.

A Preliminary Site Investigation Report for the adjacent Park Lane Subdivision (west) was undertaken by E2 Environmental in December 2011. The purpose of this report was to estimate the ground soakage potential of the soils underlying the site. In order to undertake the soakage testing E2 Environmental dug four test pits on the site, two towards the north and two towards the south. The depth of these test pits ranged from 2.2 m to 4.75 m depth, the logs of which were included in the appendices. In summary these test pits encountered 0.2 – 0.4 m of topsoil overlying sandy silt to 1.9 to 2.0 m depth. Sandy gravel was then present to 2.3 to 2.4 m depth overlying gravel and cobbles to the maximum depth of the test pits.

The recommendation that soil characterisation be carried out to 15 m depth recognises that generally liquefaction will not occur below this depth, or if it does is unlikely to be observable at the ground surface. The soil investigation therefore seeks to quantify the liquefaction hazard of the upper 15 m of the soil profile. For this site, this quantification is made largely on the basis of site geology and available borehole data in the area and confirmatory investigations of soil composition via test pits. Available borehole logs in the area indicate dense granular alluvial soils to at least 15 m depth.

5.0 Subsurface Investigations

Subsurface geotechnical investigations were undertaken by RILEY staff (with the assistance of an excavator provided by the Nimbus Group) on 20 November 2012 and comprised:

- Nine test pits (TP1 to TP9) to a maximum depth of 5.2 m
- 15 Scala Penetrometer tests undertaken adjacent to the test pits and at consistent spacing over Lots 3 and 4

The test pits were logged in accordance with the NZGS guidelines (December 2005) and the location of the geotechnical investigations is shown in Appendix A.

The material encountered in the test pit investigations comprised between 200 and 600 mm organic sands (topsoil) underlain by sandy silts and silty sands to a depth of between 0.75 to 2.2 m. Gravels were located below the sand and silt layers to the extent of testing (a maximum of 5.2 m in TP5).

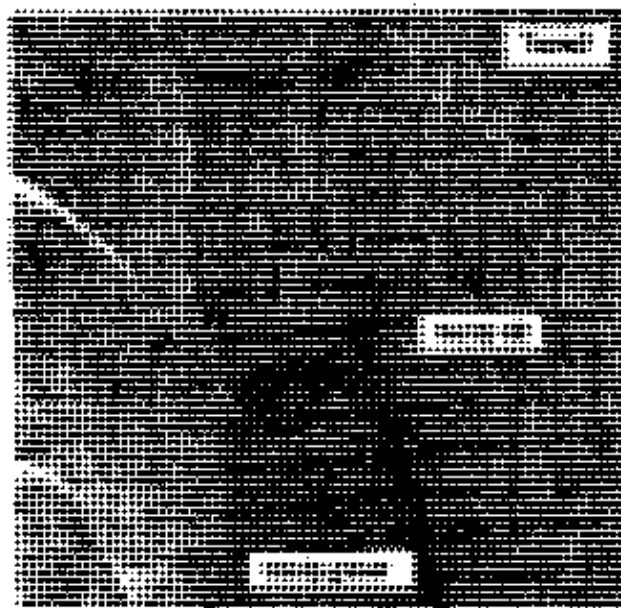


Photo 1: Groundwater level at 2.0 m depth (TP3)

Groundwater was not encountered in any of the test pits during our investigations. Based on ECAN well logs, groundwater varies between 10 and 85 m depth.

A total of nine Scala penetrometer tests were undertaken at or near existing ground level adjacent to each of the test pits, with an additional six Scala tests undertaken at varied locations across site, to confirm consistency of soil strength.

Soft to firm soils were encountered in the natural soils over the site to approximately 1.8 m depth. Dense to very dense gravels were encountered below this depth to the extent of testing.

The presence of silts and sands in the upper 2.2 m of soil strata underlain by dense gravels is consistent with the geological data for this area and confirmed the expected ground conditions. Regional geological maps indicate the presence of predominantly gravelly soils such as those encountered in the test pits to at least 30 m depth.

6.0 Suitability of Ground for Development

It is desirable for new subdivisions on flat or gently sloping ground to provide building platforms that meet the NZS3604:2011 definition of "good ground", as such building platforms do not require specific engineering design of foundations for residential development. NZS3604:2011 defines the criteria for "good ground" as that which has an ultimate bearing capacity of 300 kPa, and excludes:

- Potentially compressible ground
- Expansive soils
- Ground which could foreseeably experience movement of 25 mm or greater for any reason.

In recent months the Department of Building and Housing (DBH) have included liquefiable soils in the ground conditions for which NZS3604 is not applicable.

On the basis of regional geology, and testpit investigations, the soils on site are considered unlikely to be expansive or compressible. The other criteria for good ground are considered in the following paragraphs.

6.1 Bearing Capacity

NZS3604:2011 provides a Scale penetrometer test criteria whereby if a certain blow count over a measured depth is met, an ultimate bearing capacity of 300 kPa may be assumed (5 blows per 100 mm).

Scale penetrometer (SP) results indicate that moderate to high strength soils exist beneath the topsoil to the extent of testing. The materials have a geotechnical ultimate bearing capacity of above 200 kPa immediately below the topsoil. A geotechnical ultimate bearing capacity of 300 kPa is available at and below approximately 1.8 m consistently across site.

The sands and silts above 1.8 m across site do not meet the bearing capacity criteria for "good ground" according to NZS3604:2011.

6.2 Ground Movement/Liquefaction

The key consideration for ground movement is the potential for seismically induced liquefaction resulting in settlement or lateral movement. Liquefaction may occur in loose silts and sands beneath groundwater level. The susceptibility of such soils to liquefy depends on their density and particle size distribution.

Dense granular soils are not liquefiable (Youd et al, 1996 & 1996), and the density of the granular soils (below the sandy silt layer) within the test pits has been confirmed to be high via Scaia penetrometer testing. Similar soils in Canterbury have generally performed well under recent seismic loading. No land damage is observable, and no ejected sands or lateral spreading was reported across the site as a result of the recent Christchurch earthquakes.

A deeper groundwater profile of 10 to 85 m was indicated by the regional well logs, therefore at least a 10 m thick non-liquefiable cap exists over any potentially liquefiable sand or silt strata, and therefore these shallow layers are not considered a significant risk to the development. Furthermore, if liquefiable lenses exist below this depth, it is unlikely that any evidence of liquefaction induced densification of the lenses would be observed at ground surface.

The Department of Building and Housing (DBH) has provided a guidance document whereby land is placed into one of three technical categories with the following liquefaction deformation limits. These limits are reproduced in Table 2.

Table 2: Liquefaction Deformation Limits and House Foundation Implications

Technical Category	Liquefaction Deformation Limits				Likely implications for House Foundations (subject to individual assessment)
	Vertical		Lateral Spread		
	SLS	ULS	SLS	ULS	
TC1	15 mm	25 mm	Nil	Nil	Standard 3604-like foundations ¹ with filled slabs ²
TC2	50 mm	100 mm	50 mm	100 mm	DBH enhanced foundation solutions (Section 5.2)
TC3	>50 mm	>100 mm	>50 mm	>100 mm	Site specific measures – piles or ground improvement

1. Provided the shallow investigation determines the site is 'good ground' (As defined by NZS 3604:2011)
2. Note that certain foundation details included in NZS 3604 are precluded from use in Canterbury (refer to <http://www.dbh.govt.nz/information-sheet-seismicity-changes/>)

Based on the 1.0 m non-liquefiable cap, site geology and past ECAN boreholes in the area the risk of surface manifestation of liquefaction in a SLS event is considered to be low.

In terms of the DBH guidelines, we consider that the subject site is likely to be similar to those sites that fall into the technical category TC1.

7.0 Foundation Development Options

The subsurface data obtained at the site to date indicates that the subsolls do not meet the bearing capacity requirements for 'good ground', (as defined by NZS 3604:2011). Therefore any proposed houses developed at this site will require specifically designed foundations as part of the building consent, once the subdivision is formed.

In terms of the DBH guidelines, where the ultimate bearing capacity meets the 200 kPa requirement either enhanced slab TC2 solutions or other specific engineering design is applicable. At a conceptual level, enhanced house foundation solutions could comprise the following:

- A concrete slab foundation built over a compacted granular fill raft;
- Shallow driven timber piles;
- A thickened slab foundation over the existing site soils.

Further investigations will be required at the time of individual building development as outlined in the DBH guidelines. It is noted that test pits create weaker areas in the ground and foundations should be located clear of test zones or should take this into consideration during design.

Alternatively, wide scale soil improvement of the upper soil profile (subject to design) could be undertaken to allow for the construction of standard foundations in accordance with NZS 3804:2011, (with the modifications outlined in Building Code Acceptable Solutions B1/VM1, B1/AS1 and B1/AS3).

7.1 Further Development Considerations

Roads

Roads are not subject to the same design criteria as foundations; however subgrade layers are required to provide appropriate strength and stiffness for pavement design. Following removal of the topsoil (200 - 600 mm), the representative CBR value for the silty soils encountered on site (derived from Scala penetrometer testing) is 2.0.

Earthworks

During development of the site, RILEY recommends that appropriate stormwater and erosion controls be implemented. These are likely to involve the use of silt fences, hay bales and similar devices to intercept soil runoff and improve the quality of the stormwater discharged. Any exposed surfaces shall be topsoiled and grassed as soon as practicable to limit soil erosion.

8.0 RMA Considerations

Section 106 of the RMA states that a "consent authority may refuse to grant subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that:

- a) *the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
- b) *any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
- c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

No evidence of erosion, falling debris, or slippage was observed during our site visit walkover for this site based on its relatively flat topography. Due to the uniform nature of the soils encountered in our test pit excavations, and the absence of any noticeable surface expressions, subsidence is not considered to be a geotechnical risk. Based on the topographical setting, the lack of evidence of overland flows and the dry soils encountered, the site is unlikely to be subject to inundation.

Any future development of this site will likely involve the removal of the surface vegetation and topsoil for extended periods of time. Exposure of the stripped ground surface to rainfall will potentially cause erosion and rilling of the site soils. Damage can be minimised by staging the earthworks (to retain vegetated areas) and the use of appropriate mitigation measures as described in section 7.1.

Access to the site is presently off Main South Road (SH 1) and is likely to be enhanced with the development of adjacent subdivisions.

9.0 Conclusions

1. Geotechnical investigations have been completed and a typical soil profile for the site identified, which corresponds well to the regional geological setting from published data.
2. Ground conditions in the test locations do not meet the minimum requirements of NZS3604:2011 for standard shallow foundations and therefore house foundations require specific investigation and design. Indications based on investigations to date are that enhanced slab TC2 solutions or other specific design is applicable.
3. The potential for seismically induced liquefaction has been assessed from the test pit investigations.
 - Liquefaction is a negligible risk in soils to 10.0 m depth above the water table.
 - Liquefaction in soils below 10 m depth may potentially occur within saturated sand or silt lenses that may be present over this depth. However, it is unlikely that liquefaction of these lenses will cause any surface disruption or observable settlement and therefore they are not considered a significant risk to the development.
4. In terms of the DBH guidelines, we consider that the subject site is likely to be similar to those sites that fall into the technical category, TC1.
5. The proposed development will generally comply with the intent of section 106 of the RMA provided that appropriate engineering measures are undertaken to protect the existing site soils during subdivision development.
6. Inspections of ground conditions during the construction phase should be undertaken in accordance with accepted practice. RILEY shall be informed if there are any changes from the conditions described in this report.

10.0 Limitation

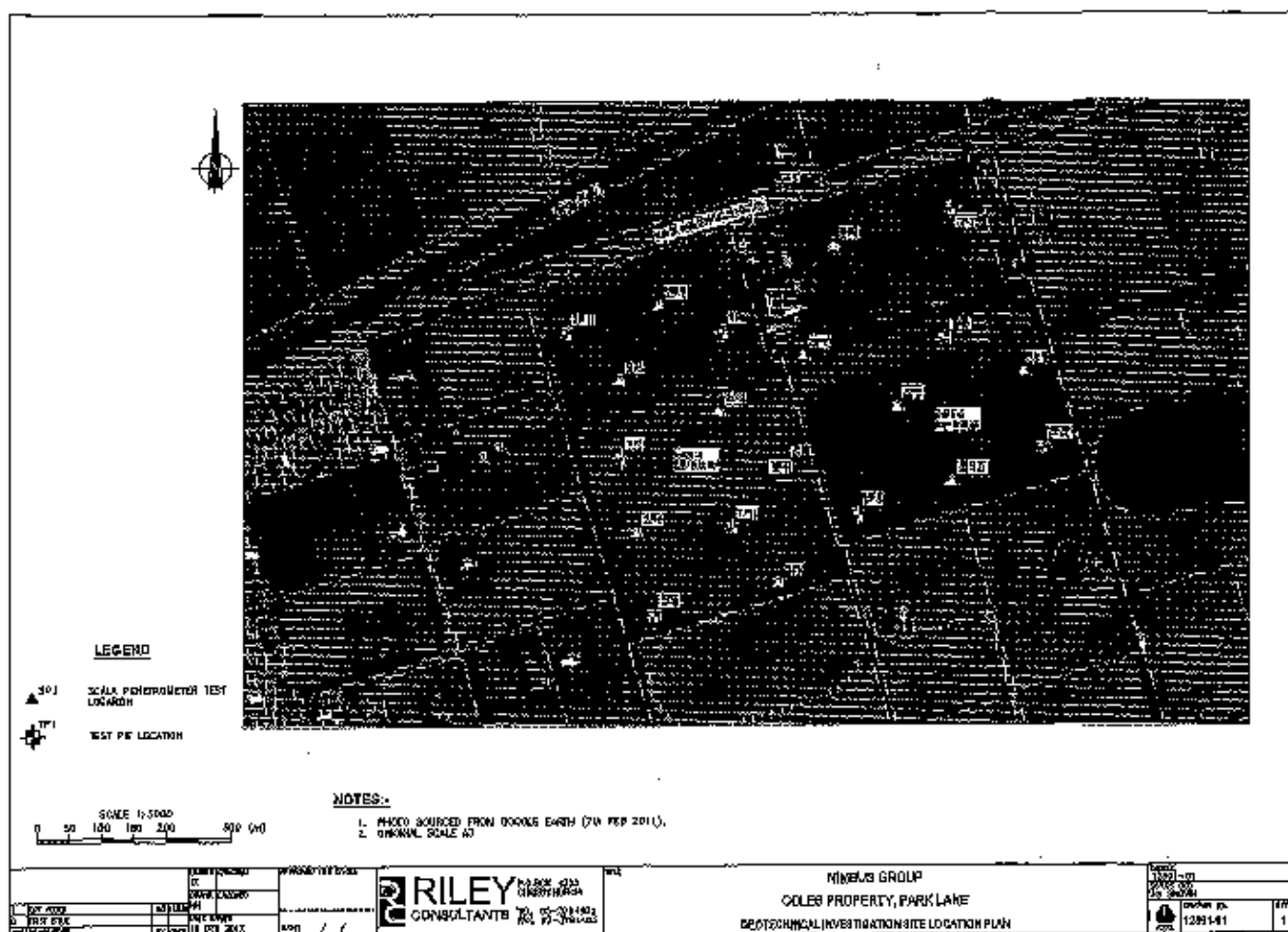
This report has been prepared solely for the benefit of the Nimbus Group as our client with respect to the brief, and the Selwyn District Council in processing the subdivision consent for the land area. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

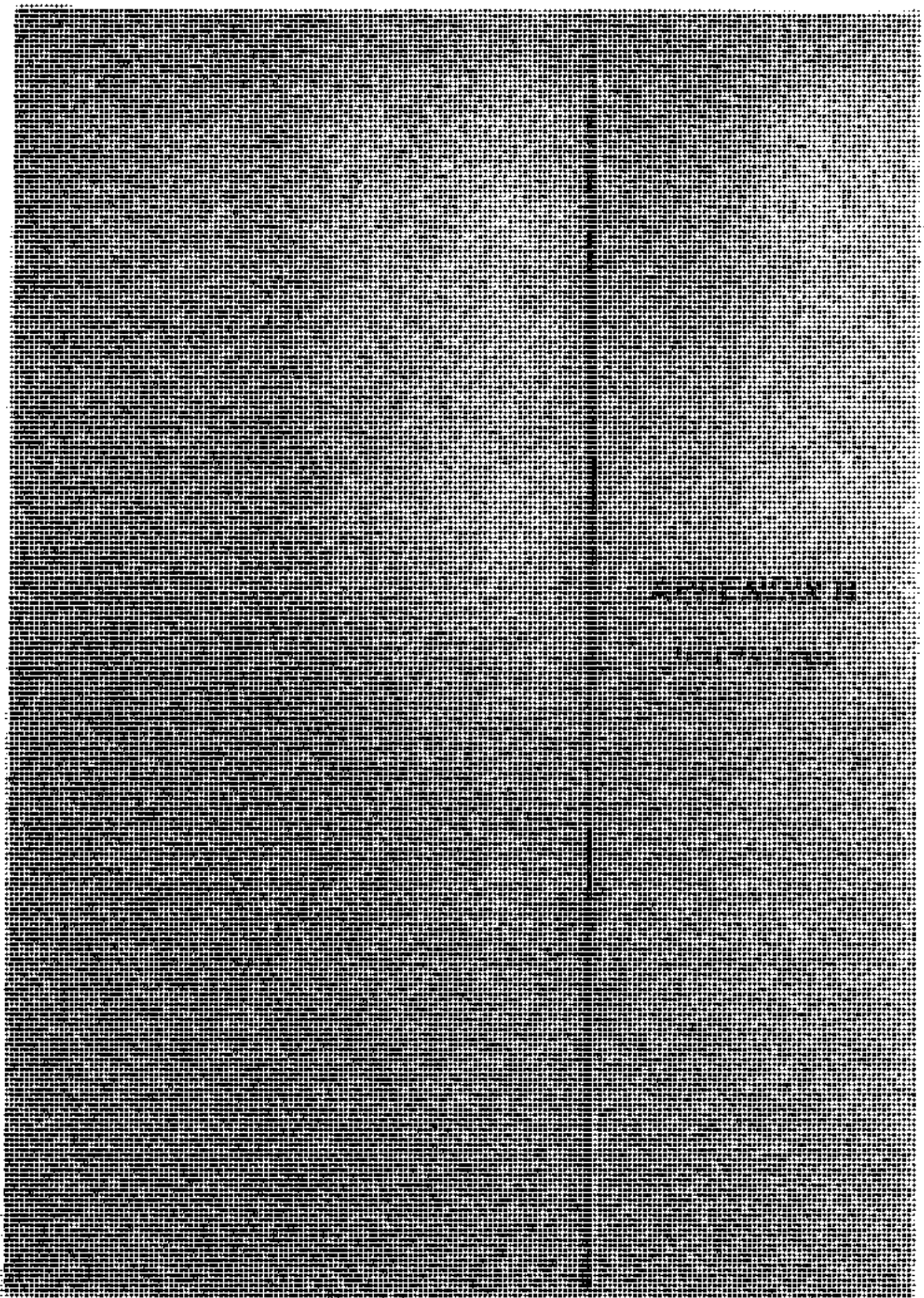
Recommendations and opinions in this report are based on data from limited test positions. The nature and continuity of subsoil conditions away from the test positions are inferred, and it must be appreciated that actual conditions could vary considerably from the assumed model.

11.0 References

Youd, T.L. et al, 1996 and 1998, *Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction resistance of soils*. Journal of Geotechnical and Geoenvironmental Engineering, October 2001.

APPENDIX A





RILEY CONSULTANTS Engineers and Geologists				Riley Consultants Limited 388 Haring Road Manurewa 2012 Tel: +64 (0) 9 448 9200 Fax: +64 (0) 9 448 9202				TEST PIT LOG	
Project: Coles Property - Park Lane		Location: Rolleston, Canterbury		Hole position: Refer to site plan		No.: TP1			
Job No.: 12891	Start Date: 20-11-12 Finish Date: 20-11-12	Ground Level (m LINZ): 50.00	Co-Ordinates (NZTM2000):						
Client: Nimbus Group			Hole Depth: 4.20 m		Sheet: 1 of 1				

Elevation (m LINZ)	Depth (m)	Geological Description (refer to separate Geotechnical and Geological Information sheet for further information)	Legend	Field Strength Soil Rock	Defect Description Cracks, voids, roots, holes, etc.	Groundwater	Samples	Tests
+50.00								
+49.75	0.25	Fine to medium SAND with some silt, dark brown with trace of mica. Loose (TOPSOIL)						
	1	Fine to medium SAND with trace to minor silt, grading to greyish brown SILT with some sand at 0.8 m. Trace of silt and local clay-rich lenses, light yellowish brown. Loose to medium dense (moist); clay rich lenses light greyish brown with pale orange spotting. (Q1a ALLUVIUM)						
+48.35	1.65							
	2	Fine to coarse GRAVEL with minor sand and silt and trace of cobbles and boulders at depth, brown. Very dense, moist. Gravel, subangular to subrounded, strong, slightly weathered greywacke sandstone. (Q1a ALLUVIUM)						
	4							
+46.80	4.20							
	5	BCH @ 4.20 m						

SKETCH:

MAP:

Shoring/Support: None Stability:	• Small Disturbed Sample □ Large Disturbed Sample ■ Undisturbed Sample T Permeability Test ▽ Glegg Hammer test replications (HV) ▽ Initial Vane Shear Strength (kPa) P=Peak, R=Residual, UTP=Unable to penetrate ▽ Scone Penetrometer - blows/50mm	GROUNDWATER ☒ None ☐ Slow Seep (depth) ☐ Rapid Inflow (depth) PIT TERMINATED DUE TO: ☒ Target depth ☐ Collapse ☐ Refusal ☐ Machine limit	Remarks 1. Ground level and coordinates are approximate and subject to survey confirmation.

All dimensions in metres Scale 1:50	Contractor:	Rig/Plant Used: Machine Excavator (14 tonnes)	Logged by: 39 Checked by: AvO

RILEY CONSULTANTS Geotechnical & Civil Engineering				TEST PIT LOG			
Project: Colles Property - Park Lane		Location: Rolleston, Canterbury		Hole position: Refer to site plan		No.: TP3	
Job No.: 12881	Start Date: 20-11-12 Finish Date: 20-11-12	Ground Level (m LIMZ): 60.00	Co-Ordinates (NZTM2000):				
Client: Nimbus Group			Hole Depth: 2.00 m			Sheet: 1 of 1	

Elevation (m LIMZ)	Depth (m)	Geological Description (refer to separate Geotechnical and Geological Information sheet for further information)	Legend	Weathering	Field Strength Soil Rock	Defect Description Type, size, location, spacing, roughness, depth, etc.	Groundwater	Samples	Tests
+60.00	0.00	Fine to medium silty SAND, dark brown with trace cobbles. Loose; moist. (TOPSOIL)							
+49.50	0.50	Fine to medium silty SILT (thinly bedded with trace roots and local clay-rich lenses, light yellowish brown. Loose to medium dense; moist. (CLAY ALLUVIUM)							
+48.50	1.50	Fine to coarse sandy GRAVEL with trace cobbles and boulders at depth, brown, gravel, subangular to subrounded, strong, slightly weathered greywacke strata. (CLAY ALLUVIUM)							
+48.00	2.00	BOH @ 2.00 m							

SKETCH:

MAP

Scale: 1:1,000

Shoring/Support: None Stability: A: 5.0 B: 1.0 C: D:	☒ Small Disturbed Sample ☐ Large Disturbed Sample ☐ Undisturbed Sample ☐ Permeability Test ☐ Clegg Hammer / test repeatability (N) ☐ Indirect Vane Shear Strength (kPa) ☐ P=Peak, R=Residual ☐ UTP=Unable to penetrate ☐ Scale Penetrometer - blow/50mm	GROUNDWATER ☒ None ☐ Slow Seep (depth) ☐ Rapid Inflow (depth) PIT TERMINATED DUE TO: ☒ Target depth ☐ Collapse ☐ Refusal ☐ Machine limit	Remarks 1. Ground level and coordinates are approximate and subject to survey confirmation.

All dimensions in metres Scale 1:50	Contractor:	Rig/Plant Used: Machine Excavator (14 tonnes)	Logged by: 39 Checked by: AvD

RILEY CONSULTANTS Engineering and Geotechnics				TEST PIT LOG			
Project: Colas Property - Park Lane		Location: Rolleston, Canterbury		Hole position: Refer to site plan		No.: TP5	
Job No.: (2891)	Start Date: 20-11-12 Finish Date: 20-11-12	Ground Level (m LINZ): 50.00	Co-Ordinates (NZTM2000):				
Client: Nimbus Group		Hole Depth: 1.45 m				Sheet: 1 of 1	

Elevation (m LINZ)	Depth (m)	Geological Description (refer to separate Geotechnical and Geological Information sheet for further information)	Legend	Field Strength Soil Rock	Defect Description (Type, orientation, location, roughness, plasticity, texture, setting etc)	Group/Label	Samples	Tests
+50.00								
+49.50	0.40	Fine to medium silty SAND, dark brown with trace pebbles, loose; moist. (TOPSOIL)						
+49.25	0.75	Fine to medium sandy SILT finely bedded with trace roots and local clay-rich lenses, light yellowish brown. Clay rich lenses light greyish brown with pale orange spalling. Loose to medium dense; moist. (Cl is ALLUVIUM) Duff in Grades to contain no rock.						
	2	Fine to coarse GRAVEL with minor sand and silt and trace pebbles and boulders at depth, brown. Gravel, subangular to subrounded, strong, slightly weathered greywacke sandstone. (Cl is ALLUVIUM)						
	3							
	4							
	5							
+44.80	5.20	EDM @ 1.45 m						

SKETCHES

MAP

Shoring/Support: None Stability: A 5.0 B: 1.0 C	☒ Small Disturbed Sample ☐ Large Disturbed Sample ☐ U100 Undisturbed Sample ☐ Permeability Test ☐ Oleg Hammer; test repetitions (N) ☐ Initial Vane Shear Strength (kPa) ☐ P-Peak, R-Residual ☐ UTP-Unable to penetrate ☐ Back Penetration test - blow/50mm	GROUNDWATER ☒ None ☐ Slow Seep (depth) ☐ Rapid Inflow (depth) PIT TERMINATED DUE TO: ☒ Target depth ☐ Collapse ☐ Refusal ☐ Machine limit	Remarks 1. Ground level and coordinates are approximate and subject to survey confirmation.

All dimensions in metres Scale 1:50	Contractor:	Rig/Plant Used: Machine Excavator (14 tonnes)	Logged by: 39 Checked by: AvD

RILEY CONSULTANTS Engineers and Geologists				Riley Consultants Limited 300 Maitland Street Christchurch 8014 Tel: +64 3 366 4400 Fax: +64 3 366 4401				TEST PIT LOG			
Project: Colson Property - Park Lane				Location: Rolleston, Canterbury				Hole position: Refer to site plan		No.: TP6	
Job No.: 12891		Start Date: 20-11-12 Finish Date: 20-11-12		Ground Level (m LINZ): 50.00		Co-Ordinates (NZTM2000):					
Client: Nmbus Group				Hole Depth: 5.00 m				Sheet: 1 of 1			

Elevation (m LINZ)	Depth (m)	Geological Description (refer to separate Geotechnical and Geological Information sheet for further information)	Lithology	Field Strength Soil Rock	Defect Description (type, orientation, spacing, roughness, persistence, location, etc)	Groundwater	Samples	Tests
+50.00	0.00			SBS				
+46.70	3.30	Fine to medium silty SAND with some silt, dark brown with loose nodules; lenses/bands (TOP SOIL) Fine to medium silty SAND with local clay-rich lenses, light yellowish brown. Clay rich lenses light greyish brown with pale orange spotting. Loose to medium dense; moist. (G1 to ALLUVIUM)	SBS					No. 6 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
+47.90	2.20							
	3	Fine to coarse GRAVEL with minor sand and silt and trace cobbles and boulders at depth, brown. Gravel, subangular to subrounded, strong, slightly weathered pre-quaternary sandstone. (G1 to ALLUVIUM)	SBS					
	4							
+45.00	5.00	BOH @ 5.00 m						

SKETCH:

MAP

Shoring/Support: None Stability:	■ Small Disturbed Sample ■ Large Disturbed Sample □ Undisturbed Sample ⊥ Permeability Test ⌋ Clegg Hammer (test repetitions (N)) ⌋ In Situ Vane Shear Strength (kPa) - P=Peak; R=Residual - UTP=Unable to penetrate ⌋ Scone Penetrometer - blows/50mm	GROUNDWATER ☒ None ☐ Slow Seep (depth) ☐ Rapid Inflow (depth) PIT TERMINATED DUE TO: ☒ Target depth ☐ Collapse ☐ Refusal ☐ Machine Trail	Remarks 1. Ground level and coordinates are approximate and subject to survey confirmation.

All dimensions in metres Scale 1:50	Contractor:	Rig/Plant Used: Machine Excavator (14 tonnes)	Logged by: 39 Checked by: AvD

RILEY CONSULTANTS Engineering & Construction		Riley Consultants Limited 285 Marine Street Christchurch 8018 Tel: +643 3794402 Fax: +643 3784400		TEST PIT LOG	
Project: Coles Property - Park Lane		Location: Rolleston, Canterbury		Hole position: Refer to site plan	
Job No.: 12891		Start Date: 20-11-12 Finish Date: 20-11-12		Ground Level (m LINZ): 50.00 Co-Ordinates (NZTM2000):	
Client: Nimbus Group		Hole Depth: 4.50 m		Sheet: 1 of 1	

Elevation (m LINZ)	Depth (m)	Geological Description (refer to separate Geotechnical and Geological Information sheet for further information)	Legend	Field Strength Soil Rock	Defect Description (type, orientation, spacing, roughness, possible spalls, pitting etc)	Groundwater	Samples	Tests
+50.00	0.00	Fine to medium silty SAND, dark brown with trace medium subrounded gravel, rocklets and roots. Lobes; moist. (TOPSOIL)						No. 1 1, 2, 1, 1, 1, 1, 1, 1, 2, 2, 1, 2, 2, 2, 1, 2, 2, 2, 2, 2, 3, 2, 2, 7, 12, 5, 7, 15
+49.40	0.60	Fine to medium SAND with minor silt and trace roots, light brown. Dispersed (North end of pit, first gravel lens at 1.1 m, loose to medium dense; moist. (CL ALLUVIUM)						
+47.90	2.10	Fine to coarse sandy GRAVEL with minor cobbles, brown. Gravel, subangular to subrounded, strong, slightly weathered greywacke sandstone. Containing occasional juyling and local gravelly sand lenses. (CL ALLUVIUM)						
+46.00	4.00	EOH @ 4.50 m						

SITE PLAN:

MAP

Shoring/Support: None Stability:	Small Disturbed Sample Large Disturbed Sample U100 Undisturbed Sample Permeability Test Cone Hammer; test repetitions (N) In Situ Vane Shear Strength (kPa) P=Peak, R=Rebound UTP=Unable to penetrate Scale Penetrometer - blow/30mm	GROUNDWATER ☒ Note ☐ Slow Seep (depth) ☐ Rapid Inflow (depth) PIT TERMINATED DUE TO: ☒ Target depth ☐ Collapse ☐ Refusal ☐ Machine limit	Remarks 1. Ground level and coordinates are approximate and subject to survey confirmation.

All dimensions in metres Scale 1:50	Contractor:	Rig/Plant Used: Machine Excavator (14 tonne)	Logged by: SB Checked by: AYD

RILEY CONSULTANTS LIMITED 225 Kildare Street Christchurch 8013 Tel: +612 3784102 Fax: +612 3784103				TEST PIT LOG			
Project: Gales Property - Park Lane			Location: Rollleston, Canterbury		Hole position: Refer to site plan		
Job No.: 12891		Start Date: 20-11-12 Finish Date: 20-11-12		Ground Level (m LINZ): 50.00		Co-Ordinates (NZTM2000):	
Client: Nimbus Group				Hole Depth: 5.00 m		Sheet: 1 of 1	

Elevation (m LINZ)	Depth (m)	Geological Description (refer to separate Geotechnical and Geological information sheet for further information)	Legend	Weathering	Field Strength Soil Rock	Defect Description Any variation, spacing, continuity, position, orientation, filling etc	Groundwater	Samples	Tests
+50.00									
+49.75	0.25	Fine to medium silty SAND, dark brown with trace pebbles and roots. Loose; moist. (TOP SOIL)							NO. 1 2, 2, 3, 3, 4, 5, 4, 4, 5, 5, 7, 5, 4, 5, 8, 5, 1, 3, 2, 4, 8, 5, 4, 5, 10
+49.00	1.00	Fine to medium SAND with minor silt and trace roots. Light brown. Loose to medium dense; moist. (G1s ALLUVIUM)							
	2								
	3								
	4								
+46.00	5.00	ECM @ 5.00 m							

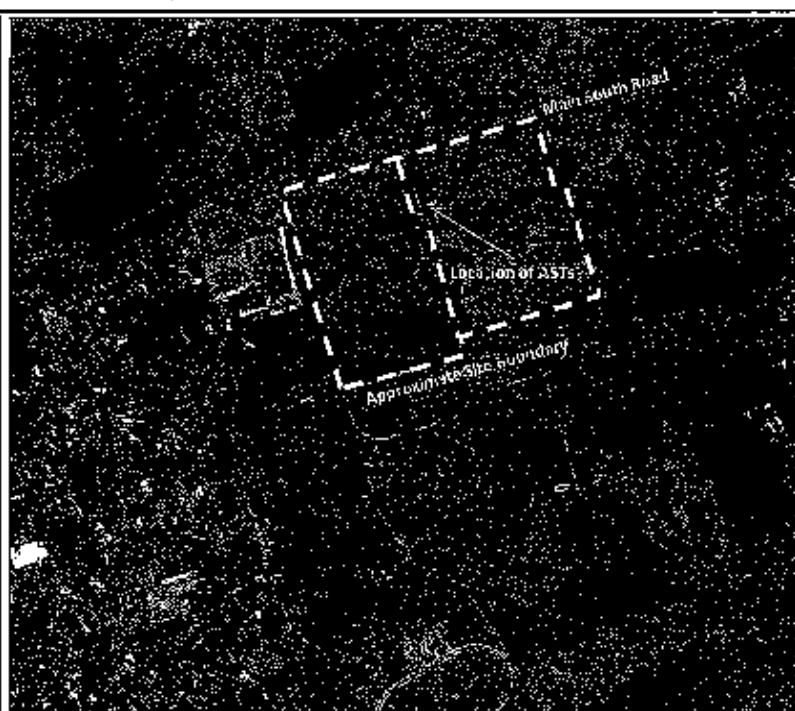
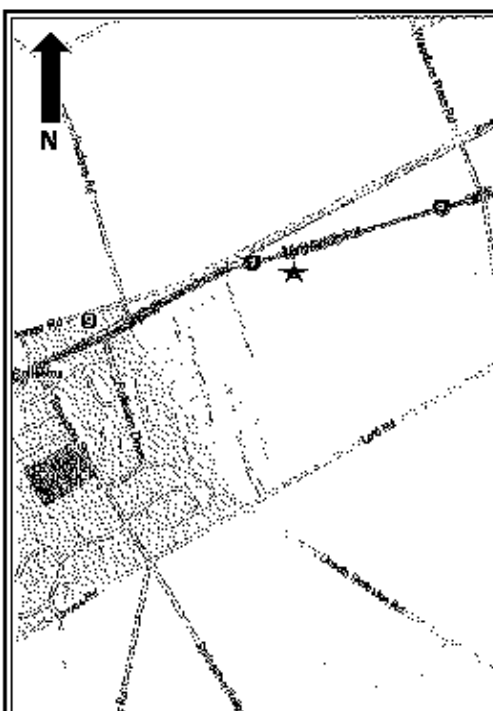
SKETCH:

MAP

Shoring/Support: None Stability:	Small Disturbed Sample Large Disturbed Sample U100 Undisturbed Sample Permeability Test Clegg Hammer; test repetitions (JN) Index Vane Shear Strength (kPa) P=Peak, R=Residual UTP=Unable to penetrate Scale Piezometer - blow/50mm	GROUNDWATER ☒ None ☐ Blow Seep (depth) ☐ Rapid Inflow (depth) PIT TERMINATED DUE TO: ☒ Target depth ☐ Collapse ☐ Refusal ☐ Machine limit	Remarks 1. Ground level and coordinates are approximate and subject to survey confirmation.

All dimensions in metres Scale 1:50	Contractor:	Rig/Plant Used: Machine Excavator (14 tonne)	Logged by: BR	Checked by: AvD

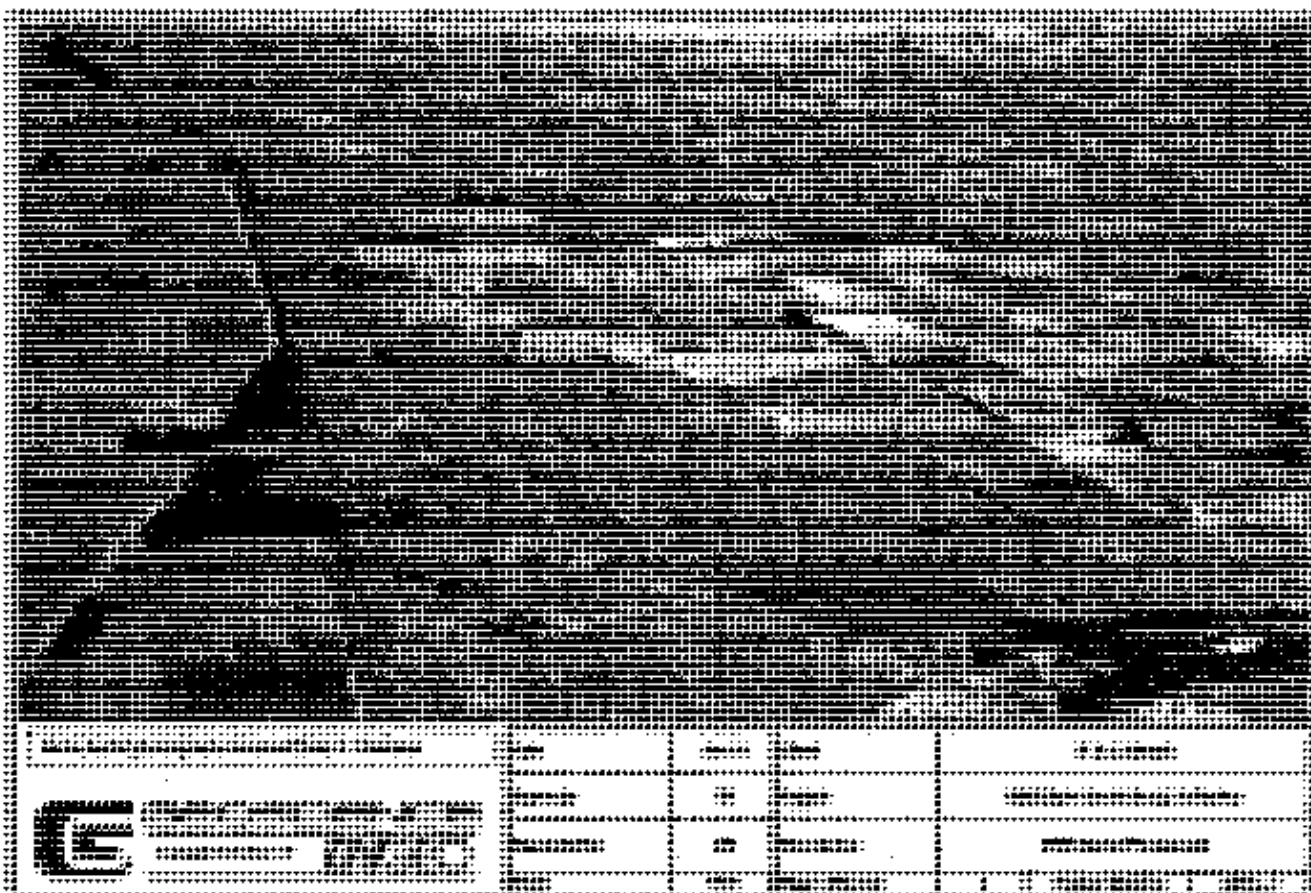
FIGURES



Notes: Location map sourced from Google
Aerial Photograph sourced from Koordinates



Date	Jan-13	Client	K. B. J. Adams		
Drawn by	HA	Project	1535 Main South Road, Rollaston		
Approved by	DR	Description	Site Location Plan		
Scale	NTS	Figure Number	1	Project Number	08654_1



APPENDIX 1
CRC LLUR Statement

Information held about other investigations on the Listed Land Use Register

1 Jan 2011 INV 12787: Desk-Based Ground Contamination Assessment Plan Change 7 Area
Tonkin and Taylor Ltd

23 Nov 2012 INV 14520: GW Rolleston Ltd - Preliminary Site Investigation Report - 110 Levi Road, Rolleston
Spire

Summary of above investigations

Report(s) have not yet been audited.

For further information from Environment Canterbury, contact the Contaminated Sites Officer and refer to enquiry number 14689.

Disclaimer:

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).

This information reflects Environment Canterbury's current understanding of this site, which is based only on the information thus far obtained by it and held on record concerning this site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result, Environment Canterbury is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.



APPENDIX 2

Site Photographs

Geoscience Consulting (NZ) Limited
5 Norwich Quay, Lyttelton 8002, New Zealand
PO Box 110, Lyttelton 8841, New Zealand
T (+64) (3) 328 9012 F (+64) (3) 328 9013
www.nzgeoscience.co.nz





Photo 1: Old school house used for storage



Photo 2: Above ground diesel tank



Photo 3: Above ground petrol tank

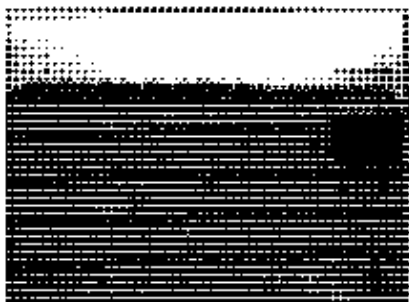


Photo 4: Site looking southwest



Photo 5: Horse trading track



Photo 6: Agricultural farm area



Date taken	Jan-12	Client	Nimbus Group Limited		
Taken by	HA	Project	153B Main South Road, Rolleston		
Approved by	DR	Description	Site Photographs		
Scale	N/A	Photo No.	1 to 6	Project Number	9254

Annexure Ten: Matson & Allan Letter



19 April 2013

Chief Executive
Environment Canterbury
P O Box 345
CHRISTCHURCH 8140

Dear Sir/Madam

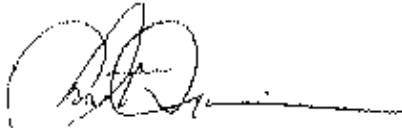
RE: SUBMISSION – SELWYN DISTRICT RURAL RESIDENTIAL LAND

1. Matson & Allan have been involved in the Rural Residential market in Canterbury for in excess of 50 years.
2. This company has an active involvement in the Selwyn District and has its main office in Rolleston in the Central Business District specialising in Rural, Rural Residential and Residential sales and marketing.
3. We have been asked to comment on the demand/availability of small Rural Residential lots which we confirm are in the area of between 3000m² and 1ha in area, and in particular as to the effect of the recent Christchurch earthquakes on this particular market.
4. Over the last 14 years since Selwyn District has shown rapid expansion, there has always been a steady and strong demand for Rural Residential lots as opposed to larger 4ha lots, of which the latter are really the only option available for a person looking for a semi rural lifestyle property.
5. Our experience is that of the 4ha lots that have sold on the current market, over 60-65% of those purchasers would have preferred smaller lots, but have been unable to purchase them as they are not available.
6. Our view is that the 4ha lots are uneconomic and a totally unproductive means of providing a rural option with most buyers generally looking for a small area for extra land for grazing a horse, sheep, or a building for rural storage type purposes.
7. Our experience has been since the Christchurch earthquakes that a large number of people affected by the earthquakes are seeking a rural option at a market value level equal to what they had invested in their house affected by the earthquakes. Our knowledge is that there are minimal and limited options, which is putting pressure on other markets and the ripple down effect of not having small rural residential options is compressing that end of the market.

Matson & Allan Real Estate Limited, Licensed under the REA Act 2008
92 Rolleston Drive, Rolleston 7614 Ph +64 3 347 9949 | F +64 3 347 7284 | rolleston@marealestate.co.nz
South Toraco, P.O. Box 41, Darfield 7610 Ph +64 3 318 8204 | F +64 3 318 8104 | darfield@marealestate.co.nz
70 High Street, Leeson 7632 Ph +64 3 324 3704 | F +64 3 324 3703 | leeson@marealestate.co.nz
www.marealestate.co.nz

8. It is our experience and view that the properties in the middle to higher priced bracket would come from the second and third home buyers who want to move up the property ladder and make available their present home, but there are not the options available given the limited availability of land.
9. In the red zone resultant from the earthquake there have been a significant number of higher valued and quality homes destroyed. We have experienced a number of these parties looking for a Rural Residential option, but due to the lack of supply they are not able to be satisfied.
10. It is our view that the availability of Rural Residential lots in the Selwyn District would be in strong demand.

Yours faithfully
MATSON & ALLAN REAL ESTATE LTD

A handwritten signature in dark ink, appearing to read 'Chris Flaanagan', with a long horizontal flourish extending to the right.

Chris Flaanagan, AREINZ
Director

**Annexure Eleven: Assessment Against Rural Residential
Background Report Preferred Rural
Residential Criteria**



Fiona Aston Consultancy Ltd

Resource Management & Planning

PO Box 1436 Christchurch 8140 Ph 03 3322618 Email fiona@fionaaston.co.nz

Submission to Selwyn District Council On: The Draft Rural Residential Strategy

Date: 28th February 2014

Clients: MG and JM Austin

Prepared by: Anna Mackenzie

Handwritten signature of Anna Mackenzie.

Date:

Reviewed by: Fiona Aston

Handwritten signature of Fiona Aston.

Date:

SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Greg Friedel, Strategy and Policy Planner

Full Name of Submitter: MG and JM Austin

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. **The specific provisions of the RRS that our submission relates to are:**

The whole Draft Rural Residential Strategy (RRS) including Criteria in appendix 1 and Maps in appendix 2.

2. **Our submission in SUPPORT IN PART is:**

We support the RRS including the criteria proposed to identify appropriate rural residential development, subject to the inclusion of the Site subject to this submission; and amendment to the criteria as set out in Appendix B. It has been demonstrated through this submission that this site meets the criteria set out in the RRS as suitable for rural residential development. An assessment of the proposal against the criteria set out in the RRS, has been included in Appendix A below.

Submitter

Mr and Mrs Austin own 12.5452ha of land immediately adjoining the western edge of West Melton Township adjoining State Highway 73 along the southern boundary. The Austin's property is zoned Rural Inner Plains and immediately adjoins a Living Zone (to the east).

This submission seeks to include the Austin's property along with 10ha owned by the Fitzgeralds to the West of the Austin's property, and 14.9733ha owned by the Hughes to the north of the Austin's property. The Hughes property also adjoins Halkett Road to the north. Together these three properties make up the 'Site' (37 ha) to which this submission applies (see location plan attached as Appendix C).

Background

The Site adjoins a West Melton living zone to the east. The subdivision to the east has been designed so as to not provide any future connections to the west, and includes larger 4000 – 5000m² sections along its western boundary (adjoining the Site).

There is a large area of L2 zoned land immediately south of West Melton township (permitted average lot size 5000m²), which has been zoned as such for some time without any apparent desire by the land owner to develop this land. It is identified as an existing urban area in Chapter 6 of the Canterbury Regional Policy Statement (CRPS) so rezoning of this land is not precluded.

Rural Residential Strategy

The Draft Rural Residential Strategy identifies five sites which meet the criteria for Rural Residential Development in the Selwyn District. At paragraph 6.2 the following pre-requisites for consideration are set out:

- can be economically serviced with reticulated water and wastewater services
- is able to be integrated with established Townships
- does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, SDP or RRS13
- Is not affected by any significant constraints
- is owned by parties who have aspirations to rezone the land

The site meets all of the above pre-requisites as follows:-

Reticulated services:

The site adjoins existing development to the east, and although investigations have not been carried out, it is anticipated that extensions of these services can be made. West Melton is covered by the Eastern Selwyn Sewerage Scheme.

Integration with Townships

The Site is located north of SH73, and adjoins the township area. One combined road access onto SH73 is envisaged, with access also available to Halketts Road. Future residents of the Site would be no more than 1-2km walking distance from the centre of West Melton Township, ensuring the Site could be fully integrated with the Township.

Consolidation/Intensification

The total Site area is 37 ha, which could yield around 31-62 rural residential lots, depending on average lot size (5000m² -1ha). This is a minor additional number of households, in the context of the 6300 additional households anticipated as required and provided for in SD over the next 10-15 years, and 36 150 hh for the Greater Christchurch urban area.¹

Constraints

The Site is not located within a high groundwater zone, or an identified flood zone, the Site is located within the area identified as unlikely to be subject to damage from an earthquake. There are no identified sites of cultural, historical or habitats of significance identified or within the vicinity. The Site does not contain transpower lines or any other utility designations, and the Site is not located in proximity to any intensive farming operations. It is considered that the Site is not located such that it is subject to any constraints to development.

Landowner Aspirations

The Austin's have an interest in developing the Site in the immediate future and in the processing of discussing development options with the adjoining properties included in this submission

¹ See Land Use Recovery Plan page 13

Conclusion

Given the site meets the above noted pre-requisites, and meets the RRS criteria for identifying suitable rural residential sites (see Appendix A), the Submitters consider that this Site is appropriate for rural residential development and seek its inclusion in the RRS as such.

Land Use Recovery Plan

The Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. We consider that the use of the Site for rural residential development has been demonstrated through submissions to PC17, and through this submission to be an efficient use of land and infrastructure which does not limit future urban growth, and does not create adverse effects with surrounding rural land. The Site will not limit future urban growth of West Melton as the adjoining living zones and developed land already has larger rural residential sized sections on the boundary with this land.

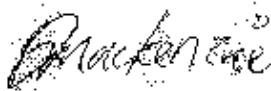
Relief Sought

- That SDC adopt the Draft RRS as the Final RRS subject to the inclusion of the Site the subject of this submission as a rural residential location.
- That in relation to Action 18 of the LURP, SDC recommend to the Minister of Earthquake Recovery that the land subject of this submission be rezoned Living 2 without any further public process, or a streamlined process be adopted which allows for public consultation on rural residential locations that were not included in the Draft RRS. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types.

Conclusion

The Austin's consider that the Site the subject of this submission is a suitable area for rural residential development on the edge of West Melton Township. This Site will provide appropriate township consolidation and enable the development to be integrated with the Township. The site can be serviced with reticulated services without putting undue pressure on existing systems, and will provide appropriate sections to meet the market demand. The site meets the criteria of the RRS and is appropriate in the context of the provisions of LURP and Selwyn District Plan.

3. We do wish to be heard in support of our submission.
4. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

5. Signed:  28 February 2014

6. Address for service of submitter:

Postal Address: C/- Fiona Aston Consultancy Ltd PO Box 1435 Christchurch
Telephone: 03 3322618
Email: fiona@fionaaston.co.nz

Appendix A – Assessment Against RRS criteria for Lincoln

Rural Residential Strategy (2013) assessment Criteria (reproduced)

This 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	West Melton	Proposed Site
Chapter 6 of the CRPS (LURP)		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside of identified priority areas for existing urban 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	The site is located adjoining the living zone, and while detailed investigation into service provision will be required as part of any future development of the site, it is anticipated that due to its proximity an appropriate solution can be achieved
Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways	SS	Access for any future development of this site can be to Halket Road, with one coordinated access point to SH73 to provide connectivity and alternative access for emergency vehicles.
Avoid noise sensitive activities occurring within the 50 dB(A)dn 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	NA	This criteria does not apply to this site.
Avoid the groundwater recharge zone for Christchurch City's drinking water	C	The Site is located outside of the identified recharge zone as set out on Map 29 of the RRS.
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	The site is not located such that it is likely to compromise military operations.
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 site is located adjoining Sh79, and appropriate boundary treatments and setbacks from this road will be required to be considered as part of any future development. The site adjoins the rural zone to the west, with good separation to the north and south achieved through the existing road network. Sections to the west of the site appear to range from approximately 3ha – 11ha lifestyle type blocks with limited extensive farming activities. This is unlikely to cause significant reverse sensitivity effects which cannot be mitigated through appropriate separation distances and use of larger sections along these boundaries. There are no intensive farming activities in the vicinity.
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 site does not contain any significant ecology, and therefore will not have adverse ecological effects.
Not significantly adversely affect ancestral land, water, sites, wāhiāpua and wāhiāpunga to Ngāi Tahu	SS	No identified cultural sites exist on the site.
Avoid adverse effects on existing surface water quality	SS	Appropriate stormwater management will ensure adverse effects on surface water quality is avoided.
Integrate into, or consolidate with, existing settlements	C	The proposal is located adjoining the urban limits of West Melton and is able to be integrated with and consolidate the Township.
Development site supports the development of an ODP and is not seen as a transition to full residential forms of development	C	An ODP will be prepared as part of future development on this site which will provide for rural residential densities, consistent with the existing larger lot sizes at the boundary within the

Rural residential form, function and character		Adjoining living zone.
Avoid locations that are obvious residential growth paths	C	The site is not located in an obvious residential growth path given that adjoining living zoned and developed land already has larger rural residential sized sections on the boundary with this land.
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 site is located along the existing living zone boundary, and approximately 1-2km walking distance from the centre of West Melton.
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 h/ha, but where the overall area supports sustainable envelopes in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved	SS	The site is ideally located to provide 1-2 h/ha across the entire site. A total yield of around 51-62 is possible. An ODP will be developed which will ensure an appropriate mix and location of lots, and other design elements to achieve anticipated rural residential form, function and character including 'ruralness' and 'openness'.
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 Rūnanga o Ngāi Tahu and Te Taumutu Rūnanga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Eleamere/Te Waihora, springs and any associated mahinga kai sites.	SS	The Site does not contain any significant ecosystems, indigenous biodiversity or known cultural heritage.
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries	SS	The larger 'urban' section sizes provided by the development to the east of the site already provides a definitive boundaries

between urban and rural residential activities to limit peri-urban sprawl		between urban and rural residential activities, which will be further 'built on' with the rural residential development of the Site. Other design features such as shelter belts and setbacks may be utilised to enhance this boundary further.
Landscape values		
Distinguish logical boundaries determined by strong natural or physical features	C	SH73 and Halkett Road to the south and north provide strong boundary strong boundaries. Design features such as setbacks and boundary treatments along the western will provide an appropriate western boundary.
Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch	SS	The Site is located on the western side of West Melton, away from Christchurch City.
Protection of natural features, significant trees and vegetation	SS	There are none of significance on the Site.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	C	The total area of the Site represents a relatively small development which will avoid collective visual effects of the land use. Additionally the orientation of the Site between two roads, ensures that views of any future development on the Site from existing Public Roads is limited. There is an existing row of large lot residential/rural residential sized lots along the Site east boundary, within the adjoining living zone to the west (Pirbright Downs), which extends along the Halkett Road and SH73 frontages. Given the Site's limited frontage to Halkett Road and SH73 the development will not visually appear as other than a very minor addition of rural residential sized development along the primary road frontages. ODF design will also manage visual effects by the careful positioning and mix of lot sizes and other design elements.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig	SS	The Site does not appear to be limited by these constraints.

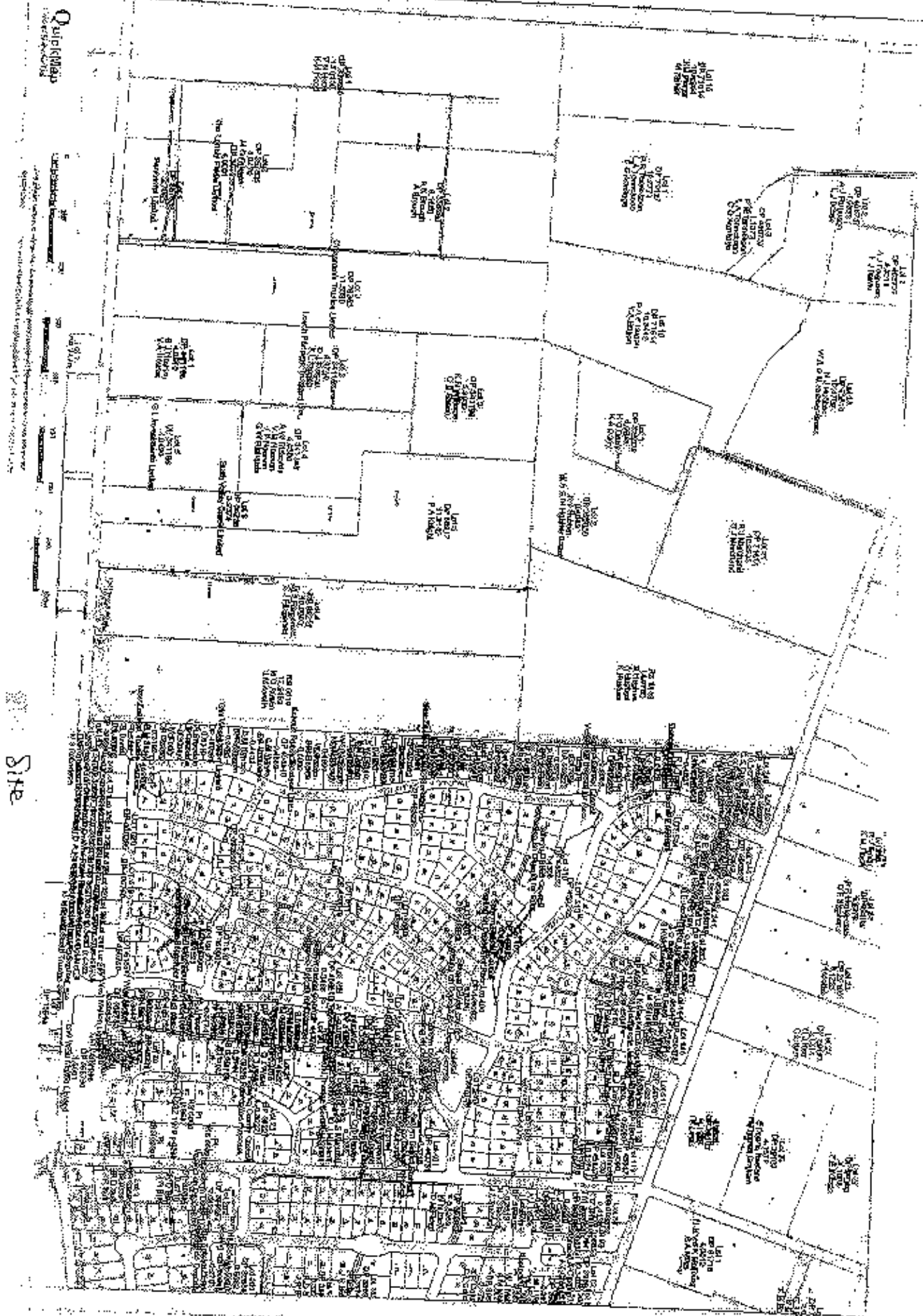
Landscape Architect (see Appendix 1 RRS13)		
Locations to adjoin Township boundaries for have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	C	The orientation of the Site adjoining land remaining rural along one side, two primary roads with rural land beyond to north and south, and existing large lot rural residential sites to the east, and the ability to retain rural outlook through appropriate design and section sizes will provide for an appropriate degree of ruralness throughout the site.

WEST MELTON ENVIRONS STUDY AREA CRITERIA		
Urban form and growth management	Critical or site specific matter	Proposal site
Rural residential development nodes to: (a) adjoin the living zoned land; and (b) be consistent with the urban settlement pattern and strategic planning outcomes outlined in the Growth of Township objectives and policies of the District Plan, including specifically the promotion of future residential expansion to the north of SH73 as far as Halkett Road, with low density residential activities being restricted to the zoned land to the south of SH73.	C	The site adjoins a residential priority area and is consistent with the compact township shape sought by this and other planning documents, including promotion of development north of SH73 as far as Halkett Road.
West Melton and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete rural town character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base. No additional residential 'Greenfield' residential priority areas have been identified within the LURP.	C	The proposal represents a small development which can be appropriately designed to promote and enhance the rural outlook without placing undue pressure on community services and local infrastructure.

The existing Living 2 and Living 2A zones remain undeveloped and provide the opportunity for a range of low-density sections within West Melton, which satisfies the need for significant areas of additional rural residential land in the short to medium term	C	Given that the owner of the L2 zoned land south of SH73 does not appear to be developing this site in the short term, it is considered that the development of alternative rural residential land would meet the immediate established short fall in housing choices as a result of recovery from the 2011 earthquakes.
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 West Melton, including development east and west along West Coast Road (SH73) (APPENDIX 2 – Map 8)	SS	This development represents a small addition to development along SH73. Appropriate boundary treatments and design features could ensure development of this site enhances the gateway to the township along the Highway.
Avoid locations that may contribute to the long term coalescence of West Melton with Rolleston and Christchurch City (refer to APPENDIX 2 – Map 22)	C	The location of the site on the west side of the Township, and north of SH73 ensures this is achieved.
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of West Melton (APPENDIX 2 – Map 6)	SS	Achieved
Preserve the rural character and the productive capacity of large rural land holdings surrounding West Melton and the Rural (Outer Plains) zone to the west of West Melton (APPENDIX 2 – Map 9)	SS	Achieved – the site is located on, and surrounded by small land holdings.
Maintain the visual distinction and amenity contrast between the rural periphery of West Melton and the larger urban forms of Rolleston and Christchurch City (refer to APPENDIX 2 – Map 22)	C	Achieved – the location of the site ensures that visual distinction is maintained.
Strategic Infrastructure		
Upgrades to the water infrastructure are required to	C	Consideration of the water infrastructure will be required to be

support additional rural residential development on the periphery of West Mel.		considered as part of the detailed design of the site with appropriate solutions achieved.
Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in APPENDIX 2 – Map 8).	C	Achieved
Transpower high voltage transmission lines to the south of SH73 and north of Old West Coast Road, NZ Defence Force West Melton Rifle Range and related buffer setback (DE3), NZ Defence Force communications facility and related buffer (DE4), Orion Weedons substation (OR10), Waimakariri River flood protection stop banks (OR11), West Melton aerodrome buffer, West Melton Observatory Zone, West Melton domain (E204), Council water wells on Langdales Road (D91) and Weedons Ross Road (D90), Council cemetery on Weedons Ross Road (D178) and Weedons Domain on Muddisons Road (D126)		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roadways and reticulated water and wastewater networks (refer to the 5 Waters Activity Management Plan and Transportation Activity Management Plan)	C	The Site is located adjoining the existing township. It is considered that appropriate servicing solutions are achievable. It is also noted that appropriate road connections to Halkett Road will provide suitable access for the Site.
Natural hazards		
Avoid locations that are constrained by the Waimakariri River flood plain to the north of West Melton (refer to APPENDIX 2 – Map 13)	SS	As set out above these are not considered to be a constraint on the development of the site.
Environmental, cultural and heritage values		
Avoid land that may compromise the health, longevity or setting of the registered Protected Tree located on	SS	Achieved

Newton Road (T90 & T91) to the south-west of West Melton (refer to APPENDIX 2 – Map B)		
Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site to the north of West Melton and related Wāhi Taonga (Oven C44 to C47) (refer to APPENDIX 2 – Map B)	SS	Achieved
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to West Melton, including specifically: St Paul's Anglican Church (H208) (refer to APPENDIX 2 – Map B)	SS	Achieved
Avoid locations that may undermine the health and longevity of the confirmed Significant Natural Area on Old West Coast Road to the north-east of West Melton (refer to APPENDIX 2 – Map B)	SS	Achieved





GLASSON RESOURCE MANAGEMENT

28 February 2014

Selwyn District Council
P O Box 90

ROLLESTON 7643

BY EMAIL: submissions@selwyn.govt.nz

Dear Craig

SUBMISSION TO DRAFT SELWYN RURAL RESIDENTIAL STRATEGY

Thank you for the opportunity to lodge a submission to the Draft Selwyn Rural Residential Strategy.

(a) Your Name, postal address, phone or email address:

B R & A S MOIR
C/- Peter Glasson
Glasson Resource Management Limited
24 Weka St
Fendalton
CHRISTCHURCH 8041
PH 03 348 9090

(b) Support or Oppose the Draft Rural Residential Strategy

B R & A S MOIR are the owners of the land at the north western corner of Ellesmere Road and Moirs Lane, Lincoln. The land is legally described as Pt RS 10644 contained in CB649/98 and has an area of 13.2736 hectares.

The land was identified as being suitable for rural residential purposes in the (now withdrawn) Plan Change 17 relating to rezoning of land for rural residential purposes.

GLASSON RESOURCE MANAGEMENT Limited

24 Weka St, Fendalton, CHRISTCHURCH, 8041
P 03 348 9090 F 348 9092 E peter.glasson@glassonrm.co.nz

QuickMap

Copyright 2000

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

Map Data

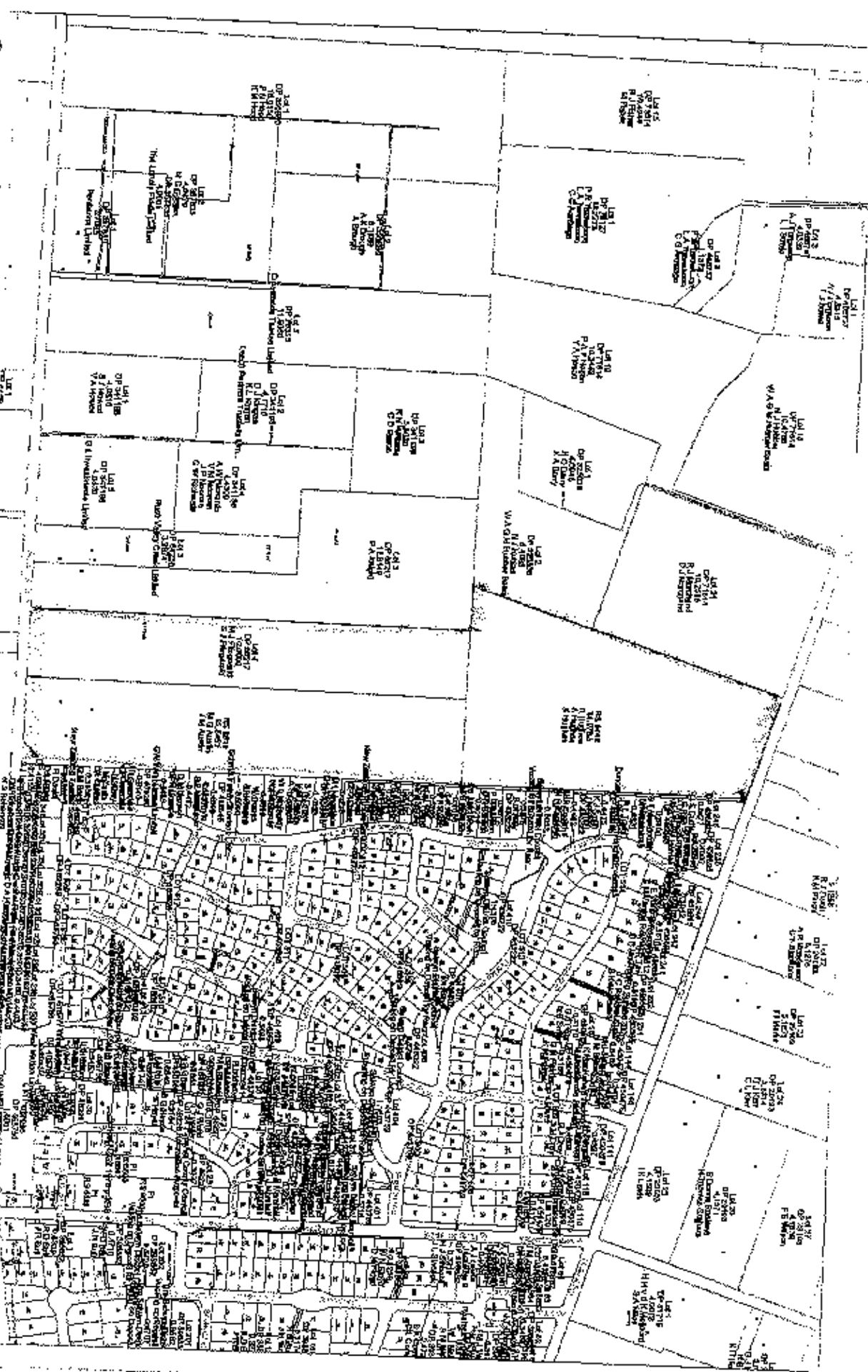
Map Data

Map Data

Map Data

Map Data

Map Data



Site

22. No adverse effects on ecological or Ngai Tahu values will occur.
23. The rezoning of the Moir site would allow a corner area of Rural Plains land to be developed for rural residential purposes and the roads to the south (Moirs Lane) and east (Ellesmere Road) provide a buffer to Outer Plains land to the south and larger (4 hectare) rural residential development across Ellesmere Road to the east.
24. The Moirs Land and Ellesmere roads form a physical boundary to the rural residential.
25. The open space character from the site will be maintained by the already developed (4 hectare) rural residential land to the east.
26. There are no natural features on the site. However the site abuts the LII stream and the Outline Development Plan will show the protection of this site as part of the rural residential development of the Moir site.
27. Specific design of the rural residential development in the Outline Development Plan will avoid adverse visual effects of the rezoning.
28. The exterior perimeter of the Moir site will maintain a rural character.
29. The Moir site will not contribute to the long term coalescence of Lincoln with any other township.
30. There are no intensive farming activities near to the Moir site that would result in reverse sensitivity effects.
31. The rural residential development of the Moir site will not undermine the efficient operation of the stormwater management scheme to the north of the site, nor any other strategic infrastructure in Lincoln.

B R & A S MOIR do not oppose the rezoning of the Lincoln land identified in the Draft Rural Residential Strategy Study but consider that the Moir site is as suitable for rezoning (as evidenced by its identification by the Council in Plan Change 17) and that the Moir site should also be similarly rezoned.

(d) Changes Requested:

That the Moir site at the north western corner of Ellesmere Road and Moirs Lane, Lincoln and legally described as Pt RS 10644 contained in CB649/98 with an area of 13.2736 hectares be rezoned to Rural Residential as part of the Rural Residential Strategy for Lincoln.

(e) Request to be heard:

B R & A S MOIR request to be heard in support of this submission.

We would be pleased to meet with Council staff to discuss this submission prior to the preparation of the Council Officer report on the submissions to the Draft Rural Residential Strategy document.

(c) Reasons for support or opposition:

B R & A S MOIR oppose that part of the Draft Rural Residential Strategy which relates to the Lincoln township area for the following reasons:

1. The present strategy for Lincoln rural residential land is limited in that it is based simply on the previous requested rezoning of only one land parcel on the western boundary of Lincoln.
2. There are other suitable sites for rural residential development around the Lincoln township, including the Moir property.
3. The Moir property directly abuts Living zoned land within the Lincoln township.
4. The Moir property is located outside the identified priority areas for development and existing urban areas.
5. The Moir property is located so that it can be economically serviced and reticulated with sewer, water, and stormwater.
6. Access can be provided to Ellesmere Road which is a sealed road but is neither a State Highway (strategic Road) nor an arterial road.
7. The 50 L_{dn} air noise contour does not apply to the site.
8. The groundwater recharge zone does not apply to the site.
9. The issue of protection of the landscape character of the Port Hills does not apply to the site.
10. The issue of the compromising of the operational capacity of the West Melton Military Training Area or Burnham Military Camp does not apply to the site.
11. The development of the Moir site for rural residential purposes will support existing community infrastructure and provide access to emergency services.
12. There are no potential adverse reverse sensitivity effects associated with the development of the site. The site directly abuts the Selwyn District Council eastern Lincoln stormwater ponds to the north and Living zoned land to the west. Moirs Lane acts as a buffer to rural land to south. Rural residential land is already developed to the east of the site across Ellesmere Road.
13. There are no natural hazards associated with the site.
14. The Moir site is fully developed for rural pastoral activities and there are no ecological issues associated with the site.
15. There are no Ngai Tahu effects associated with the site.
16. Development of the Moir site for rural residential purposes will not have an adverse effect on surface water quality.
17. The Moir site directly abuts Living zoned land and can therefore be integrated into the eastern end of Lincoln township.
18. An Outline Development Plan can be developed for the Moir site.
19. Although the Moir site directly abuts Living zoned land and can therefore be serviced from that area, it is physically distinct due to the location of the stormwater ponds to the north of the site.
20. The Moir site can be consolidated into the Lincoln township form.
21. The Outline Development Plan will indicate the mixture and range of housing densities.



Local Government Act 2002 – Rural Residential Strategy

1

Submission on Council's Rural Residential Strategy – Consultation Draft
and the associated Statement of Proposal

To

Selwyn District Council

Attention: Craig Friedel, Strategy and Policy Planner

P.O. Box 90

Rolleston 7643

FAX: 03-347-2799

Full name of submitter:

...Katherine Anne Van der Molen and Pieter Van der Molen.....

This is a submission on the Draft Rural Residential Strategy.

1.

The specific provisions of the Draft Rural Residential Strategy that my submission
relates to are:

.....The principles of rural residential strategy

.....

.....

(give details)

2.*My submission is: for properties within a 3 km distance from the Southern Motorway
corridor be allowed to be reduced to 2 ha from the current 4ha. In the last two years we
have watched as Prebbleton Village has doubled in size and it's still growing, and yet it
supposedly still has it's "village feel". I don't see that adding 10 homes (at the most) to
Hampton's Road will change Prebbleton's "village feel". This "Village Feel" is the single
reason I was given for not allowing a sub-division to 2ha when I enquired 2 years ago.

*Include whether you SUPPORT or OPPOSE the Draft Rural Residential Strategy; and
the reasons for your views. Continue on a separate sheet if necessary.

Local Government Act 2002 – Rural Residential Strategy

2

3.

I DO NOT WISH to be heard in support of my submission

4.If others make a similar submission, I will consider presenting a joint case with them at
a hearing

(delete if you would not consider presenting a joint case)

5.....Kate Van der Molen

Signature of submitter

(or person authorised to sign on their behalf)

Date 02/03/2014



Please do not hesitate to contact the undersigned should you require any further information.

Yours sincerely
GLASSON RESOURCE MANAGEMENT LIMITED

A handwritten signature in cursive script that reads 'Peter Glasson'. The signature is written in black ink and is underlined with a single horizontal line.

Peter Glasson
Director

Fiona Aston Consultancy Ltd

Resource Management & Planning

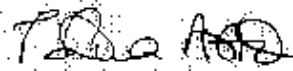
PO Box 1435 Christchurch 8140 Ph 03 3322618 Email fiona@fionaaston.co.nz

Submission to Selwyn District Council On: The Draft Rural Residential Strategy

Date: 3rd March 2014

Client: Apton Developments Ltd

Prepared by: Fiona Aston



Date: 03/03/14

SUBMISSION ON SELWYN DISTRICT COUNCIL'S DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: Apton Developments Ltd

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. The specific provisions of the RRS that our submission relates to are:

Apton Developments Ltd (ADL) supports in part applies to the whole of the Rural Residential Strategy (RRS), subject to inclusion on the land the subject of this submission as a rural residential location in the RRS. ADL support of the Draft RRS is subject to the comments and relief sought below.

2. Our submission in SUPPORT IN PART is:

ADL support in part applies to the whole of the Rural Residential Strategy (RRS), and is subject to the comments and relief sought, and reasons, set out below.

Submitter:

ADL represents the landowners below with a property in Allandale Lane, south Lincoln, and Bruce Harrington who owns adjoining land at Moirs Lane, South Lincoln, as follows:-

I W Jung, M K Jang, M Sung SK Lee – Lot 121 DP 329124 4.647 ha
Bruce Harrington – Lots 1 & 2 DP 445316 – 9734m²

The Jung and Lee property is one of a total of 8 existing properties with access from Allandale Lane, totalling 17.14 ha, including access.

The submission seeks that all of the Allandale Lane properties and the Harrington property (see plan attached as Appendix A) be identified as a rural residential location. In the event that Council is not satisfied that suitable access arrangements can be provided to enable all existing lots to be developed for rural residential densities (subject to meeting the 150m sewerage plant setback), the submission seeks that the total number of rural residential lots be limited to 12, comprising 4 x 1ha lots created by subdivision of Lot 121, and the 7 other existing titles. This limitation can be specified in the RRS and subsequent L3 ODP for the land.

The total potential number of rural residential lots for the site is restricted by the existing wastewater plant setback, and with respect to the Harrington site, setbacks from the L2

Creek etc. The Harrington property will be retained as one title. The Allandale 1 ha and 2 ha properties (excluded Lot 2 which is largely within the wastewater setback area) have potential to be subdivided to create a total of around 10 x 5000m² lots. The two 4 ha lots could be subdivided into 8 x average 1 ha or 16 x average 5000m² lots, total yield would be 19-27 lots.

Site Details

Allandale Lane comprises a total of 8 existing properties ranging in size from 1.0046 ha to 4.647 ha. Dwellings existing on all properties except the two southern four hectare properties (Lots 120 and 121). The new owners of Lot 120 are in the process of establishing a dwelling on this lot (a permitted activity).

The properties are essentially used for low intensity rural residential/rural lifestyle purposes. The ability to effectively farm the two larger lots is constrained by their location surrounded by developing residential areas and the access via a residential subdivision. It is not possible to bring heavy farm machinery onto the property, and cropping activities are limited e.g. growing lucerne, because the owners cannot harvest at nighttime with heavy machinery and night lights due to reverse sensitivity effects with residential neighbours. There is an ongoing security risk, with the constant concern that farm gates will be opened with the escape/loss of stock into the adjoining residential subdivision.

Allandale Lane is a right of way accessed from Southfield Drive, Lincoln. We understand it has a legal width of 10m and formed width of 5m. It is sealed and has two passing bays. All properties are zoned Rural Inner Plains, but have their only access via the existing Southfield Drive residential area; and are surrounded by residential zoned under development on both sides (Lincoln Land Developments to west and Broadfields Estate to the east). The southern boundary follows the proposed future alignment of the Lincoln Southern Bypass as shown on the Lincoln Structure Plan. Land to the south is zoned Rural Outer Plains. The Lincoln wastewater treatment plant is sited to the west. A 150m no build setback currently applies (as shown on the Appendix A plan) although it would seem that this facility will be de-commissioned in time. It is understood there are no current plans for closure at this stage.

Bruce Harrington's adjoining property in Moirs Lane is in two parcels and comprises a total of 9734m². The site was created by boundary adjustment in 2013. The boundary adjustment subdivision consent was approved in July 2011 (copy attached as Appendix B). The intention was, and always has been, to erect a dwelling on the site.

A site plan showing the existing site development is attached as Appendix C. Bruce Harrington proposes to erect a dwelling on Lot 1 and has erected a large shed on Lot 2. A land use application was being prepared for the dwelling and shed at the time that the Land Use Recovery Plan (LURP) was gazetted in December 2013. The provisions of Chapter 6 of the Canterbury Regional Policy Statement (CRPS) as amended by the LURP now preclude a dwelling on the site unless the site is identified as a rural residential location in the SDC adopted RRS¹. Accordingly the submission covers this land as well.

¹ In accordance with Policies 6.3.1 and 6.3.2 of Chapter 6 of the CRPS

Background

The Allandale Lane 1 ha and 2 ha blocks were created in 2005, the latter further to a successful non-complying subdivision consent application.

The original owners of the two 4 ha lots purchased their properties in 2003 with the intention of developing them for rural residential purposes. The owners of Lot 120 have recently sold. At the time, the so called Selwyn District Plan '1 km rule' applied. This provided for subdivision and a dwelling on 1 ha lots (or larger) as a discretionary activity within a 1km radius of the District's townships.

In 2007 the owners applied for a resource consent to subdivide the two properties into a total of 8 x 1 ha lots, each with a dwelling. Prior to the hearing, the proposal was amended by reducing the number of proposed lots to 4 x 2 ha lots.

The 2007 consent was declined by the Commissioner, principally on the grounds that he considered that two additional dwellings over and above the permitted baseline of one dwelling per 4 ha would result in adverse effects on the amenity of adjoining rural lifestyle block owners to the north and local rural landscape character. In particular, he considered that the rural lifestyle block owners currently enjoy a rural outlook which would be adversely affected (even though the proposed residential density of 1 ha per household, amended to 2ha per household at the hearing, is the same or less than the density of these existing lifestyle blocks); and that the current tranquil setting would be adversely affected by the additional traffic generated by two additional residential dwellings above the 'permitted baseline'. Concerns regarding greater use of the Allandale Lane access were also raised.

At the time of the 2007 decision the land to the west and east was zoned Rural. This is now zoned and being developed for residential purposes. Clearly the planning status of the vicinity has changed substantially since this time. In light of this, the owners a new application for 8 x 1 ha rural residential in July 2009. That application is still on hold pending consideration of servicing options but cannot now proceed due to the provisions of Chapter 6 of the ORPS which only provide for rural residential development where in accordance with an adopted RRS.

The Lot 120 and 121 landowners have consistently engaged in the numerous planning processes (at considerable time and expense) required to enable further development of their land. This has included submissions on Plan Change 7 (seeking urban zoning for their land), SDC Background Rural Residential Report, PC17 (rural residential), PC8&9 (Selwyn Plantation Board proposals for rural residential development at west Rolleston), PC12 (Transportation) with respect to access standards), the LURP, and now the RRS.

As part of the above processes Apton Developments has consulted with the balance of the Allandale landowners from time to time. Most recently, the company brought together all Allandale Lane landowners to discuss implications of the RRS for Allandale Lane at a meeting held in Lincoln on Saturday 22/2/14. All landowners with just one apology were in attendance.

It was agreed that the RRS was an opportunity to pursue rural residential development for the Allandale Lane properties and various possible ways to address the ongoing access issues to the land were discussed, as further addressed below under access.

Access Issues

Each Allandale Lane property which 'fronts' a portion of the ROW owns that portion of the ROW. Easements allow right of way access for other Allandale properties as necessary to gain access to their property over that part of the ROW (see copy of original 2003 subdivision and easement documents attached as Appendix D). The easements do not specify the maximum number of users of the ROW i.e. properties can be further subdivided and additional dwellings erected without any consents required with respect to the ROW ownership and easements. The residential lot at the southwest corner of the cul de sac head with Allandale Lane also obtains vehicle access from Allandale Lane. The total number of properties with access rights to the ROW is 8.

In addition, SDC obtained an easement over the ROW in around 2005 for the purposes of SDC access to the adjoining sewerage plant and facilities.

Under the Selwyn District Plan, the maximum number of lots that can obtain access from a right of way is 6². This was reduced from 10, as part of Plan Change 12 (Transportation), made operative in April 2013. The Reasons for Rules explains the new rule as follows:-

Rights of way have historically been problematic in the Selwyn District. In some instances further development of sites has resulted in a large number of sites with a shared access. Whilst limited shared access can be useful such as where houses front a reserve or waterway the potential number of users needs to be limited. The provision of long ROWs is not conducive to achieving a high degree of connectivity, permeability and accessibility for vehicular and non-vehicular access. Where access to a larger number of sites (or potential sites) is required this should be by way of local roads.

PC12 also changed the roading standards, including introducing a new 'minor local road' category, with the requirement for a minimum legal width of 10m and minimum formed width of 5m³. The existing ROW meets this standard.

PC12 also introduced a rule limiting the maximum length of cul de sacs to 150m.⁴ The ROW is currently approximately 340m long and would increase to approximately 480m if the existing 4 ha lots were further subdivided.

The consultation meeting with SDC officers as outlined below provides a potential solution to the access issues (i.e. vesting the ROW as road). However, this requires all parties with easements rights to agree to surrender the existing easements; or for the Council to designate under the Public Works Act (PWA).

Most recent meetings with landowners indicate that agreement to surrender existing easements could be forthcoming. However, the existing Southfield Drive property owner with access to the ROW has not been consulted to date and has previously opposed this. SDC indicated that they may consider the PWA provisions if just this owner is not in agreement.

² Rule 5.2.1.7 (Township Volume) – this would apply if the site is rezoned Living 3.

³ Table E13.8

⁴ Rule E13.3.1.4

As the existing ROW already meets the District Plan standards for a minor local road, it is considered that changing its status to local road is not essential for the rural residential zoning to proceed. The landowners are willing to work with Council to explore other options for achieving public access to the L2 Creek across their land as appropriate.

Consultation with Council

ROW and rural residential rezoning issues were discussed at a meeting with Council staff on 1/11/13. Their advice was that they agreed in principle that the land was potentially more suited to an L3 zoning rather than a Rural Inner Plains, subject to access being resolved; appropriate setbacks from the sewerage treatment facilities; esplanade reserve being provided along the L2 Creek, and public access being provided from the ROW, to be vested as road, across the Allandale Road properties, to the L2 Creek (for example along one of the 4 ha property east-west boundaries). They favoured the ROW being vested as local minor road and would consider compensation for the reserve contribution requirements for residential subdivision in exchange for the land becoming road. There was real benefit in the Council obtaining public access to the L2 creek from Southfield Drive and the significant residential developments occurring in this area, principally the Te Whariki development to the west.

Council officers would prefer the road vesting to be facilitated by the landowners with their agreement but would consider the designation if all landowners were in agreement except the existing Southfield Drive property owner.

Rural Residential Strategy

The Draft Rural Residential Strategy identifies five sites which meet the criteria for Rural Residential Development in the Selwyn District. At paragraph 6.2 the following pre-requisites for consideration are set out:

- can be economically serviced with reticulated water and wastewater services
- is able to be integrated with established Townships
- does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 8 of the CRPS SDP or RRS13
- is not affected by any significant constraints
- is owned by parties who have aspirations to rezone the land

The site meets all of the above pre-requisites as follows:

Reticulated services:

In this case the site is located adjoining existing living zones and reticulated services can be extended to the site.

Integration with Townships

The location of the site, with its only access via Southfield Drive, is already integrated with Lincoln township. It is also close and within easy walking distance of the existing town

Andrew Macey Traffic Engineer Rachael Carruthers Planner

centre. Obtaining public access via the existing ROW and a public access strip across the Allandale Lane property would achieve major integration benefits for the wider township area, providing an important link to the L2 Creek and Rail Trail. This is strongly supported by SDC.

Consolidation/Intensification

The small size of the proposed rural residential node is insignificant in terms of any potential effect on the intensification principles of the LURP, in particular as set out in Objective 6.2.2 Urban form and settlement pattern of Chapter 6 of the Canterbury Regional Policy Statement (CRPS) as amended by the LURP. It will in any case consolidate with and achieve an appropriate southern edge to Lincoln and resolve ongoing issues as to the appropriate use of this land.

Constraints

The site does not contain any significant vegetation or trees, cultural sites, designations, historical sites, strategic infrastructure or utilities, springs or waterways. The site is not located in the vicinity of any intensive farming activities. Lot 121 and the Harrington property are lower lying and within RRS identified high groundwater areas. A flood report has been obtained for the Harrington property, attached as Appendix x. A suitable setback from the L2 Creek (likely to be minimum of 20m) will be required with respect to geotech matters. It is understood that a dwelling is in the process of being erected on Lot 120, and no significant geotech issues have arisen in the course of obtaining the building permit for this.

Landowner Aspirations

The current landowners have demonstrated their desire to develop this site through their extensive involvement in planning processes over an extended period, as outlined above.

Conclusion

Given the site meets the above noted pre-requisites, and meets the RRS criteria for identifying suitable rural residential sites (see Appendix E), the Submitters consider that this site is appropriate for rural residential development and seek its inclusion in the RRS as such.

Land Use Recovery Plan

We note the Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. We consider that the use of the Site for rural residential development has been demonstrated through this submission to be an efficient use of land and infrastructure which, but virtue of its location, does not limit future urban growth. It is considered that the development of the site for rural residential purposes will not create adverse effects with surrounding rural land.

Limited provision is to be made for rural residential development, but this is not further quantified. The Explanation for Policy 6.3.9 notes that "rural residential development can impact on transport efficiency, and the maintenance of rural character and rural land use for production," and that "more limited provision would undermine the achievement of recovery."

These concerns appear to be the reasons for making 'limited provision' whilst recognising the "desirability of providing a range of choice in housing types for those needing to relocate, without compromising the overall intent of consolidation in the CRPS."

This submission establishes that none of the above concerns arise in this case.

Task 18: Selwyn District Council of the LURP requires SDC 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:

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 Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments."

The Submitter requests that SDC recommends to the Minister of Earthquake Recovery that a streamlined approach be adopted under the CER Act for rezoning the Site for residential purposes, including providing for this to be achieved by resource consent rather than plan change, for small proposals proposing a total of three or less rural residential lots.

The RRS hearing process is sufficient to consider the merits of this proposal, especially given the extensive planning history and opportunity for public to have input regarding the same. This has ensured that consideration of the development of this site has been well canvassed by the public, and specific concerns raised and addressed. It is considered that no further consultation is required. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types.

Relief Sought

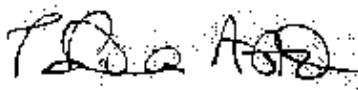
That SDC adopt the Draft RRS as the approved RRS subject to:

- The site subject of this submission as identified in Appendix A be included in the RRS as a rural residential location.
- In the event that suitable access arrangements cannot be provided to enable all existing Allandale Lane lots to be developed for rural residential densities (subject to meeting the 150m sewerage plant setback), that the total number of rural residential lots be limited to 12, comprising 4 x 1ha lots created by subdivision of Lot 121, and the 8 other existing titles (including Bruce Harrington title). This limitation can be specified in the RRS and subsequent L3 zone ODP for the land.
- That in relation to Task 18 of the LURP, SDC recommends to the Minister of Earthquake Recovery that land subject of this submission be rezoned Living 3 without any further public process; and that for rural residential proposals involving 3 or less properties, Chapter 6 of the CRPS be amended to make provision for this occur by resource consent rather than plan change.
- Such other relief as gives effect to the intent of this submission.

Conclusion

The Submitted considers the site the subject to this submission is a suitable area for rural residential development on the edge of Lincoln. This site is an appropriate location at the south edge of the Township and will achieve appropriate consolidation with the Township and finally provide an appropriate planning solution to long standing issues regarding the future use of this land. The site can be serviced with reticulated services without putting undue pressure on existing systems, and will provide appropriate sections to meet the market demand. The site meets the criteria of the RRS, and is appropriate in the context of the provisions of LURP, the Lincoln Structure Plan and the District Plan.

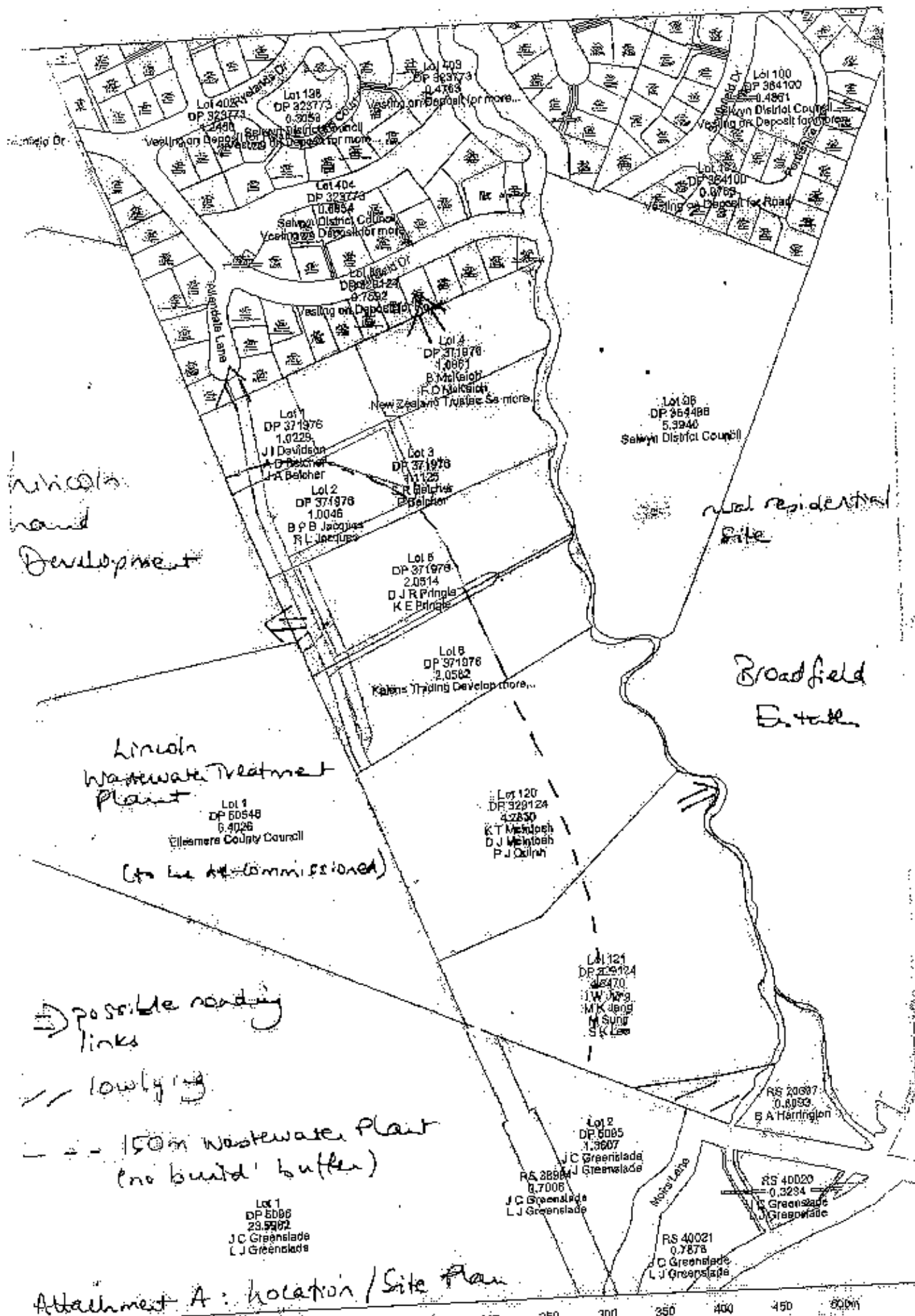
3. **We do wish to be heard in support of our submission.**
4. **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

5. Signed: ...  3 March 2014

6. Address for service of submitter:

Postal Address: C/- Fiona Aston Consultancy Ltd PO Box 1435 Christchurch
Telephone: 03 3322618
Email: fiona@fionaaston.co.nz

Appendix A – Location Plan



Appendix B – Harrington Subdivision Consent

115140

4 July 2011

B Harrington
C/- Survus Consultants
PO Box 5558
CHRISTCHURCH 8542

Attn: Andrew Cain

Dear Sir/Madam

RE: RESOURCE CONSENT APPLICATION – 115140

APPLICANT:	B Harrington
LOCATION:	Molrs Lane, Flaxmere
LEGAL DESCRIPTION:	RS 20697, 38994, 40020 and 40021
ZONING:	The property is zoned Rural Outer Plains under the provisions of the Partially Operative District Plan – Rural Volume.
PROPOSAL:	To undertake a boundary adjustment of the above mentioned allotments so as to create two titles of 1,1327 ha and 1,4884 ha.
TYPE OF APPLICATION:	This application has been assessed as a subdivision consent for a controlled activity under the Partially Operative District Plan. As such the relevant provisions of the Partially Operative District Plan – Rural Volume and the Resource Management Act 1991, have been taken into account.

COUNCIL DECISION

This application was formally received by the Selwyn District Council on 2 June 2011. Assessment and approval took place 4 July 2011 under a delegation given by the Council.

The full text of the decision is as follows:

"Resource consent 115140 is granted pursuant to sections 104 and 104A of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act.

1. That the following conditions of consent shall be met prior to the issue of the section 224(c) Completion Certificate, at the expense of the consent holder.
2. That the subdivision proceeds in substantial accordance with the attached approved plan (Survus Consultants Job Ref 8842/02 Sheet 1 Revision A Dated June 2011) and the details submitted with the application, except where varied by the following conditions.
3. That all required easements be created and granted or reserved.
4. That Lots 1 and 2 hereon be amalgamated and one certificate of title issue to include both parcels.
5. That RS 38994 (CT CB4B/759) and RS 40021 (balance CT CB10K/327) be amalgamated and one certificate of title issue to include both parcels."

NOTES TO THE CONSENT HOLDER

- a. Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.
- b. In accordance with Section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- c. Regarding Conditions 4 and 5 above, the amalgamations are pursuant to Section 220(1)(b)(i) of the Resource Management Act 1991. The Land Information New Zealand request number is 1000343.
- d. Please note that all of Land Information New Zealand's normal requirements apply to the issuing of amalgamated titles. These include requirements that the land is in the same ownership and that any existing joint family home settlements are cancelled or extended to include all the land being amalgamated.
- e. All new property numbers identifying new dwelling lots as a result of subdivision adjoining legal roads and/or private roads and/or rights of way will be issued property numbers by Council in accordance with Council policy. Please supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.
- f. The consent holder is reminded of the need to transfer all water take, use and discharge permits to new owners.
- g. The Council does not require physical connections to power and telephone services in the rural area and all prospective purchasers should investigate likely costs.

- h. The Li and Lil rivers run through or adjacent to these properties. There is therefore the potential for these sites to flood. Any flood assessment undertaken before the 4 September 2010 earthquake is unable to be relied upon in determining the suitability of these properties for dwellings or other principal buildings.

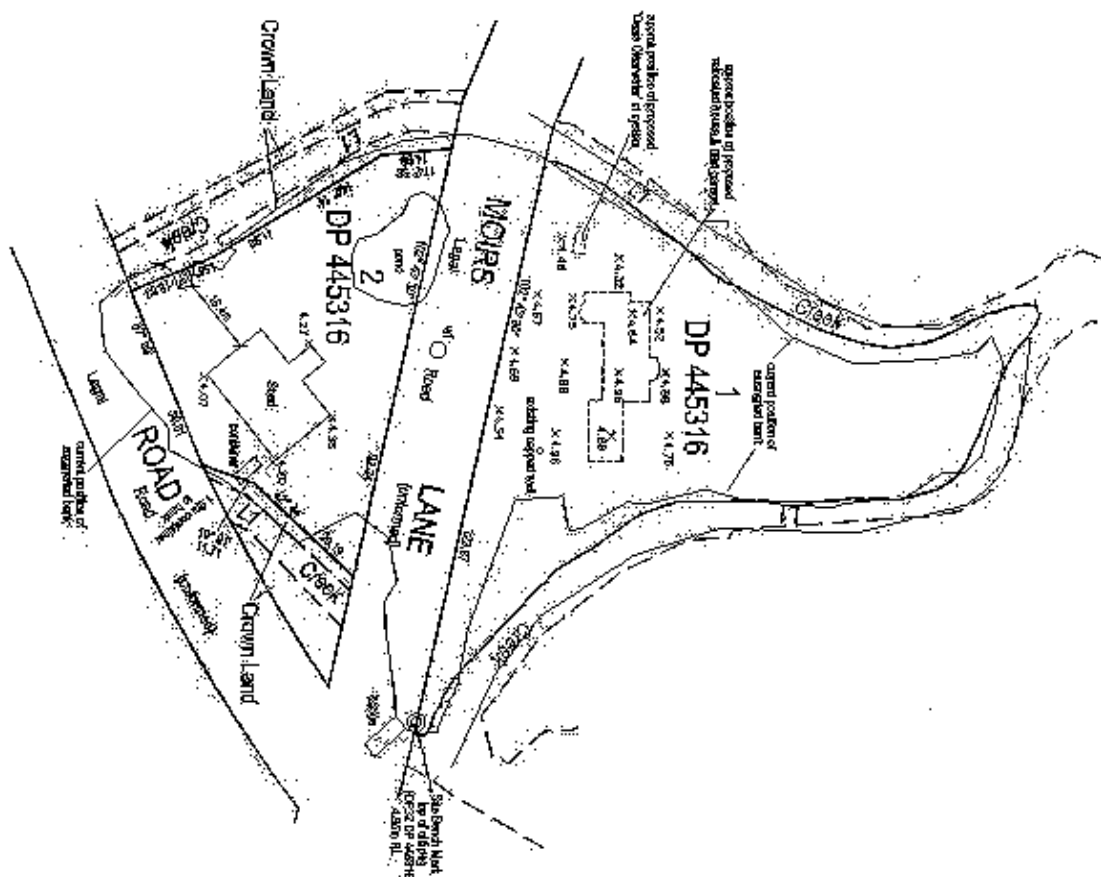
Yours Faithfully
Selwyn District Council

Rosie Flynn
Team Leader, Resource Consents



Appendix C – Harrington Site Plan

1. REVIEWED (LEVEL 1) YES
 2. REVIEWED (LEVEL 2) NO
 3. REVIEWED (LEVEL 3) NO
 4. REVIEWED (LEVEL 4) NO
 5. REVIEWED (LEVEL 5) NO
 6. REVIEWED (LEVEL 6) NO
 7. REVIEWED (LEVEL 7) NO
 8. REVIEWED (LEVEL 8) NO
 9. REVIEWED (LEVEL 9) NO
 10. REVIEWED (LEVEL 10) NO
 11. REVIEWED (LEVEL 11) NO
 12. REVIEWED (LEVEL 12) NO
 13. REVIEWED (LEVEL 13) NO
 14. REVIEWED (LEVEL 14) NO
 15. REVIEWED (LEVEL 15) NO
 16. REVIEWED (LEVEL 16) NO
 17. REVIEWED (LEVEL 17) NO
 18. REVIEWED (LEVEL 18) NO
 19. REVIEWED (LEVEL 19) NO
 20. REVIEWED (LEVEL 20) NO
 21. REVIEWED (LEVEL 21) NO
 22. REVIEWED (LEVEL 22) NO
 23. REVIEWED (LEVEL 23) NO
 24. REVIEWED (LEVEL 24) NO
 25. REVIEWED (LEVEL 25) NO
 26. REVIEWED (LEVEL 26) NO
 27. REVIEWED (LEVEL 27) NO
 28. REVIEWED (LEVEL 28) NO
 29. REVIEWED (LEVEL 29) NO
 30. REVIEWED (LEVEL 30) NO
 31. REVIEWED (LEVEL 31) NO
 32. REVIEWED (LEVEL 32) NO
 33. REVIEWED (LEVEL 33) NO
 34. REVIEWED (LEVEL 34) NO
 35. REVIEWED (LEVEL 35) NO
 36. REVIEWED (LEVEL 36) NO
 37. REVIEWED (LEVEL 37) NO
 38. REVIEWED (LEVEL 38) NO
 39. REVIEWED (LEVEL 39) NO
 40. REVIEWED (LEVEL 40) NO
 41. REVIEWED (LEVEL 41) NO
 42. REVIEWED (LEVEL 42) NO
 43. REVIEWED (LEVEL 43) NO
 44. REVIEWED (LEVEL 44) NO
 45. REVIEWED (LEVEL 45) NO
 46. REVIEWED (LEVEL 46) NO
 47. REVIEWED (LEVEL 47) NO
 48. REVIEWED (LEVEL 48) NO
 49. REVIEWED (LEVEL 49) NO
 50. REVIEWED (LEVEL 50) NO
 51. REVIEWED (LEVEL 51) NO
 52. REVIEWED (LEVEL 52) NO
 53. REVIEWED (LEVEL 53) NO
 54. REVIEWED (LEVEL 54) NO
 55. REVIEWED (LEVEL 55) NO
 56. REVIEWED (LEVEL 56) NO
 57. REVIEWED (LEVEL 57) NO
 58. REVIEWED (LEVEL 58) NO
 59. REVIEWED (LEVEL 59) NO
 60. REVIEWED (LEVEL 60) NO
 61. REVIEWED (LEVEL 61) NO
 62. REVIEWED (LEVEL 62) NO
 63. REVIEWED (LEVEL 63) NO
 64. REVIEWED (LEVEL 64) NO
 65. REVIEWED (LEVEL 65) NO
 66. REVIEWED (LEVEL 66) NO
 67. REVIEWED (LEVEL 67) NO
 68. REVIEWED (LEVEL 68) NO
 69. REVIEWED (LEVEL 69) NO
 70. REVIEWED (LEVEL 70) NO
 71. REVIEWED (LEVEL 71) NO
 72. REVIEWED (LEVEL 72) NO
 73. REVIEWED (LEVEL 73) NO
 74. REVIEWED (LEVEL 74) NO
 75. REVIEWED (LEVEL 75) NO
 76. REVIEWED (LEVEL 76) NO
 77. REVIEWED (LEVEL 77) NO
 78. REVIEWED (LEVEL 78) NO
 79. REVIEWED (LEVEL 79) NO
 80. REVIEWED (LEVEL 80) NO
 81. REVIEWED (LEVEL 81) NO
 82. REVIEWED (LEVEL 82) NO
 83. REVIEWED (LEVEL 83) NO
 84. REVIEWED (LEVEL 84) NO
 85. REVIEWED (LEVEL 85) NO
 86. REVIEWED (LEVEL 86) NO
 87. REVIEWED (LEVEL 87) NO
 88. REVIEWED (LEVEL 88) NO
 89. REVIEWED (LEVEL 89) NO
 90. REVIEWED (LEVEL 90) NO
 91. REVIEWED (LEVEL 91) NO
 92. REVIEWED (LEVEL 92) NO
 93. REVIEWED (LEVEL 93) NO
 94. REVIEWED (LEVEL 94) NO
 95. REVIEWED (LEVEL 95) NO
 96. REVIEWED (LEVEL 96) NO
 97. REVIEWED (LEVEL 97) NO
 98. REVIEWED (LEVEL 98) NO
 99. REVIEWED (LEVEL 99) NO
 100. REVIEWED (LEVEL 100) NO



SUBVANS

CONCLUSIONS

unified engineering property description

4. **Member Email:** **CU Box 5253, Fayetteville, Arkansas**
1 05 922 5550
3 05 922 5547
4. **Phone: 850 747 8877**
5. **Website: 03 218 6151**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

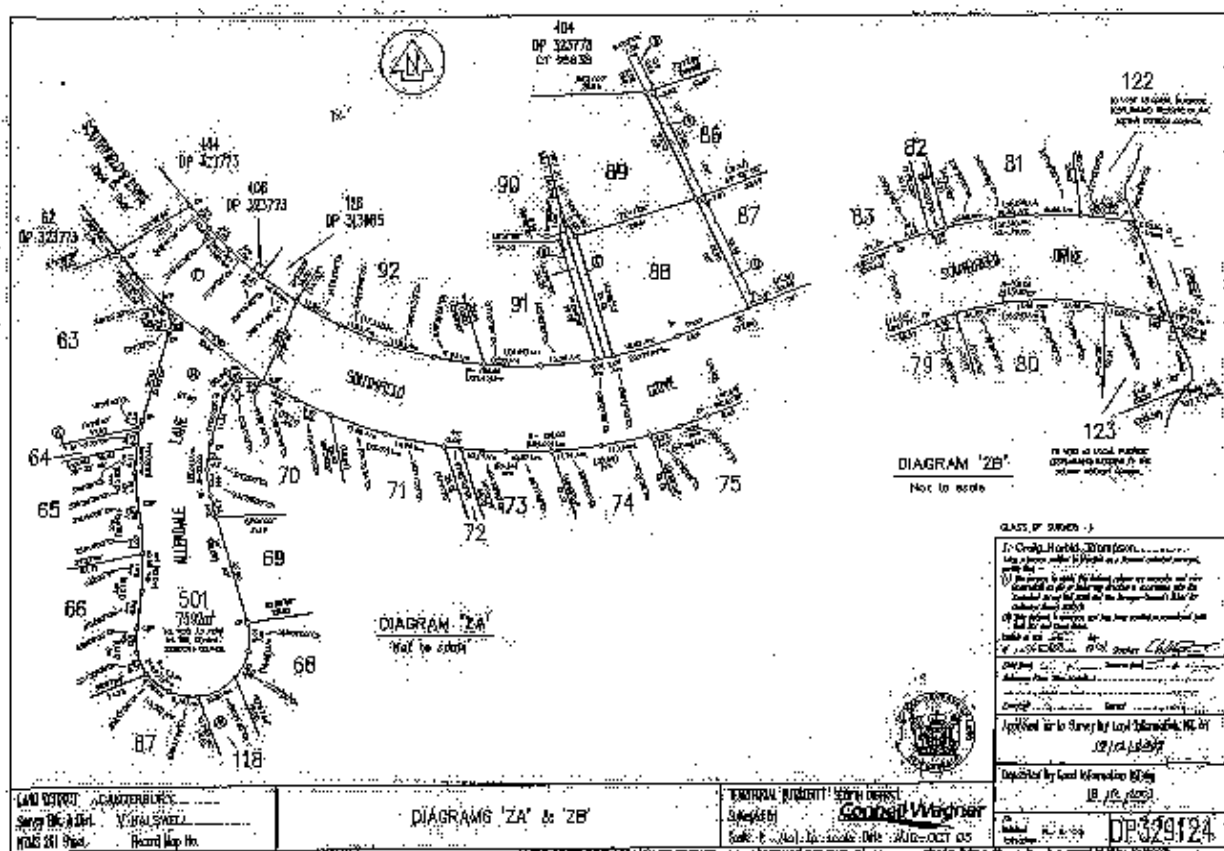
॥ श्री गणेशाय नमः ॥ श्री गणेशाय नमः ॥	श्री गणेशाय नमः ॥ श्री गणेशाय नमः ॥

FIRTH ASTON CONSULTANCY - MOIRS LANE, JIND

SITE SURVEY

QUESTIONS:	QUESTIONS:
ANSWERS:	ANSWERS:

Appendix D: 2003 Allandale Lane Subdivision



Appendix E – Assessment Against RRS criteria for Lincoln

Rural Residential Strategy (2013) Location 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	Lincoln	Proposed Site
Chapter 6 of the CRPS (LURP)		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside the Township boundary.
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	The site adjoins the township boundary so can readily connect to existing reticulated services. Suitable stormwater management can be provided on site.
Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State highways	SS	No access to strategic or arterial roads involved.
Avoid noise sensitive activities occurring within the 50 dBA L ₉₀ 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	NA	This criteria does not apply to this site.
Avoid the groundwater recharge zone for Christchurch City's drinking water	NA	This criteria does not apply to this site.
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	NA	This criteria does not apply to this site.
Support existing or upgraded community infrastructure and provide for good access to emergency services	C	The proximity to the Lincoln town centre and access via the Southfield Drive area presents an opportunity to achieve strong connections between the proposed rural residential node and Lincoln, including the necessary access to education facilities, shopping centre's, employment opportunities, community facilities, public transport connections and other services.
Not give rise to significant adverse reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure	SS	Surrounding land is zoned and being developed for residential purposes. A 150m not build setback will apply from the wastewater facilities to the west.
Avoid significant natural hazard areas, including steep or unstable land	NA	This criteria does not apply to this site. See discussion under 'constraints' above.
Avoid significant adverse ecological effects	SS	The site does not contain any identified Significant Natural Areas.
Not significantly adversely effect ancestral land, water, sites, wahi tapu and wahi taonga to Ngai Tahu	SS	There are no identified cultural features on the site.
Avoid adverse effects on existing surface water quality	SS	These will be addressed as part of further development of the proposal, and appropriate stormwater management provisions incorporated into the proposal.
Integrate into, or consolidate with, existing settlements	C	The site is well integrated with and will be consolidated with the existing township. See discussion above under 'Integration with Township'.
Development site supports the development of an ODP and is not seen as a transition to full residential forms of development	C	The RRS (paragraph 6.27) seeks that rural residential developments "retain an appropriate urban/rural interface edge on the periphery of townships - rural residential development should not be a transition to higher more urban development, with definitive boundaries making urban areas more distinct from rural environments." Rural residential is appropriate given the wastewater setback. An ODP will ensure rural elements are an integral part of the design.

Rural residential form, function and character		
Avoid locations that are obvious residential growth points	C	The site is not an obvious future residential growth path identified in the Urban Structure Plan, and is not appropriate for residential development due to the wastewater setback.
Support locations that directly add and are able to consolidate with Townships and residential Priority areas 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	Achieved – see discussion under 'Integration with Townships' above.
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	This is small rural residential node which is partly rural-residential in character already. The ODP design will ensure appropriate rural residential form, function and character.
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 Rauunga o Ngai Tahu and Te Taimutu Rauunga. 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.	SS	Matters relating to this criteria will be addressed by appropriate stormwater design. It is understood that there are no springs within the site.
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit	SS	The site has very strongly defined existing physical and natural boundaries – Southfield Drive residential area to north; L2 Creek to east; the Te Whangī residential development and wastewater facilities

peri-urban sprawl		to west; Broadfields residential development to north and east (Harrington land); and proposed Southern Link Road to south (except for Harrington Lot 2 which is south of this road but should be included in the rural residential location as it is part of the Harrington property).
Landscape values		
Discernibly logical boundaries determined by strong natural or physical features	C	Achieved – see discussion immediately above
Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch	SS	Achieved – not this locality
Protection of natural features, significant trees and vegetation	SS	The site does not contain any known natural features, significant trees or vegetation of note.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	C	The RRS (paragraph 5.27) notes that it is important to manage the number of dwellings within any single location to avoid the collective effects of intensified land uses (ideally no greater than 50ha) – large nodes are less able to provide the necessary degree of ruralness that is required to meet the anticipated rural residential character and to satisfy the expectations of future land owners. This is a small rural residential node of around 19-27 lots.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS18)	SS	There are no identified landscape constraints which affect the site.
Locations to adjoin Township boundaries by have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	C	Achieved – the wastewater setback and L2 Creek will result in a high degree of open space for the site.

LINCOLN ENVIRONS STUDY AREA CRITERIA

Urban form and growth management	Critical or site specific matter	Proposal site
Rural residential development must: (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 Lincoln Structure Plan and the Growth of Township objectives and policies of the District Plan	C	Achieved.
Lincoln 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 south of the proposed Lincoln by-pass that would be severed from Lincoln and would contribute to poor integration and connectivity with the Township (refer to Appendix 2 – Map 26)	SS	Achieved – except with respect to Harrington Lot 2, which is just 3234m ² . This should be included within the rural residential area as it part of the title covering land north of the Bypass (total size 9734m ²).
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 Lincoln (refer to Appendix 2 – Map 26)	SS	Achieved
Avoid locations that may contribute to the long term coalescence of Lincoln with the Townships of Rollaston, West Melton, Templeton and Springston (refer to Appendix 2 – Map 28)	C	Achieved – the site is located on the southern side of the township away from other urban centres.
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Lincoln (see Appendix 2 – Map 5)	SS	Achieved.

Maintain the visual distinction and amenity contrast between the rural periphery of Lincoln and the urban forms of Prebbleton, Springsdon, Rolleston and Christchurch City	C	Achieved – the site is located on the southern side of the township away from other urban centres.
Preserve the rural character and productive capacity of large rural land holdings and the Rural (Outer Plains) zoned land to the west and south of Lincoln (refer to Appendix 2 – Map 26)	SS	Achieved – land is zoned Inner Plains and does not have productive due to existing lot sizes and reserve sensitivity and access issues as discussed above.
Strategic Infrastructure		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the SWaters Activity Management Plan and Transportation Activity Management Plan)	C	Achieved
Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 5: Transpower High Voltage Transmission Lines, Transpower electricity substation (TP5), Crown Research Institutes and Lincoln University research facilities, Woodsons Road Cemetery (D174), Lincoln Golf Course (D128), Landfill to the west of the Township (D386), Lincoln Wastewater Treatment plant (D153), integrated stormwater management scheme on the eastern boundary of Lincoln, Broadfield Primary School (ME17) and consideration of the strategic importance of Ellismere Junction Road as a collector route between SH1 and SH76 (Christchurch to Akaroa)	C	Achieved – none of the identified infrastructure applies to the site, except the wastewater plant which will be protected by a 150m no build setback.
Natural hazards		
Avoid locations that are constrained by live high groundwater table, SDC recorded flood sites, Lower Plains and Lake	SS	Achieved – see discussion above under 'Constraints'

Ellesmere Flood Areas and associated land drainage issues (including drains, springs and waterways) (see Appendix 2 – Map 17)		
Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during further earthquake events (see Appendix 2 – Map 20)	SS	Geotechnical investigations will be required but indications are that they should not be a constraint to rural residential use of the land (see discussion under Constraints' above)
Environmental, cultural and heritage values		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Tree located on Shands Road to the north-west of Lincoln (T81) (See Appendix 2 – Map 6)	SS	Achieved
Avoid locations that may compromise the cultural values attributed to the Wairu Tāwhiri Māhanga Site to the north-east of Lincoln (Oven C65) (see Appendix 2 – Map 6)	SS	Achieved
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Lincoln, including specifically: Wheatsheaf House (H302), Greenpark War memorial and gates (H318 & H319) and Green Park Memorial gates (H317) (see Appendix 2 – Map 6)	SS	Achieved
Consider the extent to which any locations may reduce the productive capacity of Class 1 and II versatile soils on the periphery of Lincoln (see Appendix 2 – Map 21)	SS	Achieved – productive capacity of the soils is seriously constrained by existing access and reverse sensitivity issues as outlined above (see Site Details)
Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the north-west and south of Lincoln (see Appendix 2 – Map 5)	SS	No known site contamination which can be confirmed by obtaining details of site history and P31 if necessary

Submission on Council's Rural Residential Strategy – Consultation Draft and the associated Statement of Proposal

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

Full name of submitter: *Canterbury Regional Council*

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

The whole of the Rural Residential Strategy and Statement of Proposal

2. *My submission in SUPPORT /OPPOSITION is:

The draft Rural Residential Strategy will help to inform the extent of rural residential development in the district and to manage its cumulative adverse effects through appropriate changes to the district plan to implement the strategy. The development of the Rural Residential Strategy is supported by Method (3) to Policy 6.3.9 to Chapter 6 of the Canterbury Regional Policy Statement 2013.

The draft strategy provides a robust framework for the identification of preferred rural residential sites in the district and achieving appropriate outcomes for such development. The framework is consistent with the outcomes sought in Policy 6.3.9 to Chapter 6 of the Canterbury Regional Policy Statement 2013.

The draft strategy together with changes to the district plan will put in place a framework for the management of rural residential development and in so doing help give effect to the objectives and policies of the Canterbury Regional Policy Statement 2013. This includes the recovery, urban form and settlement objectives of Chapter 6 which seek to provide sufficient land for the rebuild and recovery of greater Christchurch, and achieving the consolidation of urban areas. Chapter 6 also seeks the appropriate integration of development with infrastructure including the transport network. The Rural Residential Strategy will help the district council achieve these outcomes by managing rural residential development in the district.

The Canterbury Regional Council agrees with the Statement of Proposal for the Strategy and the reasons stated for the preparation of the strategy. In particular Method (3) to Policy 6.3.9 to Chapter 6 supports the development of the Rural Residential Strategy to inform the extent of rural residential activity and outcomes sought for this form of development within the district.

**Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

3. I WISH/ DO NOT WISH to be heard in support of my submission (delete as applicable)

6. Address for service of submitter:

372 Hamptons Road, RD6, Christchurch.....

Telephone: 03 3495009.....

Fax:.....

Email: pieterkate@slingshot.co.nz

Contact person: Kate Van der Molen..... Title Mrs.....
(if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM MONDAY 3

rd

MARCH 2014

Responses to be:

Posted to: Delivered to:

Craig Friedel A Council Service Centre in Darfield,

Selwyn District Council Lincoln, Leeston or Rolleston

P.O. Box 90

Rolleston

Emailed to:

CHRISTCHURCH 7643

submissions@selwyn.govt.nz



Fiona Aston Consultancy Ltd

Resource Management & Planning
PO Box 1435 Christchurch 8140 Ph 03 3322616 Email fiona@fionaaston.co.nz

Submission to Selwyn District Council On: The Draft Rural Residential Strategy

Date: 3rd March 2014

Clients: Mark, Grant and Rose Crabbe Partnership

Prepared by: Anna Mackenzie

Date: 03/03/14

Reviewed by: Fiona Aston

Date: 03/03/14

4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

5.



Signature of submitter (or person authorised to sign on their behalf)

Date 3rd March 2014

6. Address for service of submitter:

Canterbury Regional Council

PO Box 345, Christchurch 8140

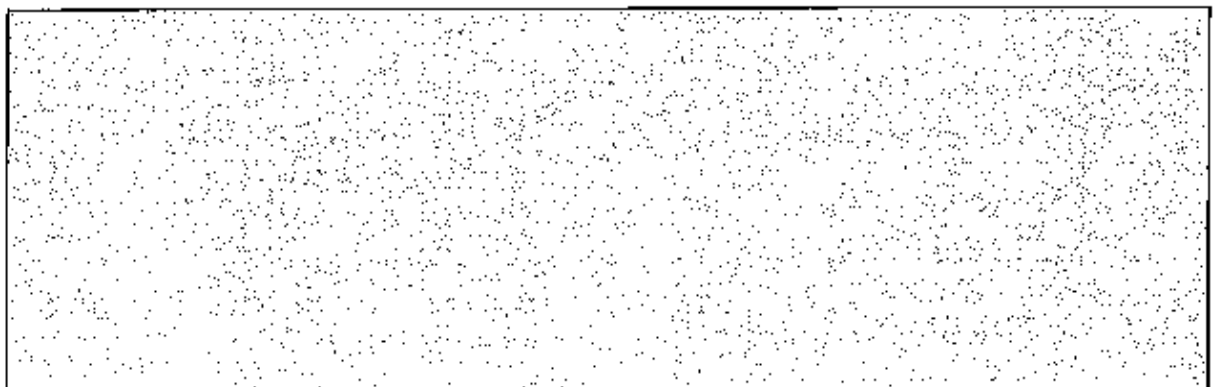
Telephone: ...0275497543.....

Fax:

Email: Michael.rachlin@ecan.govt.nz

Contact person: Michael Rachlin Title (If appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.



SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: Mark, Grant and Rose Crabbe Partnership

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. The specific provisions of the RRS that our submission relates to are:

The whole Draft Rural Residential Strategy (RRS) including Criteria in appendix 1 and Maps in appendix 2.

2. Our submission in SUPPORT IN PART is:

We support the RRS including the criteria proposed to identify appropriate rural residential development, subject to the inclusion of the Site subject to this submission, as shown in Appendix A..

An assessment of the proposal against the criteria set out in the RRS, has been included in Appendix B below.

Submitter

The Crabbe family owns a 2.0236ha property on the south east corner of Trices Road and Birchs Road zoned Rural Inner Plains. There is one existing dwelling on the Site, in a central position, with access from Trices Road. The Site is heavily screened from adjoining land and roads by hedgerow shelter belts. The Living 1A Zone (average lot size 2000m²) is located across Trices Road from the Site, and the Living 2A Zone (average lot size 5000m²) is across Birchs Road from the Site. Immediately south of the L2A zone across Birchs Road is Preliminary Area 4, identified in the RRS as being an appropriate area for rural residential development.

A proposed rural residential subdivision plan for the site is attached as Appendix A. This provides for a total of four rural residential sites, including the existing dwelling site, ranging in size from 3500m² to 6500m² with an average density of 5000m².

Background

In 2009 a resource consent application was made for the Site, to create three allotments between 6036m² and 7500m² in area. Most of the neighbouring property owners gave their written approval for this application. This consent was declined on the basis that the proposed subdivision would not maintain rural character and amenity (there would be a reduction in rural outlook from Trices Road at the point where views into the site were obtainable from breaks in the existing hedge to provide two additional access points); and

precedent concerns for other potential proposals for higher density subdivision adjoining townships than that anticipated for the Rural Inner Plains.

It is important to note that the statutory tests/relevant matters are different for a rezoning request, compared with a non complying resource consent application, as sought in 2009. If the land is identified in the RRS as suitable for rural residential development, and subsequently rezoned (by private plan change or potentially a more streamlined CER Act process, precedent issues will not be relevant and the L3 zone rather than Rural Inner Plains character and amenity desired outcomes will apply as set out in the Draft RRS – essentially *“a sense that the subdivision is located in a semi rural setting through the provision of abundant open space and frequent views to the hinterland beyond”*¹.

Rural Residential Strategy

The Draft Rural Residential Strategy identifies five sites which meet the criteria for Rural Residential Development in the Selwyn District. At paragraph 6.2 the following pre-requisites for consideration are set out:

- can be economically serviced with reticulated water and wastewater services.
- is able to be integrated with established Townships
- does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS,SDP or RRS13
- is not affected by any significant constraints
- is owned by parties who have aspirations to rezone the land

The site meets all of the above pre-requisites as follows:-

Reticulated services:

In this case the site is located adjoining existing living zones across Birchs and Trices Roads, and has already been identified in the 2009 consent decision. The existing dwelling on the site already has reticulated town water. Given the location adjoining existing reticulated residential development and the small size of the proposed rural residential 'node' (just 4 lots), it is anticipated that reticulated wastewater should be feasible.

Integration with Townships

The location of the site, adjoining the existing Prebbleton township area, ensures that the development is able to be integrated with the Township. The site is located on the corner of Birchs Road which provides excellent opportunity for walking and cycling into Prebbleton centre.

Consolidation/Intensification

A total of only three additional rural residential lots are proposed. This is an insignificant and inconsequential number which will have no impact on the consolidation and intensification principles of the relevant statutory planning documents.

Constraints

¹ Draft RRS page 33

The site does not contain any significant vegetation or trees, cultural sites, designations, historical sites, strategic infrastructure or utilities, springs or waterways. The site is not located in the vicinity of any intensive farming activities, the RRS identified high groundwater areas, or any flood hazard zones. The Site is located in the area where liquefaction assessments are required, however it is noted that land directly opposite existing house on the Site (21 Brahman Close off Stonebridge Way) is CERA Green zone TC1 which means it has good ground conditions and is not subject to geotechnical constraints.

Landowner Aspirations

The current landowners have demonstrated their desire to develop this site through the application for the 2009 resource consent and through this submission.

Conclusion

Given the site meets the above noted pre-requisites, and meets the RRS criteria for identifying suitable rural residential sites (see Appendix B), the Submitters consider that this site is appropriate for rural residential development and seek its inclusion in the RRS as such.

Land Use Recovery Plan

We note the Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. We consider that the use of the Site for rural residential development has been demonstrated through this submission to be an efficient use of land and infrastructure which, but virtue of its location, does not limit future urban growth. It is considered that the development of the site for rural residential purposes will not create adverse effects with surrounding rural land.

Limited provision is to be made for rural residential development, but this is not further quantified. The Explanation for Policy 6.3.9 notes that "rural residential development can impact on transport efficiency, and the maintenance of rural character and rural land use for production," and that "more limited provision would undermine the achievement of recovery." These concerns appear to be the reasons for making 'limited provision' whilst recognising the "desirability of providing a range of choice in housing types for those needing to relocate, without compromising the overall intent of consolidation in the CRPS."

Making provision for rural residential in peri-urban locations is most efficient in terms of transport efficiency, due to proximity to urban services. Inclusion of the Site will not compromise but rather enable consolidation of the urban form of Prebbleton as a concentric, compact and walkable township. The assessment establishes that there will be no adverse effects on rural character or neighbouring rural land uses which are in reality 'semirural lifestyle' type activities due to the small holding sizes and location in close proximity to Prebbleton Living zones.

Action 18 of the LURP requires that SDC recommend to the Minister of Earthquake Recovery methods to implement to RRS by June 2014. With respect to the Site, the land can

be rezoned to a 'future proofed' L3 zone without further public process then the RRS submission and hearing process, as the

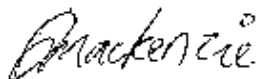
Relief Sought

- That SDC adopt the Draft RRS as the Final RRS subject to the inclusion of the Site the subject of this submission as identified in Appendix A attached as a rural residential location.
- That in relation to Action 18 of the LURP, SDC recommend to the Minister of Earthquake Recovery that the land subject of this submission be rezoned Living 3 without any further public process; or a streamlined process be adopted which allows for public consultation on rural residential locations that were not included in the Draft RRS. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types.

Conclusion

The Crabbe Partnership considers that the site the subject of this submission is a suitable area for rural residential development on the edge of Prebbleton Township. This site will provide appropriate township consolidation and enable the development to be integrated with the Township. The site can be serviced with reticulated services without putting undue pressure on existing systems, and will provide appropriate sections to meet the market demand. The site meets the criteria of the RRS and is appropriate in the context of the provisions of LURP, the Prebbleton Structure Plan and the Selwyn District Plan.

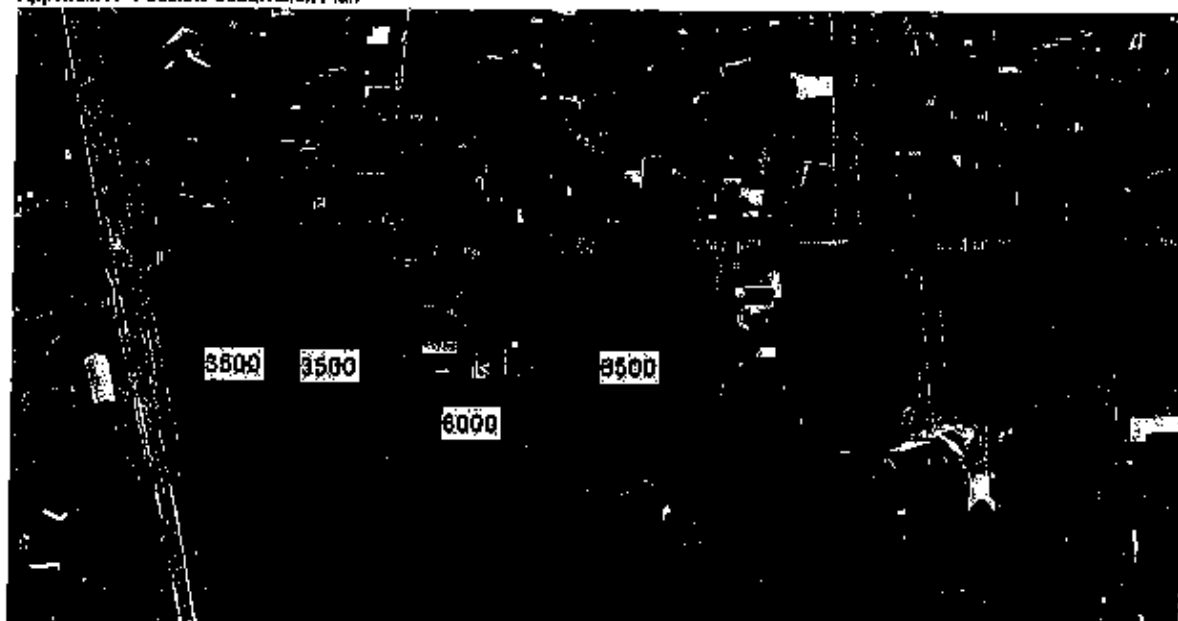
3. We do wish to be heard in support of our submission.
4. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

5. Signed:  3 March 2014

6. Address for service of submitter:

Postal Address: C/- Fiona Aston Consultancy Ltd PO Box 1435 Christchurch
Telephone: 03 3322618
Email: fiona@fionaaston.co.nz

Appendix A—Possible Subdivision Plan



Appendix B – Assessment Against RRS criteria for Lincoln

Rural Residential Strategy (2013) 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	Prebbleton	Proposed Site
Chapter 6 of the CRPS (LURP)		
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 Living zones and can be serviced by extensions to these 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	Access will be provided to Trices Road, which is not a strategic or arterial road.
Avoid noise sensitive activities occurring within the 60 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	Na	This criteria does not apply to this site.
Avoid the groundwater recharge zone for Christchurch City's drinking water	Na	This criteria does not apply to this site.

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	Na	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	Se	The Site is not located in proximity to rural activities which are likely to create reverse sensitivity effects. There are no intensive farming activities in the vicinity. There is a pattern of existing semi-rural lifestyle small holdings with horse grazing the main 'rural' activity. The Site borders another similar sized allotment to the south, and a small historical residential sized section to the east. Beyond this small section the adjoining properties to the east (along Tricea Road), while a little larger in size, include the residential component of their activities adjacent to the road frontage, meaning grazing activities are located away from the boundary of the subject Site.
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	There is no significant ecology located on the site due to its historical use for grazing horses and residential activity.
Not significantly adversely affect ancestral land, water, sites, wāhiapu and wāhiatonga to Ngāi Tahu	ss	No identified cultural sites exist on the site.
Avoid adverse effects on existing surface water quality.	ss	Appropriate stormwater management on the site will ensure there are no adverse effects on surface water quality.
Integrate into, or consolidate with, existing settlements	o	The proposal is located adjoining the urban limits of Prebbleton and is able to be integrated with and consolidate the Township. In particular the location of the site adjoining living zones on the

		north and the west of the site ensure the site gives the township a compact shape, essentially 'filling in' the shape of township to create a compact form.
Development site supports the development of an ODP and is not seen as a transition to full residential forms of development	c	The site is of sufficient size to support only a limited number of rural residential blocks. An ODP can be prepared for the Site, or conditions imposed on the required subdivision which will ensure appropriate 'ruralness' to the subdivision design.
Rural residential form, function and character		
Avoid locations that are obvious residential growth paths	c	The site is not located in an obvious residential growth path. The RRS identifies land in an arc between west of the zoned township as the 'preferred urban form' for Prebbleton.
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 Site adjoins living zones to the north and east, and is located at the corner of Birchs and Trices Road. Birchs Road provides excellent walking and cycling facilities between the Site and the centre of Prebbleton, and contains public transport options to enable connections to Lincoln or Christchurch City, thus providing for social cohesion and ready access to recreational, employment and other services, within Prebbleton, and beyond.
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 bh/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	as	The development of the site is proposed to include a mixture of housing densities to provide for smaller lots adjoining Birchs Road and larger lots with added distance from the corner along Trices Road. Densities will be within the 0.3 – 2ha range with an average density of 6000m ² . The smaller 3500m ² lots will have a boundary with rural land to the south, and larger sized rural residential sized lots to the west and east.
Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral	as	The Site will not compromise the quality of ecosystems, nor affect any cultural site, or water course.

land, water, and the Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu 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	sa	The use of existing roads and significant shelter belts provides definite boundaries and will assist in limiting peri-urban sprawl. The existing shelterbelts with adjoining rural land will be retained, but given the low density/rural residential development to the west and north, retention of the road frontage shelterbelts may not be necessary. The site does not need to be 'hidden' from these adjoining living areas, and a more open aspect might be preferred by future purchasers. As can be seen from the zoning map attached as Appendix C, the site is clearly distinguishable from other lots with frontage to Trices Road and east of Birchs Road and replicates and will 'complete' the subdivision pattern for the existing L2A zone with frontage to Trices Road west of Birchs Road. It is a rectangular shaped with limited depth along Birchs Road and a longer frontage with Trices Road. All other lots to the east have far greater 'depth' to the south.
Landscape Values		
Discernibly logical boundaries, determined by strong natural or physical features	o	The Site will retain its strong boundaries created by existing shelter belts and roads.
Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch	ss	This site is not required to maintain open space between urban activities with Greater Christchurch as it is located on the southern side of the township and represents such a small area.

Protection of natural features, significant trees and vegetation	ss	The existing mature shelter belts are proposed to be retained as part of any future development.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	c	This development would include the addition of 3 more households, which would be screened by existing shelter belts.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	ss	None apply to this land.
Locations to adjoin Township boundaries by have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	o	The site will retain a degree of ruralness due to the existence of a woodlot and open paddocks to the south and larger land holdings to the east. Additionally the retention of shelter belts along the southern boundary of the site will add to the sense of ruralness. The road perimeter shelterbelts can be retained if this is Council's preference, but this may not be necessary. It is anticipated that as a rural residential area, the Site would display aspects of rural activities as well as residential activities, which may include the grazing of ponies.

PREBBLETON ENVIRONS STUDY AREA CRITERIA		
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 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	c	Achieved – the site is located adjoining living zones to the north and east of the site. The site provides for a compact township form, and is not located as ribbon development along Springs Road
Prebbleton and its environs have a reduced capacity to support significant rural residential households, which may	o	Achieved – the site represents a small but serviceable rural residential development, and will retain the desired rural outlook

undermine the discrete character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base (refer to appendix 2 – Map 24)		through maintaining shelter belts along road frontages if this is Council preference.
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 Prebbleton (refer to Appendix 2 – Map 24)	ss	Achieved – the Site is not located in a manner that creates ribbon development
Preserve the obvious residential growth path west of Springs Road between Trenls and Hamplons Roads, which presents a long term opportunity to achieve a compact concentrated urban form for Prebbleton (refer to Appendix 2 – map 24)	ss	Achieved
Avoid locations that may contribute to the long term coalescence of Prebbleton with the Townships of Lincoln and Templeton and development within the Christchurch City territorial authority boundary (refer to Appendix 2 – Map 24)	c	Achieved – the site is located on the southern side of Prebbleton, but does not extend significantly towards Lincoln.
Rural character and productivity		
Support locations that maintain appropriate separation from the intensive Farming Activities legitimately established on the periphery of Prebbleton (see Appendix 2 – Map 5)	ss	Achieved – there are no intensive farming activities in the vicinity of the site.
Maintain the visual distinction and amenity contrast between the rural periphery of Prebbleton and the larger urban forms of Rolleston, Lincoln and Christchurch City, particularly at the interface between the Prebbleton 'Greenbelt' and the industrial activities occurring within Christchurch City Council's territorial authority boundary to the north (refer to appendix 2 – Map 24)	c	Achieved – the site is on the south-eastern boundary of the Township, but does not significantly extend Prebbleton towards Lincoln.
Strategic infrastructure		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the SWaters Activity Management Plan and Transportation Activity Management	c	Achieved – the site location adjoining the township ensure reticulated services can be provided.

Plan)		
Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 8: Transpower high voltage transmission lines, Oron electricity substation on the southern outskirts of Prebbleton (OR11), Shands Road cemetery (D172), SH1 four-laning and CMS2, Ledbrooks Primary School (ME22) and Broadfield Primary School (ME17)	c	Achieved
Natural hazards		
Avoid locations that are constrained by the high groundwater table, SDC recorded flood areas, Lower Plains Flood Areas and associated land drainage issues (including drains, springs and waterways) (see Appendix 2 – Map 15)	ss	Achieved as the site does not have any constraints relating to these matters.
Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during further earthquake events (see Appendix 2 – Map 20)	ss	No liquefaction was observed during the 2011 earthquakes, and land across Tricose Road (21 Brahmah Close) has been given a TC1 rating, which is likely to apply to the site given its close proximity.
Environmental, cultural and heritage values		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Tree located on Ledbrooks School grounds (T104) (see Appendix 2 – Map 8)	ss	Achieved
Avoid locations that may compromise the cultural values attributed to the Waiti Teanga Management Site to the south-east of Prebbleton (Open C65) (see Appendix 2 – Map 8)	ss	Achieved
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Prebbleton, including specifically Wheatsheaf House (H302), and Tranke Chicory Kiln (H206) (see Appendix 2 – Map 8)	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 Lincoln (see Appendix 2 – Map 21)	ss	The site is located on Class II and IV land, but has very limited existing or potential productivity given the very small size (2 ha) and proximity to the township. Current farming activity on this

Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified on the eastern edge of the Township and on Tosawill Road to the north-east (see Appendix 2 – Map B)	ss	site pony grazing. Investigations will be required at the time the site is developed, although given the history of the site for grazing horses, it is unlikely any contamination will be present.

Submission on the Selwyn District Council Rural Residential Strategy

To: *Selwyn District Council*

Name of submitter: *New Zealand Fire Service Commission (the "NZFSC")*

Address: *Cl- Beca Ltd*
PO Box 13 960
CHRISTCHURCH

This is a submission on the Selwyn District Council Rural Residential Strategy.

The specific parts of the Rural Residential Strategy that this submission relates to are:

- The provisions of sufficient fire fighting water supply in accordance with the New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509: 2008 (NZFS Code of Practice).

The NZFSC's comments are:

In achieving the sustainable management of natural and physical resources under the Resource Management Act 1991 (RMA), decision makers must have regard to the health and safety of people and communities. It is essential that the NZFSC is able to meet its responsibility of ensuring the efficient management of the functions and activities of the New Zealand Fire Service (NZFS) through the provision of an effective emergency service to all New Zealanders so as to reduce the occurrence and impact of fire and other emergencies (Fire Service Act 1975).

In the case of the Selwyn District Council's Draft Rural Residential Strategy ("Strategy") the NZFSC is interested in ensuring that the Strategy recognises the importance of the emergency service provided by the NZFS for the safety and well-being of the community. This means ensuring that the Strategy takes into account the operational requirements of the NZFS through the inclusion of provisions, which require the sufficient supply of fire fighting water and access for fire fighting purposes as outlined in the New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509: 2008 (and any updates).

The NZFSC are pleased to see that the Strategy makes reference to the NZFS's preference for a reticulated water supply being provided to rural residential activities in accordance with the NZFS Code of Practice. Further, the NZFSC are supportive of the justification given in the Strategy, being to reduce the reliance on alternative water supply methods required for fire fighting purposes, where difficulties in gaining physical access, inadequate flow rates and defective connections to fire fighting appliances may undermine the ability of the NZFS to attend to hazards and emergencies in a timely manner.

Overall, the NZFSC are supportive of the Strategy and would like to see that any subsequent statutory documents relating to rural residential development in the district includes provisions requiring the supply of water to be done so in way that is compliant with the NZFS Code of Practice.

The NZFSC does wish to be heard in support of their submission.

If others make a similar submission the NZFSC does not wish to present a joint case with them at a hearing.



Claire Lindsay

(Authorised to sign on behalf of New Zealand Fire Service)

28 February 2014

New Zealand Fire Service Commission
C/- Beca Ltd
PO Box 13960
Christchurch
Attention: Claire Lindsay

SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: Conifer Grove Trustees Ltd

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. The specific provisions of the RRS that our submission relates to are:

The identification and inclusion of Area 4 into the RRS as an appropriate location for rural residential development.

2. Our submission in SUPPORT IN PART is:

We support the identification of our site as part of preliminary rural residential Area 4 and seek that this be confirmed as a definite rural residential area. We also support the description and assessment of the suitability of Area 4 for Rural Residential purposes as set out in the RRS, Paragraphs 6.41 – 6.58 (pp 58-62). We consider that our site is consistent with the RRS assessment criteria for identifying suitable sites for Rural Residential Development, and an assessment of this is included in Appendix A below. Furthermore it is considered that rezoning of Area 4 is consistent with the Prebbleton Structure Plan as set out in Appendix B, and consistent with the objectives and policies of the Townships Volume of the District Plan as established in the application for Plan Change 36.

Submitter

Conifer Grove Trustees Ltd owns 7.4952ha of land within the area identified in the Rural Residential Strategy (RRS) as 'Preliminary Area 4'. This site along with two adjoining sites in the same block is currently being considered under Plan Change 36 to the Selwyn District Plan (on hold pending the outcome of the RRS).

Background

Plan Change 36 was lodged in July 2013 and has been placed on hold pending the outcome of the Land Use Recovery Plan and subsequently the RRS. The Plan Change application included an assessment against the District Planning objectives and policies and provided an ODP, Traffic Impact Assessment, Geotechnical Report, and a contamination report for the potential rezoning of the site from Rural (Inner Plains) to Living 3. The Plan change sought an average density of 7500m² across the site, and provided for larger sections to the south with smaller sections to the north of the site to provide a transition from residential to rural, and reducing the likelihood of further development to the south in the future, hence providing a consolidated Township form.

Given this pending plan change, and given Conifer Grove's intention to develop this site in the immediate future (pending the outcome of PC36), Council can have confidence that including this site as rural residential will result in becoming sections available to meet market demand for rural residential lots in the very near future.

We note the Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. We consider that the use of the Conifer Grove site for rural residential development has been demonstrated through PC36, and through this submission, to be an efficient use of land and infrastructure which does not limit future urban growth, and does not create adverse effects with surrounding rural land.

Submissions/Consultation

The proposal for the Area 4 site to be developed for rural residential purposes has already been through consultation processes in the form of submissions on PC36. In addition to consultation on the Draft RRS, PC 36 has drawn strong support (4 submissions in support or partial support) and minimal opposition (2). Only 3 submissions have raised any concerns, which have been readily addressed as outlined in Appendix C.

Relief Sought

That SDC adopt the Draft RRS as the adopted RRS subject to removal of the wording 'preliminary' rural residential areas especially when referring to Area 4 Prebbleton (the land the subject of this submission) and confirming that Area 4 is a preferred rural residential area in the RRS in accordance with the suggested wording amendments attached in Appendix D.

Implementation of the RRS13 - That in relation to Task 18 of the LURP, SDC recommends to the Minister of Earthquake Recovery that PC36 be made operative immediately under the provisions of the CER Act with no further public process required. The RRS hearing process is sufficient to consider the merits of the rezoning proposal and all matters raised in submissions on PC36 can be appropriately addressed at the RRS hearing. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types.

Conclusion

Conifer Grove Trustees Ltd considers that its site within Area 4, and subject to PC36 is a suitable area for rural residential development on the edge of Prebbleton. This site will accommodate the southern extent of the Township and also achieve appropriate consolidation of the Township. The site can be serviced with reticulated services without putting undue pressure on existing systems, and will provide appropriate sections to meet the market demand. The site meets the criteria of the RRS, and is appropriate in the context of the provisions of LURP, and the Prebbleton Structure Plan.

3. We do wish to be heard in support of our submission.
4. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Mackenzie

Anna Mackenzie (Fiona Aston
Consultancy Ltd), on behalf of
Baseline Planning Ltd

5. Signed: 3 March 2014

6. Address for service of submitter:

Postal Address: C/- Baseline Planning Ltd PO Box 100, Leeston 7656
Telephone: 03 324 8206
Email: john@baselineplanning.co.nz

Appendix A – Assessment Against RRS criteria for Prebbleton

Rural Residential Strategy (2013) 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	Prebbleton	Proposed Site
Chapter 6 of the CRPS (LURP)		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside 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 2A 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	Plan Change 36 includes access from Bryche Road, Hampsons Road and Trices Road for various different potential sites with most access being provided from Hampsons Road, including for rear allotments. An assessment as to the proposal's traffic effects has been made concluding that the proposal can go ahead without any capacity, efficiency or road safety issues arising.
Avoid noise sensitive 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	NA	This criteria does not apply to this site.
Avoid the groundwater recharge zone for Christchurch City's drinking water	NA	This criteria does not apply to this site.

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	NA	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 application for PC36 sets out that given there are no practices which result in objectionable noise or odour at present on site or adjoining to the south or east, it is unlikely that reverse sensitivity effects will occur.
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	PC 36 sets out that there are no known significant ecology in the area given the historical pastoral use of the site.
Not significantly adversely affect ancestral land, water, sites, wahi tapu and wahi taonga to Ngai Tahu	SS	PC 36 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 provided as yet.
Avoid adverse effects on existing surface water quality	SS	PC 36 sets out that an up-sloped drain runs along the south and west of the site, although it is noted that the application is unlikely to result in discharges to this drain.
Integrate into, or consolidate with, existing settlements	C	The proposal is located adjoining the L2A zone to the south of Prebbleton and is able to consolidate the Township.
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 PC 36 which includes larger sections within the southern portion of the site ensuring the proposal is not a transition to full

		residential forms of development
Rural residential form, function and character		
Avoid locations that are obvious residential growth paths	C	The use of Hamptons Road as the southern boundary of Pukekohe precludes this from being an obvious residential growth path.
Support locations that directly adjoin and are able to consolidate with Townships and residential Priority areas 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 2A zone and is appropriately able to consolidate the Township which is part of the an urban priority area.
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 h/ha, but where the overall area supports sustainable end-uses in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved	SS	Plan change S9 includes an average dwelling density of 7,500 m ² , and therefore meets the thresholds set out in the RRS. All lots are a generous size (ranging from 6000m ² to 1.26 ha on the conceptual subdivision layout). Most will enjoy direct outlooks onto adjoining rural land in Hamptons and Birchs Road. All lots will retain a high degree of openness and rural character, consistent with the rural residential character sought in the RRS.
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 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.	SS	As set out in PC 38 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.
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	The proposal notes that Hamptons Road as a physical limit for the southern extent of the Township to provide a logical boundary and to avoid peri-urban sprawl.
Landscape values		

Discernibly logical boundaries determined by strong natural or physical features	C	Physical road features provide for logical discernible boundaries for this site.
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 south of Prebbleton and this criteria is not relevant
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	The proposal is for a small rural residential node of 18 households.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	SS	
Locations to adjoin Township boundary's by have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	C	Land across Hemptons Road will remain Rural Inner Plains zoned and provide a degree of ruralness.

PREBBLETON ENVIRONS STUDY AREA CRITERIA		
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 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	C	Achieved

boundaries north and south of this road		
Prebbleton and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base (refer to appendix 2 – Map 24)	C	Provides a southern extent to township reducing further impacts on services
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 Prebbleton (refer to Appendix 2 – Map 24)	SS	Achieved
Preserve the obvious residential growth path west of Springs Road between Trents and Hampsons Roads, which presents a long term opportunity to achieve a compact concentric urban form for Prebbleton (refer to Appendix 2 – map 24)	SS	Achieved
Avoid locations that may contribute to the long term coalescence of Prebbleton with the Townships of Lincoln and Templeton and development within the Christchurch City territorial authority boundary (refer to Appendix 2 – Map 24)	C	Achieved
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Prebbleton (see Appendix 2 – Map 6)	SS	Achieved – there are not intensive farming activities in the locality.
Maintain the visual distinction and amenity contrast between the rural periphery of Prebbleton and the larger urban forms of Rolleston, Lincoln and Christchurch City, particularly at the interface between the Prebbleton 'Greenbelt' and the industrial activities occurring within Christchurch City Council's territorial authority boundary to the north (refer to appendix 2 – Map 24)	O	Achieved – the site is on the southern boundary of the Township
Strategic Infrastructure		

Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the 6Waters Activity Management Plan and Transportation Activity Management Plan)	C	Achieved, PC36 sets out servicing options
Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 8: Transpower high voltage transmission lines, Orion electricity substation on the southern outskirts of Prebbleton (OR11), Shanda Road cemetery (D172), SH1 four-laning and CMS2, Ledbrooks Primary School (ME22) and Broadfield Primary School (ME17)	C	Achieved, appropriate consideration of the Orion Electricity Substation have been made as part of PC36.
Natural hazards		
Avoid locations that are constrained by the high groundwater table, SDC recorded flood areas, Lower Plains Flood Areas and associated land drainage issues (including drains, springs and waterways) (see Appendix 2 – Map 15)	SS	Achieved
Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during further earthquake events (see Appendix 2 – Map 20)	SS	Achieved- geotechnical reports for PC36 set out that the site is outside of identified zones and is not subject to liquefaction.
Environmental, cultural and heritage values		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Tree located on Ledbrooks School grounds (T104) (See Appendix 2 – Map 8)	SS	Achieved
Avoid locations that may compromise the cultural values attributed to the Wahi Taonga Management Site to the south-east of Prebbleton (Oven C65) (see Appendix 2 – Map 8)	SS	Achieved
Avoid locations that may compromise the historic values attributed to	SS	Achieved

the registered Heritage Buildings in proximity to Probbleton, including specifically: Wheelsharf House (H302), and Treble Chloory Kiln (H208) (see Appendix 2 – Map 8)		
Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Lincoln (see Appendix 2 – Map 21)	SS	PC 36 sets out that there will be some loss of soils, however due to the sites location adjoining a Township this loss is appropriate.
Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified on the eastern edge of the Township and on Tosswill Road to the north-east (see Appendix 2 – Map 6)	SS	PC 36 includes a contamination report which sets out potential environmental impacts arising from the future development of the site, and concludes that there are no contamination constraints on the site which would preclude future residential development.

Appendix B – Prebbleton Structure Plan

The Prebbleton Structure Plan (February 2010) sets out its purpose as being:

"The purpose of this document is to provide a framework for coordinating development and other changes in Prebbleton in order to achieve a high standard of town planning and urban design."

Section 8.5 of the Structure Plan specifically identifies concerns regarding rural residential development adjacent to Prebbleton, but specific concern relates to keeping Prebbleton as a distinct township from potential expansion of Christchurch City to the north-east. The Proposal is located on southern side of Prebbleton Township, and will not contribute to 'filling the gap' between Prebbleton and Christchurch City.

The Structure Plan goes on to identify the following relevant issues relating to the growth of Prebbleton:

- Current lack of sewer connections
- Creating a sensitive urban edge
- Avoiding reverse sensitivity at the rural/urban boundary
- Potential for and impact of, rural residential development

With respect to rural residential impacts, the Structure Plan notes:-

There is particular pressure for large sections around Prebbleton, due to its proximity to Christchurch. However, this must be assessed against the need to curb the outward sprawl of the city and maintain separation between Prebbleton and its rural surrounds.

In the case of the above issues, these matters have been addressed through PC36, and through the upgrading of sewer reticulated services in the Selwyn District generally since 2010 (when the Prebbleton Structure Plan was adopted).

Overall it is considered that developing Area 4 for rural residential purposes (proposed under PC36), is consistent with the provisions of the Prebbleton Structure Plan, albeit they are limited with respect to rural residential development.

Appendix C – Submissions to PC 36

There are three submissions in opposition to PC36, which are addressed as follows:

Murray Sinclair – Opposition

Submission:

Mr Sinclair is an adjoining neighbour to the north, and sought larger section sizes (greater than 7890), an upgrade to the sewage scheme to provide for 48hrs holding capacity in case of power outages, provisions to protect existing shelter belts and more information relating to the use and control of the water bores on the site.

Resolution:

- Rural residential density is typically between 1 – 2hh/ha (as set out in the RRS), and PC36 seeks to achieve these densities.
- The PC36 applicant accepts that power is problematic in many parts of Canterbury. Engineering solutions for wastewater will form part of the specific future subdivision for the site, which will resolve this issue.
- Information relating to water bores is considered as a matter for Environment Canterbury to address as part of subsequent water consents associated with future subdivision design.
- Some shelter belts are able to be retained and discussions with individual neighbouring land owners will achieve this.

Orion – support in part

Submission:

The submission states that Orion have not been consulted with regard to the proposed layout of their land shown on the outline development plan and concept subdivision plan.

Orion support the change of the site to Living 3 but note their concern with the density shown on their land (1ha blocks) and consider that a subdivision plan should not be included as part of the plan change process as it is too prescriptive, and limits the Orion land to 4 allotments (inclusive of the utility allotment for the substation). Orion also note concern that the limited flexibility resulting from a prescribed subdivision plan could create reverse sensitivity effects with the substation.

Resolution:

Applicant undertook several months of consultation with Orion during the initial development of PC 36. Orion made it very clear that they did not wish to be involved with the specific Plan Change application process. As a result, the application was made with regard to their land, but no specific geotechnical or contamination testing was carried out on their land, nor was the lot layout discussed, due to Orion's refusal to be part of the plan change application.

The lot layout shown on the outline development plan is indicative for the purpose of demonstrating proposed densities and we would expect that future subdivision of this site will be in general accordance with this plan.

Te Taumutu Runanga – Opposition

Submission:

Stormwater: Concern is raised about the assumed highest groundwater level of 3.7m given levels indicated in wells in the area. The effect of discharging stormwater to ground and its effect on groundwater quality without appropriate treatment is noted, as well as a concern that there are free draining soils under the site. Te Taumutu Rūnanga sought more information regarding the specific design and treatment of stormwater management systems.

Water supply and water efficiency: sought confirmation that reticulated water supplies are sufficient to supply this site. Te Taumutu Rūnanga is concerned about the detrimental effects of abstraction of groundwater in the general Selwyn district area.

Wastewater: concern about the proposed wastewater system, and seek more information to demonstrate that wastewater systems will not adversely impact groundwater, surface water and soil

Earthworks: potential adverse effect of construction on groundwater and surface water. Note that conditions of future consents need to include conditions ensuring the protection of these water bodies during construction.

Landscaping : a lack of planting is proposed in public spaces such as roads within the site and sought that landscaping be included which specifies native species.

Protection of waterways : sought the protection of water quality entering drains given the connect with the larger waterway system. Riparian planting is sought to provide for water quality and as an opportunity to improve ecology and visual amenity of the proposal site.

Accidental discovery: sought that a condition of consent be included regarding accidental discovery of undiscovered wāhi taonga or wāhi tapu

Low impact building design: suggested consideration of low impact building designs.

Resolution:

- Stormwater matters will be appropriately addressed in later discharge applications with Ecan.
- Water supply will be achieved as part of the detailed engineering design of any future subdivision on the site.
- Wastewater: any discharge will require a discharge consent, however it should be noted PC36 does not include a discharge to the ground.
- Earthworks will be addressed through specific design as part of any future subdivision consent application.
- Landscaping is not a matter controlled through the plan change process, but rather as a Council owned reserve Council will determine appropriate species
- Protection of waterways will be achieved during construction through use of best practice methods and any consents required.

- Waterways are not included on the subject site and so riparian planting cannot be achieved through this process.
- Accidental discovery protocols: appropriate conditions relating to this can be included as part of any future subdivision consent.
- Low impact building design: future dwellings on this site will be established individual lot owners in accordance with the building code requirement. It is not intended to limit individual landowners options.

Appendix D – Proposed amended wording for RRS Section 6 ‘Rural residential area assessment’

Note: proposed changes have been made with insertions identified with an underline and **bold** and deletions identified with a ~~strikethrough~~

Paragraph 6.1-2

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.~~

6.2 The preliminary identified rural residential locations satisfy the following pre-requisites:

Paragraph 6. 58:

Sub-regional guidance – LURP/Chapter 6 to the CRPS

- The land holdings are both outside the Township boundary and adjoin existing rural residential or Living zone environments. This zoning pattern assists in ensuring any future development is consolidated with the existing Township. It also assists in preserving the open space character between Prebbleton, other large townships in the eastern area of the District and Christchurch City.
- The locations avoid the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of CRPS.
- Preliminary Areas 3 and 4 adjoin the Kingcraft Drive EDA and the Living 2A zones respectively, ensuring the sites can be economically provided with reticulated water and wastewater.
- Preliminary Area 4 is located in proximity to land where liquefaction occurred during the Canterbury Earthquakes. Detailed geotechnical investigations ~~will be required as have been provided as part of the plan change 36 and have process to determined that the site had a low risk of liquefaction in a future earthquake events and the site is appropriate for rezoning for rural residential purposes~~ the appropriateness of any proposed rezoning. There are no other natural constraints associated with either of the identified locations.

Rural residential form, function and character

- The site enables rural residential development to be consolidated with the settlement pattern of Prebbleton.
- The risk of ribbon development occurring along Trents Road is reduced as preliminary Area 3 represents the full extent of residential or rural residential growth west of Prebbleton based on Shands Road being a definitive boundary.
- The risk of ribbon development occurring south along Birchs Road is reduced as preliminary Area 4 reflects the full extent of residential or rural residential growth south of Hamptons Road.

- The development blocks are small contained nodes that enable appropriate boundary treatments to be established to integrate the sites into both the urban and rural environments. There are definitive road boundaries and established land uses that reduce the potential of on-going urban sprawl, adverse reverse sensitivity effects and the urban form of Prebbleton coalescing with Lincoln to the south and Christchurch City to the north.
- The ability for both sites to integrate with the existing settlement pattern will assist in achieving a concentric urban form that enables ready access to the town centre. Preliminary Areas 3 and 4 are 1.8km and 1.3km from the town centre respectively.
- There is ~~likely to be~~ sufficient capacity within the Council's roading and community water and sewerage network to service both areas.
- The locations avoid the majority of strategic infrastructure established on the periphery of preliminary Prebbleton, with the exception of the Orion substation on preliminary Area 4 and the proximity of Shands Road to preliminary Area 3. The effects of the proposed rezoning of Area 4 on the Orion Substation has been considered as part of PC 36, with appropriate mitigation measures in place to avoid any reverse sensitivity effects arising. Any rezoning of Area 3 these land holdings on these strategic assets will need to be determined through the plan change process.

Landscape values

- Proposals for preliminary Areas 3 and 4 will need to include layouts, interface treatments and development controls to avoid any potentially adverse visual and amenity effects and achieve the necessary degree of 'ruralness' and 'rural residential character'. These environmental effects will need to be considered under the plan change process.
- Plan Change 36 includes an appropriate layout, providing larger sections on the rural edge of the site, to avoid reverse sensitivity effects with rural activities to the south, and to provide appropriate levels of ruralness for each of the proposed sections. The environmental effects of developing this site for rural residential purposes have been considered under PC 36, and are no more than minor.
- The size of the development blocks support a small rural residential node, which will enable each parcel to achieve the necessary degree of 'ruralness' and avoid adverse visual effects associated with larger rural residential nodes where the number of smaller sections collectively represent more 'urban' characteristics.
- The sites are contained by discernible boundaries formed by existing roads and land use characteristics, which includes strategic roads and established low-density living environments.

District Plan guidance

- The loss of rural character and amenity has been reduced as preliminary Areas 3 and 4 can be consolidated with the urban form of Prebbleton, which also reduces the potential for adverse reverse sensitivity effects with strategic infrastructure and productive rural land uses.

Prebbleton environs study area guidance

- The location of both areas adjoining the Township boundary, and established rural residential environment, supports a rural residential node that is able to integrate with the existing settlement pattern.
- Neither of the land holdings are recognised as long term residential growth paths in the SDP or Prebbleton Structure Plan.
- Both locations avoid the sensitive rural interface between Prebbleton and Christchurch City to the north and the obvious future residential growth path west of Springs Road between Trents and Hamptons Roads.
- Prebbleton has a reduced capacity to support an increased population base as it is not an Identified Key Activity Centre, with significant growth placing pressure of community infrastructure, services and business areas. Significant growth may also undermine the discrete township amenity that characterises Prebbleton.
- ~~Consideration of the appropriateness of establishing rural residential densities adjacent to Shands Road will need to be considered as part of any rezoning proposal for preliminary Area 4.~~
- The sites are not subject to any identified natural hazards, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints.
- Preliminary Area 3 assists in achieving the long term compact concentric urban form of the Township by supporting growth west of Springs Road.
- Avoid any identified Significant Natural Areas, intensive farming activities, designated sites or any other strategic infrastructure.
- Site contamination reports and geotechnical Reports for Area 4 have been provided through PC 36, and indicate that the site can be remedied to ensure that there is little risk to human health or safety from potentially contaminated land, nor from potential susceptibility of the land to liquefaction and lateral spread during large earth quake events
- Additional site specific assessments for Area 3 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.
- A portion of both sites contain Class II versatile soils, with the private plan change requests having to assessing the impacts of any loss of these high quality soils on the productive capacity of the Canterbury Plains, and determining for Area 4, that the loss of versatile soils in this area is outweighed by the positive effects of enabling appropriate development.
- The appropriateness of zoning preliminary Areas 3 and 4 to facilitate rural residential will need to be has been determined as part of the plan change process for including specifically the consideration of Plan Changes 41 and 36 respectively and It is considered appropriate to rezone these site for rural residential purposes.

25 FEB 2016

Submission on Council's Rural Residential Strategy – Consultation Draft and the associated Statement of Proposal

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

Full name of submitter: Ivan Royce Court

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

Plan Change 32
Lot 1 DP 377265 Lot 1 DP 79659
Lot 1 DP 21516
Lot 1 DP 43075
Lot 2 DP 58463 (give details)

2. *My submission in SUPPORT / OPPOSITION is:

Support

This property is close to Subdivision
development on Corner Robinsons Road
+ Springs Road. This is a highly sought
after area, as it was presold - off the plans.

- Close to Pebbleton Township.
School, churchs, Pre-school, + Shopping
Centre.

- Lincoln Township.
- Shopping Centre etc

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

3. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (~~delete as applicable~~)
4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(~~delete if you would not consider presenting a joint case~~)
5. J.R. Court 26.2.14
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
314 Birchs Rd
R.D.4 Ch. Cl 7676
- Telephone: 03-3252-881 0274-342366
Fax: _____
- Email: A.I.COURT@STRA.CO.NZ
- Contact person: Ivan Court Title _____ (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Friedel
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Emailed to:

submissions@selwyn.govt.nz

**LOCAL GOVERNMENT ACT 2002
SUBMISSION TO THE SELWYN DISTRICT COUNCIL
ON THE DRAFT RURAL RESIDENTIAL STRATEGY 2013**

To: Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
ROLLESTON 7643

Name: David & Derek Tyson & Alison Smith

Address: 161 Leeston Rd
RD 4
CHRISTCHURCH 7674

A. SUBMISSION BY D & D Tyson & Alison Smith

Pursuant to the Local Government Act 2002, David and Derek Tyson and Alison Smith ("the Tyson Family") hereby lodge a submission on the proposed Rural Residential Strategy – Consultation Draft.

Background

The Tyson Family own a property located at the north-west corner of Selwyn Road and Duins Crossing Road directly south of the Living 3 zoned area known as the 'Skallerup Block'. The legal description of the Tyson Family property is RS25807 and RS23614, and the property has a total area is 28.4 ha (See Appendix 1).

The site is zoned Outer Plains, with the area directly to the east zoned Inner Plains. The aforementioned Living 3 is directly to the North, and within 1.5km to the North and East of the site are zones Living 2, Living Z and Living Z Deferred.

The Tyson Family property is currently used for grazing and there are no existing residential buildings on the site.

B. SPECIFIC PROVISIONS SUBMITTED TO

This submission relates to those provisions of the Draft Rural Residential Strategy 2013 dealing with the preliminary Rolleston Rural Residential area.

C. NATURE OF AND REASONING FOR SUBMISSION

The Tyson Family submission conditionally supports the proposed draft Rural Residential Strategy ("RRS13").

Reasons:

As addressed in the RRS13 and the Statement of Proposal for the RRS13, the development of this strategy is in response to direction from the Land Use Recovery Plan ("LURP") and Chapter 6 of the Regional Policy Statement ("RPS").

The RRS13 considers that rural residential development includes land holding that are integrated into Townships and range in size from 0.3 ha to 2 ha at an average density of 1 or 2 households per hectare. The operative Living 3 zone in the District Plan and the adopted Rural Residential Background Report are the current measures for managing rural residential development in Selwyn District.

As the largest settlement in Selwyn District, Rolleston has experienced significant residential and business expansion in recent years. Rolleston has also been identified as Key Activity Centre under the LURP and Chapter 6 of the RPS with the capacity to support significant population growth. Existing rural residential development capacity in the Rolleston area is contained within the Living 3 zoned land at the south-west boundary, which has a possible yield of 148 sections.

The area identified in the RRS13 as Area 1, the preliminary area for further rural residential development around Rolleston, is at the north-western boundary of Rolleston Township. Area 1 is a single parcel with the physical address of 1535 Main South Road. Legally described as Lot 4 DP 74253 Block III Leeston Survey District, it has a land area of 20.59 ha and a potential rural residential development yield of 36 sections, although the precise yield will not be established until a private plan change is lodged with Council and considered under the RMA.

The efficiencies and benefits of Area 1 are identified on pages 56-58 of the RRS13 and are grouped into the following areas;

- Sub-regional guidance – LURP/Chapter 6 to the RPS
- Rural residential form, function and character
- Landscape values
- Rolleston environs study area guidance

Similar efficiencies and benefits can be associated with the Tyson Family property located to the south-west of Rolleston Township, and bound by the existing Living 3 zone to the North. These efficiencies and benefits are established below.

We note that the background section of the RRS13 states that that alternative locations to the preliminary sites included in the consultation draft have not been assessed at this point in time. The same section states that the reason for this is that the Council is relying on the submission process to establish which land owners have aspirations to develop their land to Living 3 zone densities. The Council also states that a decision on the merits of any given site using the guiding principles and rural residential location criteria set out in Appendix 3 of the RRS13 will need to be made

by Council following submissions, officer's reports and recommendations from an appointed hearings panel.

It is the our submission that the property identified in Appendix 1 to this notice is suitable for Living 3 zoning for the reasons set out below.

Sub-regional guidance – LURP/Chapter 6 to the RPS

The Tyson Family property:

- Is outside the Township boundary but adjoins both the Living 3 zone directly to the north and the post LURP residential greenfields area directly to the east, as identified in Map 4 - District Plan zoning and LURP priority area layer. The peri-urban context map for the Rolleston environs (RRS13 Appendix 2) identifies Stage 2 (2020-2041) residential development to the east of the Tyson property, as well as a township gateway at the Dunns Crossing Rd/Selwyn Rd intersection and existing and proposed school sites within close proximity.
- Avoids the majority of the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of CRPS, specifically the airport noise corridor
- Does not have the constraints of close proximity to SH1 and South Island Main Trunk Line which requires mitigation to avoid potential reverse sensitivity affects.

Rural residential form, function and character

- There is likely to be sufficient capacity within the Council's roading and community water and sewerage network to service the additional Tyson area.
- Services can be integrated with approved and potential development in close proximity to the property.
- Linear sprawl is contained by the roading configuration at the Dunns Crossing Rd/Selwyn Rd intersection
- The Tyson property provides the ability, in conjunction with the existing Living 3 zone, to provide a buffer between the identified ongoing residential development in Rolleston Township and the Outer Plains zone.

Landscape values

- The Tyson Family property area will need to include layouts, interface treatments and development controls to avoid any potentially adverse visual and amenity effects and achieve the necessary degree of 'ruralness' and 'rural residential character'. These environmental effects can be readily provided for under the plan change process.

- Ribbon linear development is avoided by the constraints of the roading network in this area.

Rolleston environs study area guidance

- The Tyson's site's location adjoining the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern.
- Rolleston has capacity to support an increased population base as it is an identified Key Activity Centre that has the community infrastructure, services and business areas to support a large self-sustaining community.
- There is an opportunity to secure safe and efficient vehicle, pedestrian and cycle access to the Town centre via the road network, green space corridors and reserves are available as the site adjoins land identified for future Living zone development.
- The site's proximity to land identified for future Living zone development presents an opportunity to achieve strong connections between the rural residential node and Rolleston, including the necessary access to education facilities, shopping centres, employment opportunities, community facilities, public transport connections and other services.
- The site is not subject to any identified high groundwater, natural hazards, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints.
- The site avoids any identified Significant Natural Areas, strategic infrastructure and designated sites.
- Additional site specific assessments 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, although given existing geotechnical information on Rolleston the likelihood of susceptibility is expected to be low.
- Unlike Area 1, the Tyson Family property is devoid of Class 1 or 2 variable soils.

As demonstrated above, the Tyson Family property has similar benefits and efficiencies to the proposed Area 1 in the RRS13. It is proposed that the Tyson Family property be assessed as an alternative or additional location to the preliminary sites included in the draft RRS13. The relief sought is outlined in Part D of the submission.

D. RELIEF SOUGHT FROM SUBMISSION

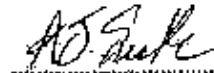
The Tyson Family seek the following relief:

1. Support in principle the objectives and, in main, the features of the RRS13 – consultation draft.
2. The assessment and identification of RS25807 and RS23614 (as shown in Appendix I) as a potential rural residential development site in the Rural Residential Strategy.

The Tyson Family are open to ongoing consultation with the Council regarding the inclusion of the aforementioned property in the RRS13.

The Tyson Family wish to be heard in support of this submission.

SIGNED for and on behalf of
D & D Tyson & A Smith



Alison Smith
03 March 2014

Address for service of person making the submission:

D & D Tyson and A Smith
161 Leeston Road
RD 4
Christchurch 7674

Attention: Alison Smith

Telephone: 0275 220 726
Email: alison.smith@millenniumhotels.com

Appendix I

Tyson Family Property in relation to Rolleston District Plan



 Tyson Family Property

140228018

SCANNED

23

Submission on Council's Rural Residential Strategy - Consultation Draft
and the associated Statement of Proposal

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
DAX: 03-347-2799

20 FEB 2014

SELWYN
DISTRICT
COUNCIL

Full name of submitter: MARKINDER MICHAEL RINGLAND & HEATHER FAYE RINGLAND.

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

REZONING OF LOT 1 DP 34902 BLK XI ROLLESTON SD BEING
163 HALKETT ROAD, AREA OF LAND 8.3170 HA FROM THE
EXISTING INNER PLAINS ZONING TO RURAL RESIDENTIAL.

(give details).

2. *My submission in SUPPORT / OPPOSITION is:

WE HAVE OWNED OUR RURAL BLOCK SINCE 1972 AND DURING
THAT TIME HAVE USED THE BLOCK ~~SHED~~ FOR THE BREEDING OF
HORSES.

SINCE 2006 THE ADJOINING LAND ALONG OUR WESTERN BOUNDARY
HAS BEEN DEVELOPED INTO A RELATIVELY LARGE RESIDENTIAL AREA
AND NOW OUR BLOCK HAS APPROXIMATELY 19 RESIDENTIAL PROPERTIES
ALONG OUR BOUNDARY. HAVING HORSES IN CLOSE PROXIMITY TO RESIDENTIAL
PROPERTIES PRESENTS PROBLEMS IN TERMS OF CHILDREN ENTERING OUR
PROPERTY AND BEING PLACED IN DANGER FROM OUR STALLION AND ALSO THE
POTENTIAL FOR PET DOGS FROM THE HOMES WORRYING OUR HORSES.
RESIDENTIAL AND RURAL IN CLOSE PROXIMITY WILL ALWAYS PRODUCE
CONFLICTS IN TERMS OF LIFESTYLES AND USES.

A SOLUTION TO THIS IS TO HAVE THE RESIDENTIAL DEVELOPMENT RIGHT
THROUGH THIS BLOCK TO KYLIES RD WHICH THEN FORMS AN AREA
BOUNDED BY THE NORMAL ROADING AND HAS NO DIRECTLY ADJUTING
LAND WITH RURAL PROPERTIES.

IN SUMMARY WE FEEL THAT THE REZONING TO RURAL
RESIDENTIAL WILL ALLOW THE AREA TO BE A MORE COHESIVE ENVIRONMENT

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to
have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

AND ELIMINATE THE PRESENT DISRUPTIVE NATURE OF THE IMMEDIATELY
ADJOINING USES.

3. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (~~delete as applicable~~)

4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(~~delete if you would not consider presenting a joint case~~)

5. M. Ringland 27-2-2014
Signature of submitter (or person authorised to sign on their behalf) Date

6. Address for service of submitter:

Flat 4 / 9 KIPING STREET CHALSTON

Telephone: 03 374 9813

Fax:

Email:

MILAN@ORLOW.NET.NZ

Contact person: HEATHER RINGLAND Title (MRS) (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Friedel
Selwyn District Council
P.O. Box 90
Rolliston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolliston

Emailed to:

submissions@selwyn.govt.nz



PO Box 90, Rolleston 7643
Tel (03) 347 2800

SELWYN DISTRICT COUNCIL RATES ASSESSMENT NOTICE

	From	1 July 2013	To	30 June 2014
Ringland Markinder Michael Ringland Heather Faye Flat 4 9 Kipling Street Addington Christchurch 8024	Valuation Number	23541-13100		
	Rateable Land Value	430,000		
	Rateable Capital Value	445,000		
	Land Area	8.3170 ha		

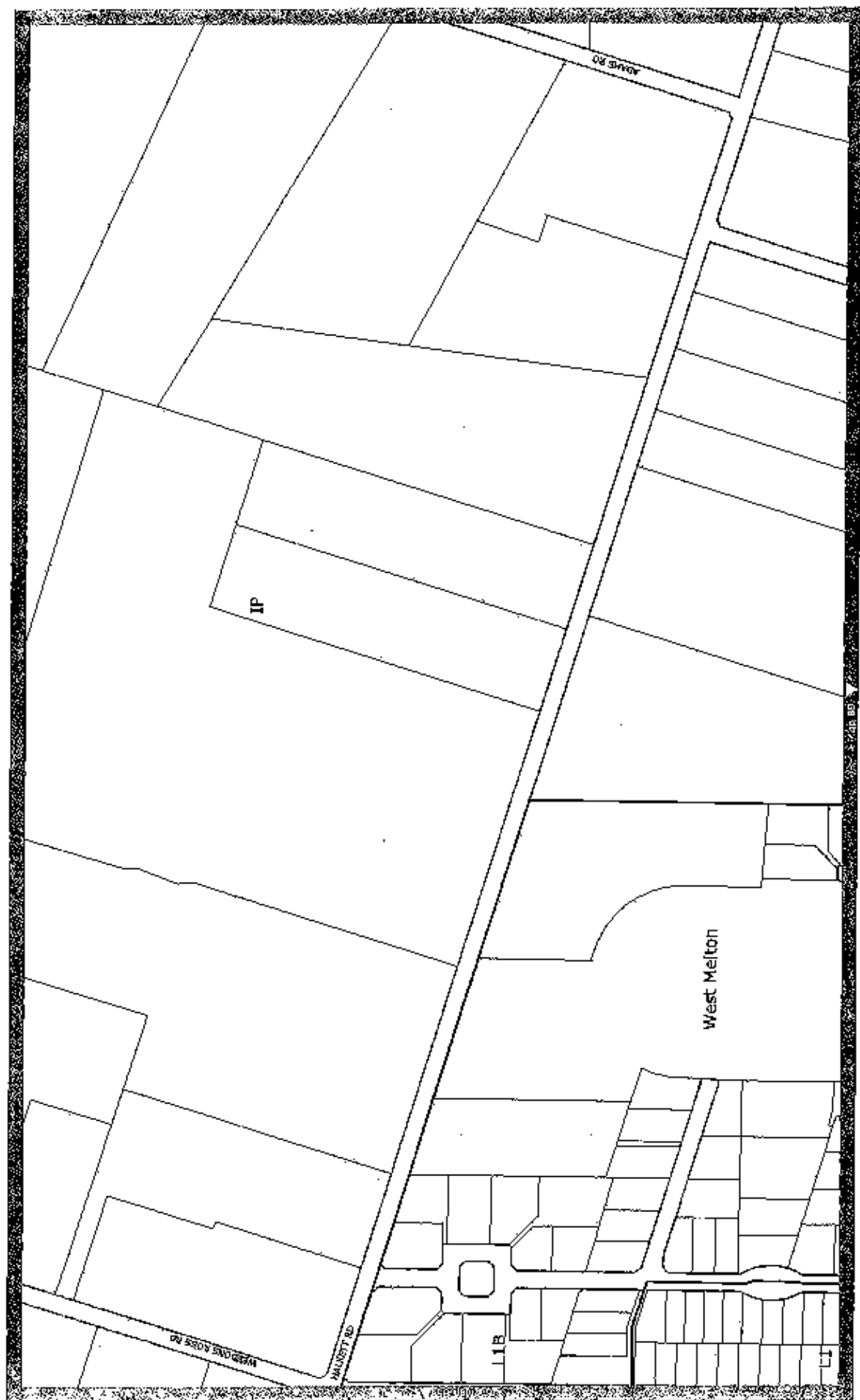
Property Location 163 Halkett Road
Legal Description LOT 1 DP 34902 BLK XI ROLLESTON SD

Selwyn District Council					
Description of Rates	Differential Category	Factor	Factor Value	Rate	Amount *
Community Board	Selwyn Central	Fixed \$	1	18.00	18.00
General Purposes Rate	District	Capital Value	445,000	0.000772851	343.90
Uniform Annual General Charge	District	Fixed \$	1	163.53	163.55
Recreation Reserve Fee	West Melton	Fixed \$	1	60.00	60.00
Community Centre Fee	West Melton	Fixed \$	1	35.00	35.00
Library Charge		Fixed \$	1	160.00	160.00
Stock Water - Public Good Rate	Paparua	Fixed \$	1	25.00	25.00
Canterbury Museum Levy	District	Fixed \$	1	23.00	23.00
Total Annual District Rates					\$828.45

Due to a law change from 31 December 2005 name and postal address information held in the Rating Information Database is now accessible to any member of the public.

However, you will have the right to request that this information is withheld from the general public. If you wish to have the release of your name and postal address information withheld, you will need to put this request to Council in writing.

DO NOT PAY ON THIS NOTICE
THIS NOTICE IS ISSUED
FOR YOUR INFORMATION ONLY
see invoice enclosed



MAP
087
SHEET 1
Printed on
5 June 2009

SELWYN DISTRICT PLAN

Scale: 1:4,000 at A3



▲ NORTH

Prepared by Selwyn District Council.
All editorial information supplied by LINZ
© CCMB. Crown Copyright Reserved.

KEY

- SDC Designated Sites
- Other Designations

Chin International Airport Noise Contour



RZTA Widening Designation



Fault Lines



Trainspower Main Lines



Foresty Exclusions



West Melton Chasemary Zone



Territorial Authority



Surrounding Districts



Salway District



Road Zone



Waimakariri Floodplain



Lower Plains Flood Area



Lake Ellesmere Flood Area



Outstanding Natural Feature



Outstanding Landscape



Zones



Catchment Hazard





PO Box 90, Rolleston 7643
Tel (03) 347 2800

Date 29 January 2014



PO Box 345 Christchurch
Tel (03) 365 3828

RATES INVOICE

GST No 53-113-451

** Payments received AFTER Invoice date are not included in balances shown below **

Ringland Markinder Michael
Ringland Heather Faye
Flat 4
9 Kipling Street
Addington
Christchurch 8024

Valuation Number 23541-13100
Rateable Land Value 430,000
Rateable Capital Value 445,000
Land Area 8,3170 ha

Property Location 163 Halkett Road
Legal Description LOT 1 DP 34902 BLK XI ROLLESTON SD

Selwyn District Council	Opening Balance: previous years rates (including penalties)	\$0.00
	Current years rates previously invoiced	\$414.25
	Current years penalties	\$0.00
		\$414.25
Total rates payable for the year \$828.45	This Instalment (Instalment number 3 of 4)	\$207.10
Current Instalment \$207.10	Total Invoiced to date	\$621.35
	Amount paid 1 July 2013 to 29 January 2014	\$414.25CR
	Remissions/Adjustments	\$0.00
	Amount payable on 2 March 2014	\$207.10

Environment Canterbury	Opening Balance: previous years rates (including penalties)	\$0.00
	Current years rates previously invoiced	\$121.50
	Current years penalties	\$0.00
		\$121.50
Total rates payable for the year \$246.05	This Instalment (Instalment number 3 of 4)	\$60.80
Current Instalment \$60.80	Total Invoiced to date	\$182.30
	Amount paid 1 July 2013 to 29 January 2014	\$122.50CR
	Remissions/Adjustments	\$2.00
	Amount payable on 2 March 2014	\$61.80

This Instalment Includes GST of \$35.07

LAST DAY FOR INSTALMENT PAYMENT BEFORE 10%
ADDITIONAL CHARGE APPLIED - 2 March 2014

PAYMENT REQUIRED \$268.90

INSTALMENT NUMBER 3 of 4
TOTAL DUE ON 2 March 2014

Rolleston Service Centre
2 Norman Kirk Drive
Rolleston
Ph 347-2800 or 318-8338
If calling from Darfield area
Fax 347-2799

Library / Service Centres
Leiston - 19 Maxwell St.
Darfield - 3 McMillan St.
Lincoln - 18 Gerald St.
Rolleston - 94 Rolleston Drive

TEAR OFF THIS PORTION AND RETURN WITH YOUR REMITTANCE

SELWYN DISTRICT COUNCIL
PO BOX 97, ROLLESTON

Valuation No: 23541-13100
Name: Ringland Markinder Michael
Year: 2013/2014
Instalment No: 3 of 4

TOTAL FROM LIUL	TOTAL TO CLEAR	AMOUNT PAID
\$268.90	\$537.75	

The amount of \$268.90 will be direct debited from
bank account 03-1703-0008759-00 on 2 March 2014

Address Change:

Email:

Email rates (tick box for acceptance) ☐

Phone (home):

Phone (Business):

Mobile:

ENVIRONMENT CANTERBURY RATES ASSESSMENT NOTICE

From	1 July 2013	To	30 June 2014

Ringland Markinder Michael Ringland Heather Faye Flat 4 9 Kipling Street Addington Christchurch 8024	Valuation Number 23541-13100 Rateable Land Value 430,000 Rateable Capital Value 445,000 Land Area 8.3170 ha

Property Location 163 Halkett Road
Legal Description LOT 1 DP 34902 BLK XJ ROLLESTON SD

Environment Canterbury Regional Council

Description of Rates	Differential Category	Factor	Factor Value	Rate	Amount *
General	District	Capital Value	445,000	0.00034484	153.45
Bovine TB		Land Value	430,000	0.00001946	8.35
Animal & Plant Pest Inspection	Selwyn	Land Value	430,000	0.00001989	8.50
Works and Services	District	Capital Value	445,000	0.00001679	7.45
Civil Defence Emergency Mgmt	District	Capital Value	445,000	0.00001114	4.95
Animal & Plant Pest Monitoring	Selwyn	Land Value	430,000	0.00001775	7.60
Drainage Class F	Waimakariri Eyre Oust	Capital Value	445,000	0.00000646	2.85
Uniform Annual General Charge	District	Fixed \$	1	17.10	17.10
Canterbury Water Management	Region	Capital Value	445,000	0.00005621	25.00
Regional Park	District	Capital Value	445,000	0.00000925	4.10
Passenger Transport Rural	District	Capital Value	445,000	0.00001165	5.15
Drainage Class B	Waimak Flood Protection Proj	Capital Value	445,000	0.0000035	1.55

Total Annual Regional Rates \$246.05

Due to a law change from 31 December 2005 name and postal address information held in the Rating Information Database is now accessible to any member of the public.

However, you will have the right to request that this information is withheld from the general public. If you wish to have the release of your name and postal address information withheld, you will need to put this request to Council in writing.

DO NOT PAY ON THIS NOTICE
 THIS NOTICE IS ISSUED
 FOR YOUR INFORMATION ONLY
 see invoice enclosed

Submission on Council's Rural Residential Strategy – Consultation Draft
and the associated Statement of Proposal



To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

Full name of submitter: Nadia Scarlett Sole

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

Future plans for development

(give details).

2. *My submission in SUPPORT / OPPOSITION is:

AMENDED PLEASE

I would like the rural residential strategy to include my area (Rolleston side of Selwyn Road, near the Springston Rolleston Road corner) as my husband & I are keen to develop our land or to talk with a developer about it. I believe all of our neighbours are also interested in being part of a development of our area.

Any development could easily connect to Fairingdon & there would be easy access for commuters to Christchurch via the new motorway extension.

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Local Government Act 2002 – Rural Residential Strategy

3. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
4. If others make a similar submission, I will consider presenting a joint case with them at a hearing *Yes.*
(delete if you would not consider presenting a joint case)
5. *Nadia Sole* *26/02/2014*
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
708 Selwyn Road, Rolleston,
R08 Christchurch 7678
- Telephone: *3474786*
- Fax:
- Email: *nadia.sole@xtra.co.nz*
- Contact person: Title (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Friedel
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leiston or Rolleston

Emailed to:

submissions@selwyn.govt.nz

140228017



Submission on Council's Rural Residential Strategy - Consultation Draft and the associated Statement of Proposal

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

SEP 2011
SELWYN DISTRICT COUNCIL

Full name of submitter: MRS KATHLEEN DEWY

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

REZONING OF LOT 2 DP 34902
BLK 11 ROLLESTON SD - 1066 WEST
COAST RD, RD 6, WEST MELTON 7646
LAND AREA 12.3700HA FROM THE EXISTING
INTEL PARK ZONING TO (give details)
RURAL RESIDENTIAL.

2. *My submission in SUPPORT / OPPOSITION is:

ESTABLISHED IN 1976 THE PROPERTY WAS
DESIGNED FOR BREAKING IN YOUNG HORSES
& TRAINING. ALTHOUGH IT HAS SERVED ITS
PURPOSE, CHANGES IN THE IMMEDIATE AREA A RETHINK
OF ITS VIABILITY SINCE THE DEVELOPMENT OF
GAINSBOROUGH ETC AND A COMBINATION OF EVENTS
HAVE EFFECTED THE PROPERTY, INCREASED TRAFFIC,
GATES BEING OPENED, HORSE LOSS, DOGS WANDERING
ON TO FARM & SUBSTANTIAL INCREASE OF RABBITS,
A MAJOR CONCERN DUE TO HOLES BEING DIG IN
THE PADDOCKS INCREASING THE RISK OF INJURING
VALUABLE HORSES. I BELIEVE DUE TO THE ABOVE
A MORE LOGICAL USE OF THE PROPERTY IS FOR IT
TO BE RE ZONED RESIDENTIAL WHICH WOULD
ADD TO THE RE-DEVELOPMENT OF THIS AREA.
WE ARE BOARDED BY HALKETT, WHARFES, WEAPONS
VIA GAINSBOROUGH & WEST COAST RD. MAIN ACCESS
WOULD BE HALKETT RD.

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

FAMILY MEMBER

3. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)
5. M. P. Quinn 28/2/2014
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
1066 WEST COAST RD, L.D.C.
WEST MELTON, CHCH 7676
- Telephone: 03 3479071
- Fax: /
- Email:
PROTECTED EXTRA-CO. NZ. (ALL LOWER CASE)
- Contact person: MARGARET QUINN Title MS (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Eisdell
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Emailed to:

submissions@selwyn.govt.nz

Dunn-344 98/3

17th February 2014

Allan & Kathleen Dunn
1066 West Coast Road
RD 6
Christchurch 7676

SURVUS
CONSULTANTS

surveying engineering property development

4 Meadow Street, PO Box 5558
Papanui, Christchurch

P 03 352 5599

F 03 352 5527

E enquiries@survus.co.nz

RE: SELWYN DRAFT RURAL RESIDENTIAL STRATEGY
POSSIBLE RURAL RESIDENTIAL DEVELOPMENT

FILE REF: _____

The Selwyn District Council has recently notified a Draft Rural Residential Strategy which identifies five preliminary preferred locations for rural residential development around the townships of West Melton, Prebbleton, Rolleston and Lincoln.

Unfortunately when the Public Notice was advertised, it ended up in the Job Vacancies column of the Press, rather than the Resource Management column of the Press, so it is likely that it has been missed by many readers and ratepayers. However the Draft Strategy can be read on the Council's web site – see http://www.selwyn.govt.nz/data/assets/pdf_file/0015/124080/Revised-V2r.pdf

Rural residential development comprises subdivisions with lot sizes averaging between 5000m² and 1 ha (one dwelling permitted per lot).

The Council has invited submissions on the Draft Strategy on or before 3rd March 2014. This is last and only opportunity to request that additional rural residential locations are included in the final Strategy. The submission to request being included in no ways guarantees that your land will be included, however it is the only opportunity available to do so under this current planning process.

We are contacting you because your land is within an area which we have identified as a potential additional rural residential area which appears to meet the Draft Strategy criteria for suitable locations for rural residential development.

Further information on the Strategy and process going forward is attached for your information.

If you are potentially interested in making a submission on the Draft Rural Residential Strategy seeking that your land be included as an additional rural residential area (potentially with neighbouring landowners) please contact our Planning Consultant who we are working with on this project as detailed below. Please ensure this is done prior to 20th March so she has time to look at them and undertake the work required.

Fiona Aston
Fiona Aston Consultancy Ltd
Resource Management & Planning
PO Box 1435
Christchurch 8140
P 03 3322618
M 0275 332213
E fiona@fionaaston.co.nz

AMBERLEY 03 314 9200
ASHBURNTON 03 307 7021
DARFIELD 03 318 8151

She will be able to outline the process and opportunity to you and we can then work with her to provide the cadastral and spatial data that will be required to accompany any submission that is made.

I apologise for the short notice regarding this matter but the timeframe for submissions is very tight.

Kind Regards

A handwritten signature in black ink, appearing to read 'Hamish Frizzell', with a horizontal line drawn underneath.

Hamish Frizzell
Survus Consultants

On behalf of Fiona Aston

ATTACHMENT A

SELWYN DISTRICT COUNCIL DRAFT RURAL RESIDENTIAL STRATEGY: FREQUENTLY ASKED QUESTIONS

1. What is the purpose of the SDC Rural Residential Strategy

The SDC Rural Residential Strategy ('RRS') provides guidance on the desired character and location of future rural residential areas in the eastern part of the District. It includes location criteria, and based on those criteria identifies five preliminary rural residential sites – adjoining the townships of West Melton, Prebbleton, Rolleston and Lincoln.

The RRS does not zone land for rural residential purposes. This will require a separate private District Plan change process unless an alternative more streamlined process is followed under the provisions of the Canterbury Earthquake Recovery Act. A decision on this is likely to be made after June 2014.

The RRS is a non-statutory document produced under the provisions of the Local Government Act. However, future rural residential development will only be permitted where it is provided for in the RRS. This is a requirement of Chapter 6 of the Canterbury Regional Policy Statement ('RPS'). The RPS also requires only 'limited' provision for rural residential development but does not define what this means in practice.

Importantly – if you want to develop your land for rural residential purposes you will not be able to do so unless your land is identified as a rural residential location in the RRS.

2. What are the location criteria for rural residential areas?

The location criteria are set out in Appendix 1 of the RRS. There are generic criteria which apply to all areas, and specific criteria relating to each township area. Sites must adjoin a township and generally comprise nodes of up to 50 rural residential lots, and be provided with reticulated services. See link for more information; http://www.selwyn.govt.nz/data/assets/pdf_file/0015/124080/Revised-V2r.pdf.

3. What is the process for making a submission on the RRS?

Submissions must be filed by 3/3/14. The Council intend to hold a hearing to consider all submissions in April 2014 and release its decision in May 2014. Submissions will need to establish how a particular rural residential proposal meets the RRS location criteria and that the land is generally suitable for rural residential development with no major constraints relating to such matters as geotechnical suitability and 'reverse sensitivity' effects with neighbouring farming uses (i.e. incompatibility between farming activity and residential activity due to nuisance/noxious elements of the farming activity).

208333

~~12~~

12 / 15 58 08 00

S/W corner



Gainsborough
Tanks

S/W corner



Gainsborough
Tanks

South West
corner

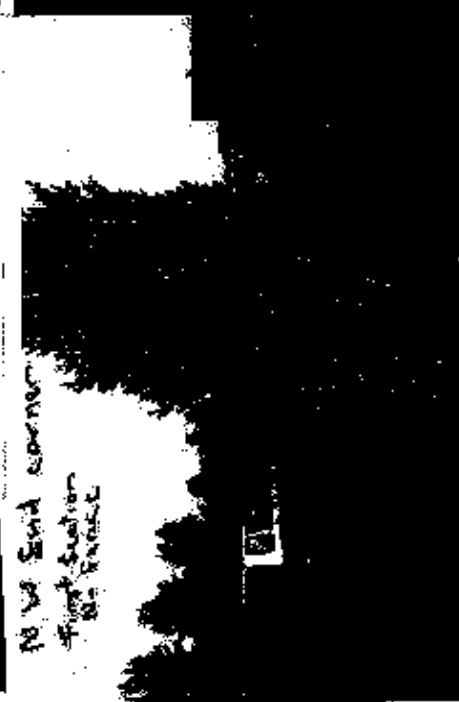
Gainsborough
water tanks



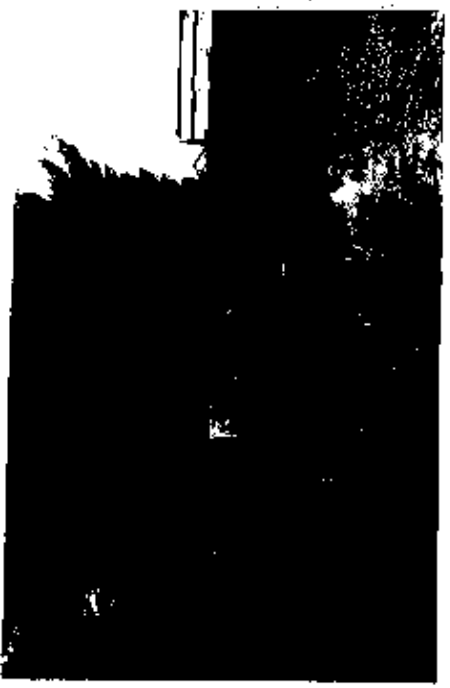
Gainsborough
Tanks

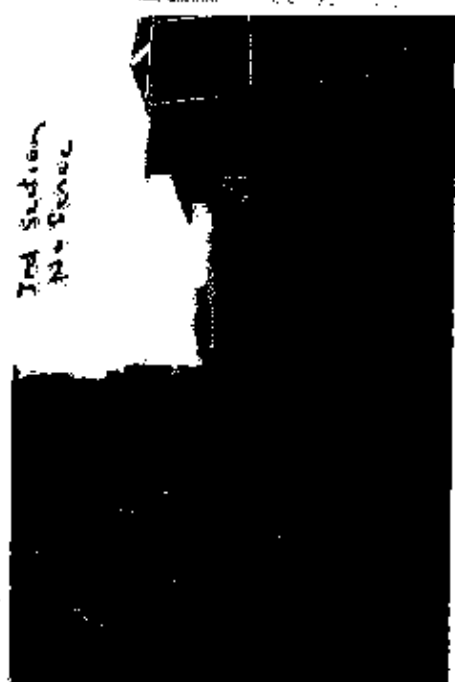
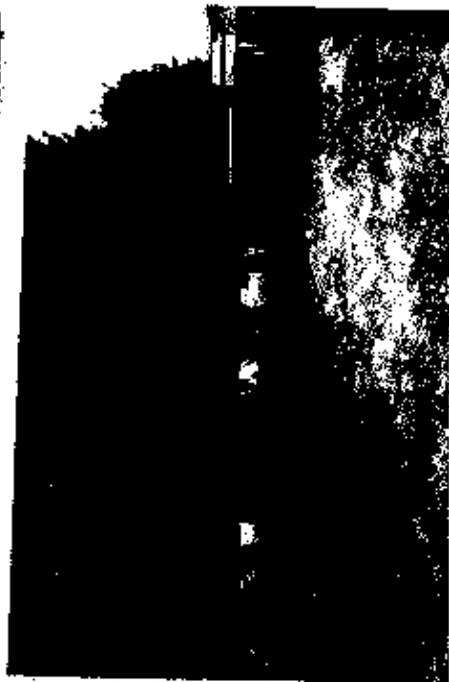
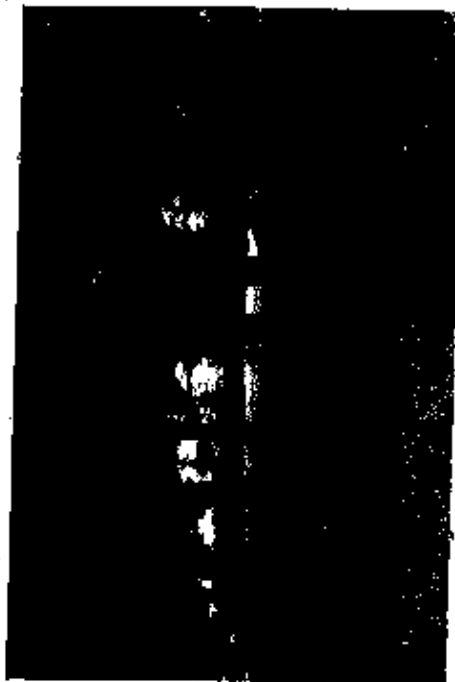
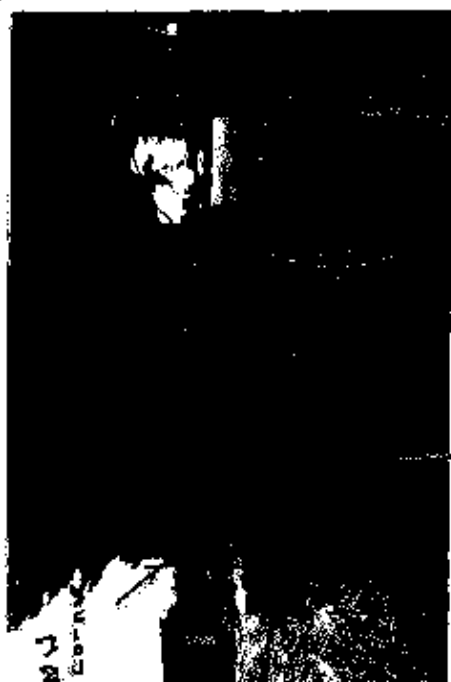
N/W End corner

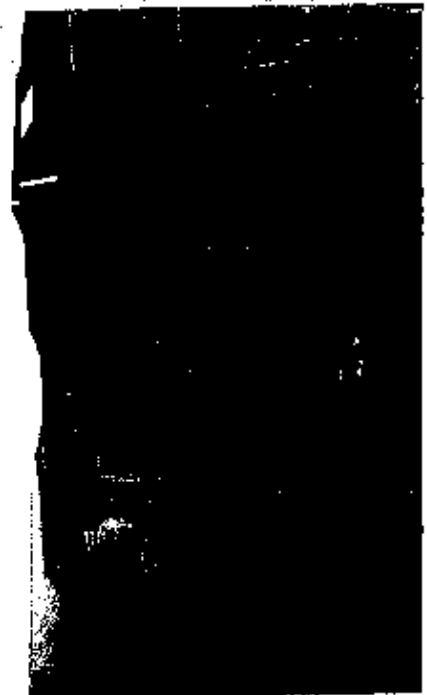
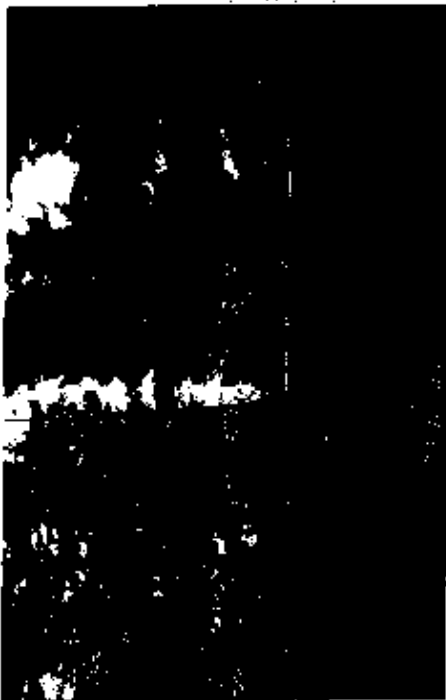
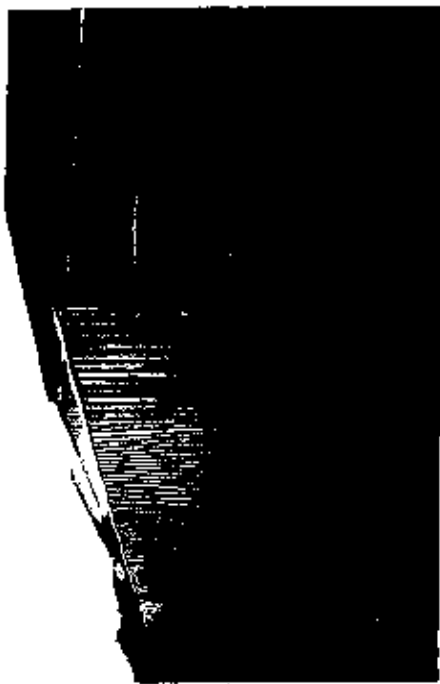
First Section
of the

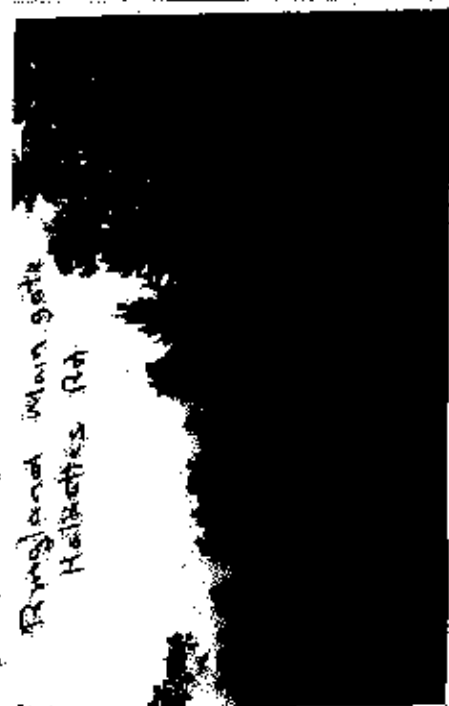
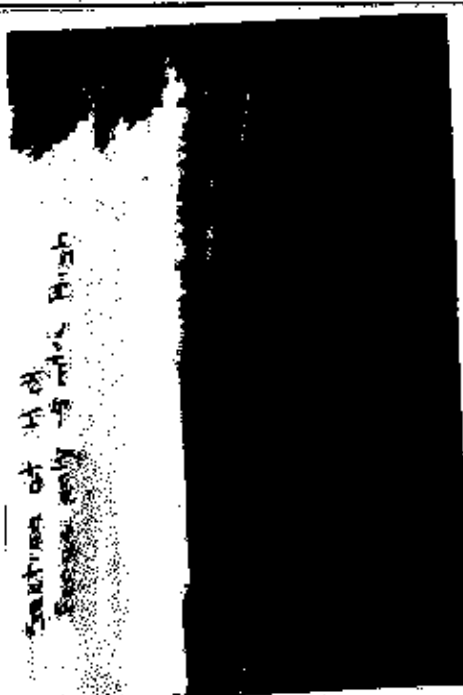
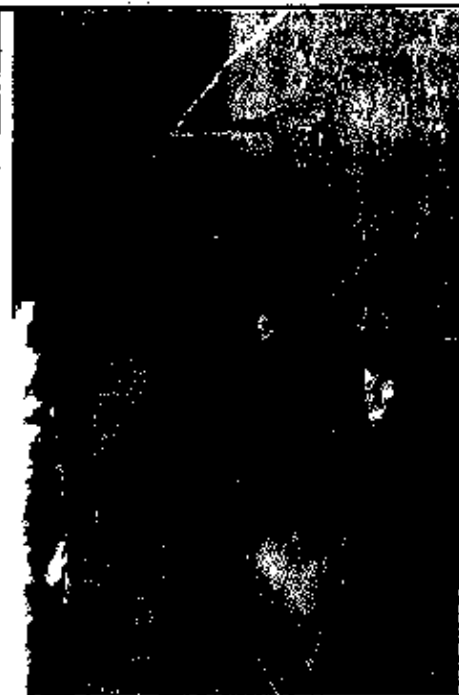


Gainsborough
water tanks









Handwritten text, possibly a name or identifier, written vertically in the left margin of the top row of images.

Handwritten text, possibly a name or identifier, written vertically in the right margin of the bottom row of images.

