

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: GEOFFERY Malcolm WEAKLEY

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:

Our Land at Selwyn Road and  
Edwards Road Block LOT 2 DP 71061 LOT 1 DP 33353  
BLKS III VII Leiston SD

(give details).

2. \*My submission in SUPPORT / ~~OPPOSE~~ is:

we would comply with land use  
changes as they change eg inner plains  
and subdivide accordingly

\*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.

# 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:

BRUCE Harrington



This is a submission on the Draft Rural Residential Strategy.

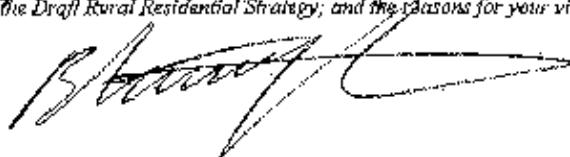
1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

I have own land as separate Title.  
Its Been in own title for  
1942 as Documented. need to  
Be sorted as I Applied Back  
in August for House (give details).

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

To Get Approved for - 360 Hectare  
Lot 1-2 DPLS316 - 690 Hectare = 9786  
off land - To Shift House on to  
it as I Had Building consent. But  
Dec 6 Stopped it as I have owned  
land since 2003 (May)  
I want a House on here it  
Ready to go. I have lost my  
other House due to earth Quake  
and now pay Rent - No good

\*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

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) Date
6. Address for service of submitter:  
986 SELWYN ROAD  
R.D. 7 CHRISTCHURCH 7677
- Telephone: 03 3295009
- Fax: AS ABOVE
- Email: lweakley@xtra.co.nz
- Contact person: GEOFF WEAKLEY 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 3<sup>rd</sup> 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](mailto:submissions@selwyn.govt.nz)

## SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To: Selwyn District Council, [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
Attention: Craig Friedel, Strategy and Policy Planner

**Full Name of Submitter:** Pandora 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:**

Support the Draft Rural Residential Strategy (RRS) and seek the identification of the Trust's land (Lot 2 DP 34032) and adjoining land to the west (Pt Lot 2 DP 5464 and Lot 1 DP 34032, up to the boundary with the new urban limits as set by the Land Use Recovery Plan (LURP) as shown on the plan attached as Attachment A), is included as a Rural Residential location in the approved RRS. The total land area is approximately 22-25 ha and could support in the order of 40 rural residential sections based on an average size of 5,000m<sup>2</sup> - 1 ha. This will be dependent on the total area made available for Rural Residential use.

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

**Submitter / Background**

Pandora Trust ('the Trust') has applied for a resource consent (December 2013) for Lot 2 DP 34032, 9.92ha block located at 153 Tosswill Road, Prebbleton, which is zoned Rural Inner Plains. The resource consent application is seeking a two lot subdivision to enable a dwelling to be retained on a separate site of 1.12ha and to place a 'no build' covenant on a further 2.88ha of the balance lot. This activity is considered to be a non-complying activity under the current provisions of Selwyn District Plan.

**Rural Residential Strategy**

An assessment of the proposal site has been made against the criteria of the Draft RRS and is attached in Appendix B. This clearly demonstrates that the site is suitable for rural residential purposes.

The Draft Rural Residential Strategy identifies five sites that 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

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)~~ yes

5. yes Signature of submitter (or person authorised to sign on their behalf) 1/3/14 Date

6. Address for service of submitter:

503 Madras St unit No 3  
Chch. & MOIRS Lane Lincoln

Telephone: 0272537776

Fax:

Email:

Sarbco ~~as per~~ Upphorne - Co-A

Contact person: Bruce Hammond Title Harry (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<sup>rd</sup> 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](mailto:submissions@selwyn.govt.nz)

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: THE MATAPU TRUST

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:

OUR PROPERTY AT 766 CASHMERE AVENUE ROAD  
BEING INCLUDED AS DESIGNATED LAND WITHIN THE  
RURAL RESIDENTIAL POLICY

(give details)

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

OPPOSE

\*Include whether you SUPPORT or OPPOSE the Draft Rural Residential Strategy; 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. G. Carter  
Signature of submitter (or person authorised to sign on their behalf)

03 MARCH 2014  
Date

6. Address for service of submitter:

766 CITIZEN AVENUE ROAD

Telephone: 021 37 35 38

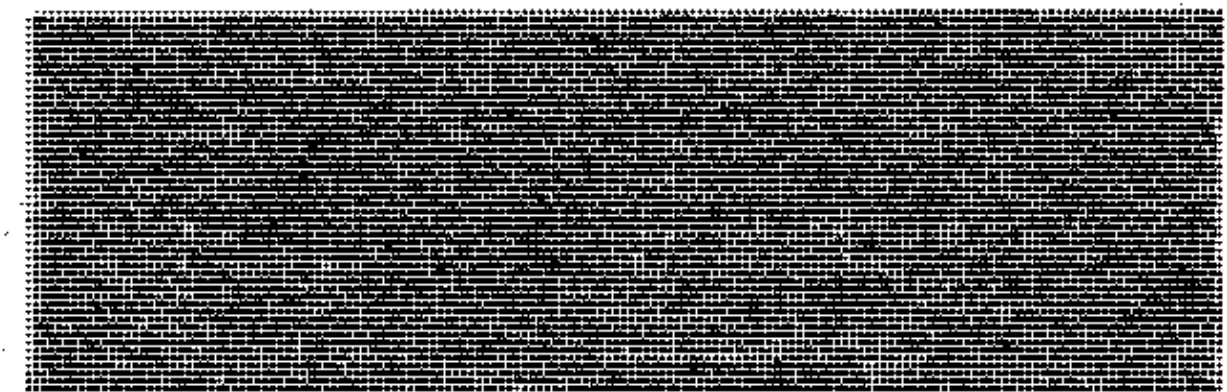
Fax: .....

Email:

gerald@cartersmith.co.nz

Contact person: GERALD CARTER 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 Councils Rural Residential Strategy**

**We submit that our property at 766 Christchurch Akaroa Road (Lot 1, DP 83800) be included as designated land within the Rural Residential proposal**

#### **History**

In March 2010 Tai Tapu Trust applied to the Selwyn District Council to subdivide their property at 766 Christchurch Akaroa Road into two additional lots of approx 1.00ha each. Prior to the application we had applied and obtained resource consents for onsite effluent disposal and to discharge stormwater to land for two proposed new lots. (CRC 093 852, CRC 094286)

This application was notified however prior to the hearing we became aware that Selwyn Council were preparing a document known as Plan Change 17 which would specify the areas that Council considered suitable for rural residential development.

In consequence of this we took the action of adjourning the hearing of the application indefinitely until the results of the proposed plan change were known.

Following the earthquakes Selwyn District Council withdrew Plan Change 17, and replaced it with Plan Change 32 which provided for some rural residential development which instituted a limited number of sites on a "first in first served" basis.

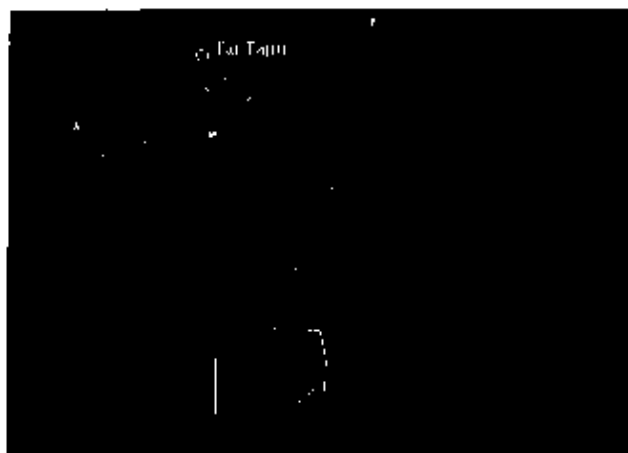
Although we had a live resource consent, which had only been adjourned, we were not advised of the change nor were we given priority in the process.

Subsequent to LURP, Selwyn District Council have produced the Rural Residential Strategy.

In response to this, we request that our land be included as a site suitable for subdivision as outlined.

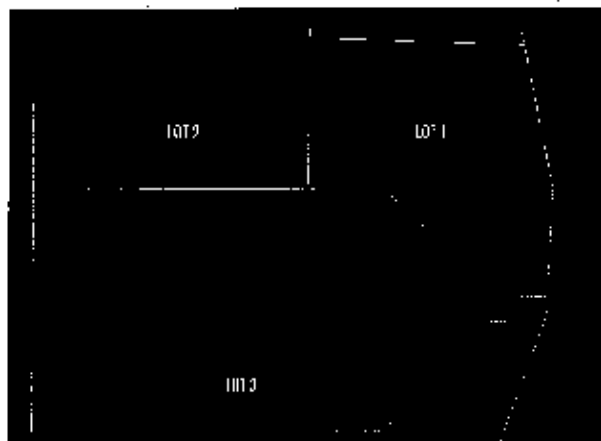
#### **Tai Tapu environs**

The subject site is located on the Christchurch Akaroa Road adjacent to the township of Tai Tapu.



Location plan

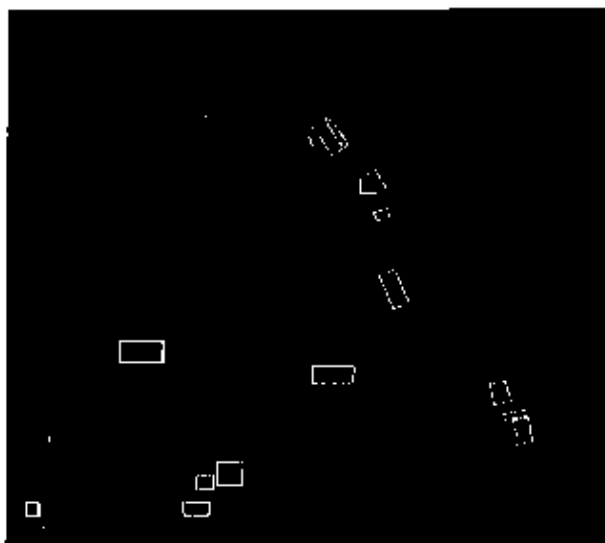




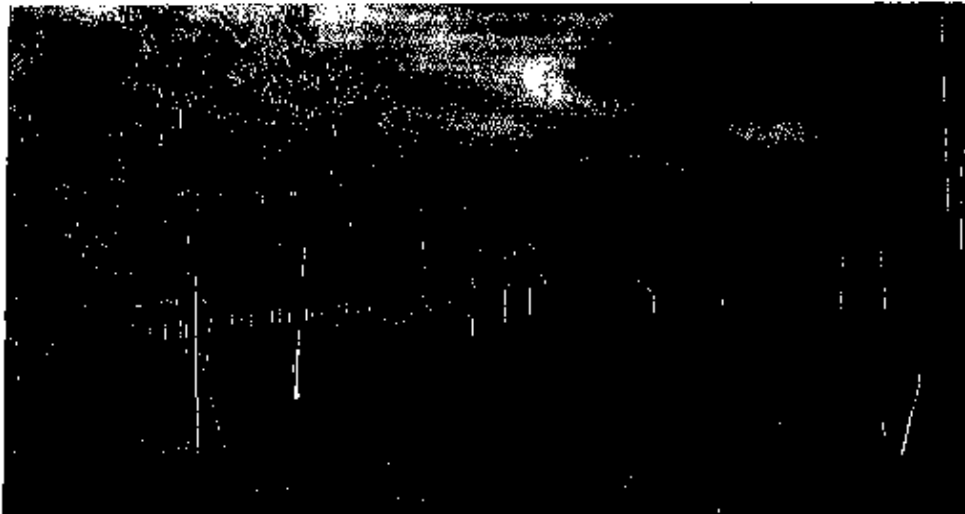
Proposed subdivision

#### Urban form and growth management

The addition of the subject land strengthens and consolidates the Township form. The 50kph signage is adjacent to our property, and the adjoining properties towards the township are of a much smaller size and sited close to the roadway. We have also setback our fencing and planted an avenue of trees to reflect the townships character and provide an "entry node" for the township



Current built form approaching Tai Tapu showing proposed house sites



Fencing set back and landscaping forming an "entry node" to Tai Tapu village

#### Rural character and productivity

The productive land commercially used as farmland commences to the south of our property. The land and properties to the north where the proposed sites are to be located, have a distinctly residential character with the two homes between ours and the township boundary are sited very close to the roadway.

There will be a clear distinction between the residential nature of the township and adjoining rural land

#### Strategic infrastructure

We already have consents for onsite effluent disposal and to discharge stormwater to land for two proposed new lots. ( CRC 093 852, CRC 094288).

There is a reticulated water supply to the boundary, and alternatively water can be provided from our own bore supply.

There is an existing compliant access point to the Christchurch Akaroa Road, which will be utilised for the new sites. No further access points are contemplated

#### Natural hazards

The two proposed sites are in a "high" spot relative to the rest of Tai Tapu and have not been subject to flooding

There has been no lateral spreading or liquefaction during the recent seismic events

#### Environmental, cultural and heritage values

There are no registered protected trees on the site, nor are there any locations of cultural value.

The site contains a heritage barn which we have had listed in the District Plan. The barn is in a group of buildings centred around the existing dwelling and is some distance from the proposed sites and will not be affected by inclusion within a rural residential zoning.

The proposal will not reduce the productive capacity of Class 2 versatile soils. Currently the land is "hobby" grazed

**Gerald Carter**  
The Tai Tapu Trust

03 March 2014

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

Full name of submitter: DEREK PATRICK and JUDITH HANNA

**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:

see attached - marked "A"

2. <sup>9</sup>My submission in ~~SUPPORT~~ OPPOSITION is:

see attached - marked 'B'

*\*Include whether you SUPPORT or OPPOSE the Draft Rural Residential Strategy; and the reasons for your views. Continue on a separate sheet if necessary.*

1/1

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

The Lincoln Preliminary Rural Residential Area of the Consultation Draft Rural Residential Strategy (RRS13), December 2013, (specifically Chapter 6, contained on pages 62 to 64). This section identifies that the Lincoln township is a Key Activity Centre with capacity to support a significant population in the coming years. We therefore submit that our property (at 608 Ellesmere Road, Lincoln) should be identified as a Rural Residential property for the reasons set out in the following submission.

' B '

2. Our submission in support of the above is as follows:
  - a. The District Plan identifies that the single most significant resource management issue affecting the Plains is the demand for small allotments less than 4 ha in size, for residential development. The Land Use Recovery Plan (LURP) growth projections indicate that Selwyn District is going to experience sustained population growth, with an additional 6,300 households required between 2012 and 2028.<sup>1</sup>
  - b. There has historically been a high demand for parcels between 2,000m<sup>2</sup> and 5,000 m<sup>2</sup> in size for lifestyle living with a rural outlook in Selwyn District. This is particularly true for locations in close proximity to existing settlements and within 30 km of the boundary with Christchurch City. This arises from the high demand for larger residential sections with a rural outlook close to the social, employment, schooling, recreational and retail opportunities afforded by urban settlements.
  - c. A Study by MaF highlighted that small holdings promote a greater range of productive activities that could contribute to social and economic diversity of the rural community. The report concluded that there was no evidence to suggest that subdivision lowers production. Peri-urban environments occur where rural and urban activities merge at the interface between townships and the countryside.
  - d. There is presently extensive subdivision occurring in our immediate area, resulting from the expansion of Lincoln towards the east. Smaller households are anticipated to be more efficient to run and maintain while being closer to the amenity and services required by an aging population. The proposal to identify our property as a Rural Residential property would enable integration into, or consolidation with, existing settlements.
  - e. The site's location adjacent to the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern. There are no servicing constraints and the property is not subject to any identified natural hazards.


- f. Chapter 6 requires rural residential development to have direct access to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan) and State Highways. This is evident here as our property opens only to Ellesmere Road and it is envisaged that all users of the ensuing Lots will use that access.
- g. There has been no evidence of liquefaction and lateral spreading on our property.
- h. Appropriate stormwater treatment and disposal methods will be identified when land is considered for rezoning.
- i. A MaF survey illustrates that a better quality of life is the primary motivating factor for many people seeking to live on rural residential land holdings, as these properties are seen to provide the privacy, relative solitude and amenity elements that are sometimes difficult to obtain in urban areas.<sup>2</sup>
- j. It is recognised that subdivision of rural farmland does not immediately result in the loss of the life-supporting capacity of versatile soils. In fact, the loss of productive soils in the context of rural residential development is often negligible as the amount of area lost is restricted to building platforms, hard surface areas and roads. Any soils removed to establish dwellings, ancillary structures and roads can be retained on the property, thereby preserving the life-supporting capacity of the soil resource.
- k. The LURP identifies that rural residential development must be limited to not only avoid inefficient land use and infrastructure, but to also protect future urban expansion options and manage potential conflict with rural character and rural activities. In conclusion, there are a broad range of market, social, economic and environmental factors that influence the successful use of rural land, where much relies upon the aspirations, resources and skill sets of the property owners themselves.
- l. The RRS13 will be important as it will set out the policy direction and desired outcomes from a Council and community perspective.

<sup>2</sup> MaF R. Sisson, A. Croft & J. Fairclough: "A Study of Smallholdings and their Owners", Dec2004 [P4]

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.  ..... 1/3/14 .....  
Signature of submitter (or person authorised to sign on their behalf) ..... Date

6. Address for service of submitter:

..... 608 ELLESMERE Rd .....  
..... RD 2 Christchurch 7672 .....

Telephone: ..... 325 7225 .....

Fax: .....

Email:

..... trish.derek@xtra.co.nz .....

Contact person: ..... DEREK HANW ..... Title OWNER ..... (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<sup>rd</sup> MARCH 2014**

Responses to be:

**Posted to:**

Craig Fiedel  
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](mailto:submissions@selwyn.govt.nz)





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  
Rolliston 7643  
FAX: 03-347-2799

Full name of submitter: ROBERT S. PATON

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:  
THAT THE LAND LOCATED AT 139 TWO CHAIN ROLLISTON  
IS IDEALLY SUITED TO BE CONSIDERED FOR A ZONE CHANGE  
TO RURAL RESIDENTIAL BEING CLOSEST TO ROLLISTON  
TOWN CENTRE FOR AN AREA OF LAND THIS SIZE  
THAT IS NOT PART OF THE RURAL DEVELOPMENT PLAN OR LRP.
2. \*My submission in SUPPORT / OPPOSITION is:  
THAT THE LAND ADJOINS THE TOWNSHIP OF ROLLISTON  
BE ZONED INNER PLANS  
CAN HAVE SEWER, HIGH PRESSURE POTABLE WATER  
RETICULATED POWER, TELEPHONE AND CAN COMPLY  
WITH A DENSITY OF 2 LOTS PER HECTARE WITH  
A GROSS NUMBER OF MORE THAN 100  
THE LAND GEATED ZONE IS T.C.1 SOIL TYPE  
IS LASHORE STONEY THEREFORE HAS NO SURF WATER  
ISSUES FOR DISCHARGE TO GROUND. THE GROUND  
IS RECTANGULAR IN AREA AND EASILY SERVED  
WITH ROAD INFRASTRUCTURE FROM TWO CHAIN  
ROAD AND WALKERS ROAD  
THIS RECOMMENDATION TO BE MADE IN CONJUNCTION  
WITH FARM ASSET PLANNING CONSULTATION FOR  
PINEDALE ENTERPRISES LTD

\*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. R. Paton 23-2-2014  
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:  
131 LARCOMB ROAD BRADFORD RD.  
CHRISTCHURCH 7678
- Telephone: 347-8631
- Fax: 347-8630 cell 0274-321-458
- Email:  
b.b. @ WESTSIDE REAL ESTATE LTD.
- Contact person: R. Paton 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 recommendations and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3 <sup>rd</sup> MARCH 2014	
Responses to be:	
Posted to:	Delivered to:
Chae 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

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 Ffledel, Strategy and Policy Planner  
PO Box 90  
Rolleston 7643  
FAX: 03-347-2799

Full name of submitter:

Robert S Parson

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:

ALLENDALE LAKE LINCOLN

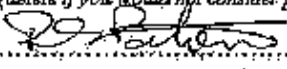
(give details).

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

THAT THE SUBMISSION PUT IN BY  
ASTON DEVELOPMENTS AND PLANNING CONSULT-  
AND FIONA ASTON BE ADOPTED INTO THE  
DRAFT RURAL RESIDENTIAL STRATEGY

\*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.  3-3-2014  
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:  
131 LARCOMBS ROAD BROMSFIELD RD 8  
COTRISTANTURCH 7678
- Telephone: 0274-321-758
- Fax:
- Email: bob@WESTSIDE REALESTATE.CO.NZ
- Contact person: R. PARON 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](mailto:submissions@selwyn.govt.nz)  
 Attention: Craig Friedel, Strategy and Policy Planner

**Full Name of Submitter:** Mr and Mrs R & R Barker, Mr and Mrs AC King, Mr and Mrs K Whitford, S Carrara and M Jessep.

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. It has been demonstrated through submissions to PC17, and 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 C below.

**Submitter**

Barker and Others own 17.4519ha of land immediately south of the junction of Lincoln-Tai Tapu, Ellesmere and Perryman's Roads, east of and adjoining the Lincoln Township boundary. This is made up of four titles and currently contains four dwellings across the site. The owners of the site have been in the process of planning development of the site rural residential purposes for the last 3 years. 8 rural residential allotments are proposed across the entire site. Smaller sections will be located at the north of the site and contain a total of 6 new dwellings (as well as two containing existing dwellings) and larger sections will be located to the south and contain existing dwellings and springs. Negotiations are underway with Orlon for sale of the northern most section (7177m<sup>2</sup> at the Ellesmere Road/Lincoln Tai Tapu Road intersection), to provide a new substation to provide for Lincoln Township future growth, which would result in only 8 residential lots across the site. The submitters have recognised that the northern part of the site is located on higher ground and outside the Halswell Flood Plain and areas where there have been recorded historical flood events, and is on firmer Waikanui soils than the lower southern part of the site. The ODP and possible subdivision layout are located in Appendix A to this submission.

### **Background**

The submitters made extensive submissions on PC17 seeking the inclusion of their land for rural residential development in accordance with a prepared ODP, and to enable the development of their site into sections with an allotment areas ranging from 0.5 to 1.0 ha in area (please see attached ODP in Appendix A, please note changes as a result of subsequent design have been sketched in for illustration purposes, and section sale to Orion).

The submitters prepared extensive information relating to the site and rural residential development proposal but this was not presented to Council as PC17 was withdrawn prior to the hearing. It included information on the number of springs on the site and how they were currently and proposed to be managed, the high groundwater levels in this area, the historical flooding of the area, and the observed effects of the September 4 2010 earthquakes. Additionally information about proposed native planting which has occurred on the site, and is intended to be provided in the future with advice and support from Lincoln Environment Trust was discussed within submissions on PC17. The relevant information prepared is included as Appendix B to this submission, and provides further details of how development of this site can avoid or remedy these potential development constraints.

### **Landscaping**

The site is located along the Lincoln Tai Tapu Road, and it is proposed as part of the development of this site to provide a 10m wide landscaped buffer along this boundary which is to be planted in natives and could include the start of an off road cycleway link between Lincoln and Tai Tapu. The owners of the site propose 2ha of native planting to provide a substantial restored area to support the local ecosystem. This will be located at the southern end of the site (dwellings proposed to the north on the firmer soil type). Additional planting is proposed as part of the restoration and protection of the springs on the site, to provide for enhanced water quality and habitat for bird life.

Orion proposes extensive planting around both road frontages of proposed Lot 1 at the Lincoln Tai Tapu/ Ellesmere Road corner. This will have matured prior to establishment of the substation in ten years' time.

### **Springs**

There are a number of springs located on the southern end of the site where the soils change to a softer soil type (Tai Tapu soils). Rather than being considered a limitation to development, these springs are proposed to be utilised as a positive asset, with riparian planting to protect water quality and the development of wetlands to ensure downstream water qualities are maintained or improved. Spring restoration is considered to be an integral part of the development of this site. Wetland restoration and riparian planting, and protection of the springs is in line with the goals of the Waihora Ellesmere Trust, who are working closely with Ngai Tahu to restore waterways in the Ellesmere catchment.

### **High Groundwater**

The site is identified in the high ground water zone (Map 20 Rural Residential Strategy), which appears to have been created using boundaries such as roads rather than actual topological features. The areas where dwellings are proposed to be located on the site are situated on firmer soils and at elevated levels (see PC17 submission information, Appendix

B to this submission), and specific design features of dwellings on the site (including raised building platforms as necessary) will ensure high groundwater levels do not create a constraint to development. Additionally the site already has drainage paths which enable water from the springs on the site to drain off the site and eventually into Lake Ellesmere.

#### **Lower Plains Flood area**

The site is identified in the Lower Plains Flood area (Map 10, Land use layer for Lincoln; RRS), which also appears to have been created using boundaries such as roads rather than actual topological features. The areas where dwellings are proposed to be located on the site are situated on firmer soils and at elevated levels (see PC17 submission information, Appendix B to this submission), and specific design features of dwellings on the site including raising building platforms will ensure any flood event will not impact on the buildings. Additionally historical evidence shows that the northern part of the site has not been subject to flooding in any of the major recorded flood events including 1977, 1988 and 1992 (see attached PC 17 information in Appendix B).

#### **Liquefaction**

The site is identified as requiring a liquefaction assessment, for which a detailed assessment will be required to be undertaken at the time of development. 731 Ellesmere Road<sup>1</sup> is Green Zone TC2 classification under the CERA classification system for liquefaction potential. A liquefaction assessment for a proposed garage/sleepout at 737 Ellesmere Road<sup>2</sup> (Appendix D) indicated that there was no liquefaction present as a result of the 4 September 2010 earthquake and that appropriate building platforms exist on that site. There was no observed liquefaction as a result of the recent earthquakes on the northern portion of the site subject of this submission. It is considered that liquefaction is not a significant constraint to the proposed rural residential development.

#### **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 location of the site adjoins a greenfield priority area for residential development (as determined under the Land Use Recovery Plan (LURP)). Services to

<sup>1</sup> Located at the south east corner of Lincoln Tai Tapu and Ellesmere Roads but extending southwards towards the southern portion of the site with softer soils)

<sup>2</sup> Located at the north east corner of Lincoln Tai Tapu and Ellesmere Roads



adjoining land across Ellesmere Road will be installed as part of development of this area and so extensions to these services will be able to be made to economically to provide the site with reticulated services (also set out in PC17 submissions attached as Appendix B).

#### *Integration with Townships*

The location of the site, adjoining the Lincoln residential greenfield area, ensures that the development is able to be integrated with the Township, and will not undermine the urban consolidation principles of the various relevant statutory planning documents. The ODP for Area 2, the adjoining planned residential development to the west on the opposite side of Ellesmere Road, includes an east-west primary road linking to Ellesmere Road, approximately midway along the Ellesmere Road frontage. This provides for good connectivity to between the site and the ODP Area 2.

Lincoln Envirotown Trust are in strong support of the proposal (see Appendix B) and see the proposed 10m buffer of indigenous plantings along the Lincoln-Tai Tapu Road as *"an exciting opportunity to create a unique Eastern gateway to Lincoln, show casing native plants in line with the Lincoln Envirotown concepts and other developments in the township (Ryelands, Ngai Tahu block, Liffey Springs) and aligning with the branding of Lincoln University."*

Lincoln Envirotown has suggested as additional measure to increase the linkage between the Township and the surrounding 'semi-rural' environment, including a community walk/cycleway with the 10m planted area, providing the first stage of a walk/cycleway loop that could connect the Township with the Rail Trail on River Road. This has been incorporate in the draft ODP.

#### *Constraints*

A discussion of the potential significant constraints, and measures to mitigate or remedy these constraints has been discussed in the background section above. It is considered that the site is able to be considered as not affected by significant constraints in light of this discussion.

#### *Landowner Aspirations*

The current landowners have been actively working together to achieve development across this site, including making extensive submissions on PC17.

#### *Conclusion*

Given the site meets the above noted pre-requisites, and meets the RRS criteria for identifying suitable rural residential sites (see Appendix C), 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.

**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.
- Any other consequential changes to give effect to the intent of this submission.

**Conclusion**

Mr Barker and Others consider that the site the subject of this submission is a suitable area for rural residential development on the edge of Lincoln 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.

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:..... *Barker* ..... 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](mailto:fiona@fionaaston.co.nz)

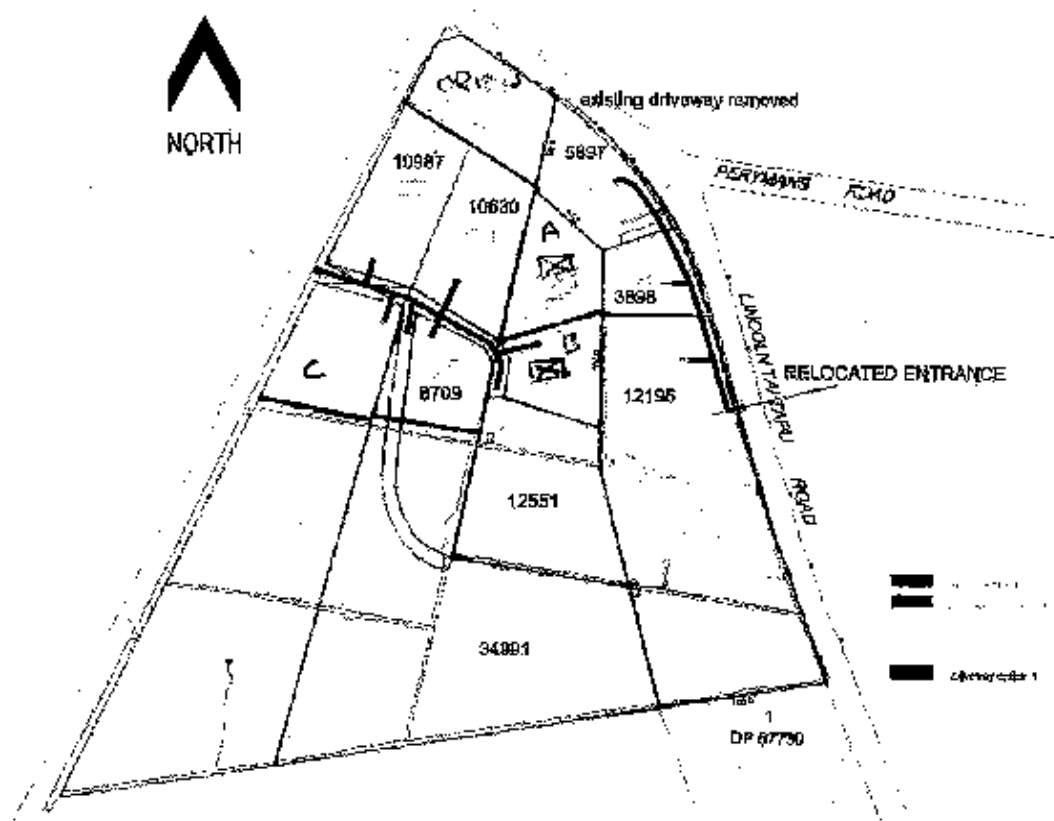
## **Appendix A – Potential ODP for Site & Possible Subdivision Plan**

Existing (unimproved) Tapu and a conveyance could be received in this location

**Legend:**

- Existing Property Boundary
- Location of proposed water use hole
- Existing house
- Springs
- Existing rights
- Existing assets
- Water use treatment methods
- Existing property lines
- Orientation / scale bar
- Vehicle access

# Appendix 4. Proposed vehicle accessways



## **Appendix B – PC17 Information**



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## **Supporting Information for Submission by Alistair King, Robert Barker and Sam Carrick**

### **1 Introduction**

The submitters have requested that Davie Lovell-Smith Ltd review and present their submission to the Selwyn District Council. Davie Lovell-Smith Ltd is a consultancy with a long involvement with the development of Canterbury and has been involved in all aspects of resource management planning, subdivision development and engineering. A number of specialist staff, including experienced planners and an environmental engineer have reviewed the different aspects of the landowners' submission and concur with these. A site visit was undertaken by Nicola Malloch, of Davie Lovell-Smith, to assess technical and stormwater issues. The landowners' submissions are attached and should be read in conjunction with the following.

One of the landowners, Sam Carrick, has provided evidence about the soils in the area. As a Soil Scientist for Landcare Research, he is qualified and experienced to provide this level of technical evidence.

### **2 Policy Considerations**

The key objective and policy changes providing for rural residential development within PC17 are proposed Objective B3.4.4 and Policy B3.4.3(b). Both of these set criteria for the form and location of future rural residential development. In examining the objective and policy, it is clear that the land owned by Alistair King, Robert Barker and Sam Carrick satisfies the criteria and is therefore deserving of recognition within the District Plan as a zoned area (Living 4) for rural residential development. The following assessment addresses the various criteria in relation to the submitters' site.

The inclusion of this area within the Living 4 zone at Lincoln will provide for a choice in rural-residential housing options within the Lincoln area. Lincoln is one of the two main townships to accommodate future growth within the Selwyn District's portion of the Greater Christchurch Area. As such it is considered important that choice and variety is offered to future residents of Lincoln in terms of rural-residential living options. Having a choice also generally ensures that at least some land is available for development, as not all landowners are in a position, or are willing, to undertake development. The submitters are willing developers, having already undertaken significant investigation into their land resource and have developed an integrated rural residential design concept for their land.

The submitters' site is well located to avoid incremental changes to the rural environment. The site is comprised of 4 allotments and the willingness of these landowners to work together on the development enables intensification of this land without further compromising the rural area. As intensification is appropriate within urban areas, it is also considered appropriate within rural areas. Where smaller rural lots are able to be developed for rural-residential living options, this is considered to be a more sustainable option than the development of larger rural sites, which inherently involve a loss of currently productive land.



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The character of the submitters' site will alter as a result of their proposed development, however it is considered that this would not give rise to any significant adverse effects on rural character and amenity. The development proposal of the submitters (as detailed in their submission) will have positive landscape and visual amenity effects, especially through the upgrading of the planting along the Lincoln-Tai Tapu Road frontage.

The submitters' site is located immediately adjacent to the expanded urban area of Lincoln as set out under Proposed Plan Change 7, in particular Area 2. The Outline Development Plans for Area 2 show a road and walkway/cycleway link onto Ellesmere Road opposite the submitters' site. (See attached) These links help to integrate the submitters' site into the township to facilitate access to community, educational and commercial services.

The road link through Area 2 also provides the most logical path for the reticulation of services, such as wastewater, to the submitters' site. This link ensures that the Council's infrastructure does not need to be extended far beyond the boundary of the urban area. On this basis the submitters' proposal provides for the ability to effectively and efficiently service the site. This close proximity to reticulated services accords with many of the amendments contained within Plan Change 17 on infrastructural aspects of rural-residential development.

The design concept of the submitters involves enhancement of the natural features of the site through planting, wetland restoration and enhancement of natural springs. This approach of developing natural features will ensure the distinctiveness of this area as "rural" as well as having positive effects on the landscape, amenity and ecological values of the area.

Overall it is considered that there is strong policy support within proposed Plan Change 17 as notified for the inclusion of the submitters' site within the Living 4 zone. We are unable to assess whether the detail of their proposal is in accordance with the Rural Residential Design Guide as required by the proposed plan change, as this document is not yet available from Council. However, we consider that the proposal as set out by the submitters will be in keeping with outcomes sought for Living 4 zones.

### **3 Technical Issues**

#### **3.1 Lower Plains Flood Area**

The Lower Plains Flood Area appears to have been defined by arbitrarily following roads and does not take into account the actual flood contours of the land nor the historical flooding in the area. If specific selection of land suitable for development is to be made then accurate flood plain information needs to be used. Flood plain areas should be defined by the actual land contours that identify areas likely to flood. In the case of the submitters land the lie of the land is such that only a portion of the area could possibly be subject to flooding, based on levels above mean sea level. The submitters have detailed topographical information for their site which shows that the proposed new lots and house sites will not be subject to any risk of flooding.





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The Lower Plains Flood Area is such an arbitrary area that it completely misses a large area on the western side of Ellesmere Road that is low and has a history of flooding. It is noted that a central part of the preferred site identified in PC17 falls within this low area and was flooded in the 1986 floods, although not included in the Lower Flood Plain Area.

A plan showing the 5.0 and 6.0m amsl contours and the proposed house locations show that the submitters site can be developed with no flood risk to the new lots.

Excluding an area as a preferred development site because it is within the arbitrarily defined Lower Flood Plains Area as opposed to being subject to a real flood risk is not valid or appropriate.

### **3.2 Liquefaction Risk**

Once again the use of an arbitrary area has unfairly disadvantaged the submitters site. The use of road boundaries to define the liquefaction area has included the submitters site, however site-specific investigations have shown that the site had not suffered any liquefaction damage in the September 2010 earthquake.

In addition the arbitrary liquefaction risk area applies to the preferred site chosen for Prebbleton and this was not identified as a limitation. It is submitted that only genuine constraints should be applied when choosing sites suitable for the new zoning, and that if these constraints are shown to be present then they should be applied fairly to all sites.

### **3.3 Springs**

The presence of springs on the submitters' site is identified as a limitation, however we strongly believe that the ability to enhance and protect springs through the proposed Living 4 zone provides many more environmental and cultural benefits than leaving the land zoning as it is. The landowners have a very strong interest in protecting and enhancing the springs on the site and have done significant work at their own expense to remediate the springs, which have previously been unprotected from stock. When protected and enhanced appropriately, the springs limit the use of the site for economic farming. The landowners have a vision that includes enhancement and protection of the springs using native planting and excluding farm uses adjacent to the springs. It is anticipated that some form of covenanting will be used to protect these valuable resources in perpetuity.

### **3.4 Stormwater Management**

Stormwater management can easily be achieved on the site in such a way to ensure appropriate treatment and attenuation, with improvements to existing ecological and cultural values. Stormwater disposal is not a limitation at this site. New house sites are proposed to be located in the northern half of the site with natural drainage in a southerly direction towards the existing drain network. This area increases in elevation from 5.0 to 6.5m, which is above the historical flooding areas. Treatment of stormwater is proposed through wetlands. Both the Ellesmere Road drain and existing drains on the properties have sufficient capacity for any additional stormwater generated by



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the new houses. The development plan also has provision for substantial wetland restoration and ponds, which will further increase the onsite storage capacity. Although the site is not within the Lincoln Integrated Stormwater Management Plan boundary, the proposal is consistent with the objectives of this plan.

Julie Comfort and Nicola Malloch  
Davie Lovell-Smith Ltd  
April 2011.

## **Submission to the proposed PC17, in regard to the allocation of rural residential land at Lincoln Township.**

This submission identifies two main problems with PC17 in its current form:

1. **Inequitable allocation in the number of rural residential households to Lincoln township, in relation to other townships.**

**We request that PC17 is revised to increase the number of rural residential households to Lincoln township.**

2. **The non-selection of the proposed site adjacent to Lincoln, located east of Ellesmere Road, and south of Lincoln to Tai Tapu Road.**

**We request that PC17 is revised to identify this proposed site (see attached outline development plan) as a preferred location for rural residential development**

The reasons and evidence for the appeal on each of these two areas are presented in the following document:

### **Problem 1: Inequitable allocation in the number of rural residential households to Lincoln Township, in relation to other townships**

The proposed PC17 does not provide a fair allocation of rural residential households to Lincoln township, with only 22 households allocated. Table 1 shows the allocation of households in PC17, with Lincoln allocated the least number of households. PC17 (s4.121) states that the number of rural residential households should follow criteria prescribed in the Rural Residential Background Report (RRBR), to ensure households are located and distributed in the most appropriate areas throughout the eastern portion of the district. PC17 is not consistent with the RRBR, where it is clearly identified that rural residential allocation should be concentrated at Lincoln and Rolleston townships, reflecting Policy 5 of PC1 which identifies these townships as the Key Activity Centres for Selwyn district (RRBR, s5.61). PC1 incorporates provisions that seek to ensure that the vitality and functionality of these areas are not compromised by intensive growth occurring in alternative locations.

**Table 1 Allocation of rural residential households in the proposed PC17, up to 2016**

	PC17 household allocation
Rolleston	81
Prebbleton	44
West Melton	23
Lincoln	22

The market demand assessment also concludes that the majority of the rural residential households being provided under PC1 should be made to Rolleston and Lincoln (Table

2). This is based on the townships projected population growth, infrastructure provision, affordability and proximity to Christchurch.

**Table 2 Allocation of rural residential households recommended in s4.107 of the RRBR**

	Lot/year
Rolleston	60
Lincoln	35
Prebbleton	10
West Melton, Tai Tapu and Springston	15

It is clear that PC17 provides an inequitable allocation of rural residential households to Lincoln, and is not consistent with the recommendations in the RRBR, with PC17 providing an over allocation to Prebbleton. To be consistent with the RRBR, and thus Policy 5 of PC1, the allocation of the 170 rural residential households under PC17 should be more similar to that proposed in Table 3.

**Table 3 Recommended allocation of rural residential households in the proposed PC17, up to 2016, adjusted to reflect the proportional allocation between townships recommended in the RRBR, as shown in Table2**

	Household allocation
Rolleston	85
Lincoln	49
Prebbleton	14
West Melton	21

Comparison of Tables 3 and 1 shows that PC17 provides a substantial overallocation of rural residential households to Prebbleton, at the expense of Lincoln. The substantial over allocation to Prebbleton conflicts with s3.52 of the RRBR, which states that it is essential for PC17 to ensure the village character of Prebbleton, Tai Tapu, West Melton and Springston is not undermined by a large increase in the population on the rural periphery of these small towns. The equitable allocation that is recommended in Table 3 is also consistent with the significantly different growth patterns that are allocated for the two townships under PC1. For Prebbleton, PC1 provides 1295 new residential households up to 2041, whilst providing Lincoln with 3900 new residential households. This township growth indicates that PC17 allocation of rural residential households should be three times greater in Lincoln, compared to Prebbleton, which is consistent with the recommended allocation in Table 3 and the RRBR (Table 2).

## **Problem 2: The non-selection of the proposed site adjacent to Lincoln, located east of Ellesmere Road, and south of Lincoln to Tai Tapu Road.**

PC17 claims that this site has a number of constraints that preclude their inclusion within the first development phase of PC17 when compared to other sites. These are:

1. Located within the Lower Plains Flood Area
2. Have fine soils and high watertable that makes the area potentially susceptible to liquefaction during large earthquake events
3. Timing of development for the residential 'Greenfield' land within the C1 urban Limit undermines the sites ability to connect to reticulated services
4. Ellesmere road severs these areas from the future urban form of Lincoln, which will preclude the ability to establish safe and efficient connections east of this strategically important road
5. Rural residential densities could undermine the visual amenity contrast between the urban form of Lincoln and the surrounding rural area, while contributing to the coalescence of Lincoln with Tai Tapu.
6. This area contains a large number of springs, which presents challenges in terms of developing the land for rural residential purposes, both in regards to stormwater management and avoiding any conflict this intensification may have with the cultural values attributed to these springs.

The following sections explain how the proposed development plan avoids or mitigates each of these issues:

### **Issue 2.1**

We contend that the proposed development plan ensures a low risk of flooding at the house sites, and this low risk can be easily mitigated.

The development plan shows that the new house sites are located in the northeast area of the site. Appendix 1 shows this area does not have a history of flooding in the 1977, 1986, and 1992 floods, whereas the current preferred location in PC17 was flooded in 1986 (Fig. 4.7, ISMP 2008). The absence of historical flooding at our sites reflects that it is located at northwestern boundary of the Lower Plains Flood area, with a rapid increase in elevation from 5.0 to 6.5m. The Lower Plains Flood area is designated to encompass the Halswell River floodplain (s4.4.3, ISMP 2008). The area of the new house sites is not part of the Halswell River Plain. This area is mapped as Wakanni soils (refer Appendix 2) in this area show it is the lower extent of the older geomorphic surface which Lincoln township is located on (Cox 1978; Webb 2008; Brown and Weeber 1992; Ecan 2011).

In accordance with the District Plan all house sites will be located in areas 5.0 m above sea level, and all dwellings will have finished floor level of 6.0 m above sea level. This requirement mitigates the flood risk to 2% AEP.

## Issue 2.2

We contend that the area of new houses within the proposed development plan should not have been included in the potential liquefaction zone.

Following both the September 2010 and February 2011 earthquakes no liquefaction occurred in this area, or on any adjacent properties (Fig X; Yetton et al. 2011). Only minor superficial damage was sustained to houses, and there was no damage to wells. The land owners have had three geotech investigations conducted at the existing house sites, each by different geotech engineers. Two of these investigations were conducted after the September 2010 earthquake, and one of these was by Geotech Consulting (Appendix 3), who prepared the report of Yetton et al. (2011). Geotech consulting concluded that site investigation showed the site had not suffered any ground damage or liquefaction during the Darfield earthquake of 4 September. It is my professional opinion that the supporting ground is suitable for the foundations of the proposed building.

The site is located on the west boundary of potential liquefaction zone of Yetton et al. 2011. It is recognised that this boundary is arbitrary, following road boundaries. The boundary was drawn to approximate between well-drained Templeton soil types and poorly drained Temuka and Tai Tapu soil types; the margin of lowlands and swamp soils of the Waimakariri fan; and follow the change in ground gradient off the alluvial fans of the plains to the much flatter land around the Port Hills (Yetton et al. 2011, pp20). The area of house sites in the proposed development are on the geomorphic surface that was intended to be excluded from the potential liquefaction zone. This area is the base of the Waimakariri fan, evident by the sharply rising ground gradient and Wakanui soil types, which are Templeton age soils (Cox 1978; Webb 2008; Brown and Weeber 1992; Ecan 2011). This geomorphic surface is an extension of that to the west of Ellesmere Road, which extends to Lincoln Township and the Greenfield developments of Lincoln Springs and Roscmerryn.

The current preferred location in PC17 has the land features encompassed in the potential liquefaction zone of Yetton et al. 2011. The site is not on the Waimakariri fan, but has low ground gradient and poorly drained Tai Tapu soils, which are included in the potential liquefaction zone on the opposite side of Ellesmere Road. The current preferred location for Prebbleton Township is actually mapped in the liquefaction zone by Yetton et al. 2011, but it is not recognized as a potential limitation in PC17 (in contrast to our site). The Prebbleton is also adjacent to sites of actual liquefaction occurrence during the earthquake of September 2011 (Yetton et al. 2011).

## Issue 2.3

We contend that the timing of Greenfield development within the Lincoln urban limit does not need to preclude the availability of reticulated services.

The proposed site is adjacent to the Lincoln township urban limit. PC17 recognises the efficiencies and benefits of adjoining the urban limit, which will support the coordinated and cost effective provision of infrastructure (PC17 attachment 2, pp 16). This is apparently not a limitation for the current preferred site, which is XX km further down Ellesmere Road than our site. PC17 identifies that services will need to be extended down Ellesmere to the current preferred site (PC17 attachment 2, pp 16). These services will run past the gate of our proposed development. Therefore there should be no limitation in providing reticulated services to our site, and the inclusion of our development will significantly increase the cost effectiveness and efficiency.

#### **Issue 2.4**

We contend that options exist to mitigate the effects of our site being located to the east of Ellesmere Road.

The site currently has a vehicle / cycle accessway onto Ellesmere Road for three existing households, as well as an accessway onto Lincoln-Tai Tapu Road for one household. Our development plan proposes a further six households which would be serviced by these existing accessways. In the proposed development plan we suggest vehicle access for the majority of households is from Ellesmere Road. This is consistent with PC17, where the current preferred location has its accessway onto Ellesmere Road (22 households). Three households could have vehicle access from Lincoln-Tai Tapu Road, using the existing accessway, but moved to a safer location (Appendix 4).

In Appendix 5 we also suggest other options for our vehicle access.

Our development plan has a number of features which provide for a strong linkage to the future urban form of Lincoln. The Lincoln Structure Plan shows a proposed road / cycle / pedestrian network exiting onto Ellesmere Road, opposite the current accessway from our site. The structure plan also shows a road / cycle / pedestrian network along Lincoln Tai Tapu Road. Our development plan provides pedestrian / cycle connections to both of these entranceways into Lincoln Township (Appendix 6).

The development plan also shows that land will be provided for a future community walk/cycleway along the boundary with Lincoln-Tai Tapu roads, providing the first stage of a walk/cycleway loop that could connect the township with the rail-trail on River Road. We have discussed this with the adjoining landowner (Bruce Tweedy, DP57730), who is also willing to provide the remaining land adjacent to Lincoln-Tai Tapu Road, to allow completion of the connection between the Lincoln urban boundary and River Road. The Lincoln EnviroTown Trust also strongly supports this proposal (see Appendix 7).

The final location of the bypass is not clear, the Lincoln Structure Plan shows the bypass diverting to the west of Ellesmere Road before the accessway to our site. If this happens then road separation would not be an issue for our location. However, PC17 shows the bypass along the existing route of Ellesmere Road. Both Ellesmere and Lincoln-Tai Tapu Roads are used increasingly by recreational cyclists and existing resident cyclists, and

their use will need to be accommodated if the bypass is developed. Recognising this fact shows that the bypass should not act to separate existing and future cycle access.

Connectivity is also provided by school buses to Lincoln Primary and High Schools, and Greenpark Primary which presently travel along Ellesmere Road past the existing accessway from the site.

## **Issue 2.5**

We contend that the proposed development plan will positively enhance the boundary between the urban area and the surrounding rural environment.

The location of the existing houses shows that development site already has features of rural residential densities. This is partly recognized in PC17, where the site is described as already demonstrating a higher density form of semi-rural landuse (PC17 attachment 2, pp18). Development of rural residential will not undermine the rural amenity contrast when compared to other options available around Lincoln. The area is currently zoned inner plains, with all the surrounding land in 4 ha blocks (some yet to have houses). In PC17 it is identified that for the current preferred location in Lincoln, that the rural residential activities provide an appropriate interface between the urban form of the township and the rural periphery (PC17 attachment 2, pp16).

There are only limited rural landuse activities in this area, in comparison to the productive rural and research landuse to the north and south of Lincoln Township (as recognised in PC17, Attachment 2). Development at this site will also not lead to reverse sensitivity effects with rural landuse, which is distinct concern elsewhere.

The density of housing in the development plan fits within the criteria of PC17, with an average of 1 household per 1.4 ha (PC17, ppXX). 2 ha will be dedicated to native plantings (refer Appendix 8).

The development proposal shows that it will not lead to coalescence of Lincoln with Tai Tapu townships. The proposal does not demonstrate ribbon development; instead the rural residential households are located in a block at the northern end of the site, adjacent to Lincoln townships. Lincoln-Tai Tapu Road provides a natural boundary to the east of the site. Further development is precluded at the southern half of the site because the land is lower than 5.0 m above sea level, and therefore is precluded from being built on in the Selwyn District Plan.

The development plan provides for establishment of a 10m wide buffer of indigenous plantings adjacent to Lincoln-Tai Tapu Road (see Appendix 8 for the concept plan). This is an exciting opportunity to create a unique entranceway to Lincoln Township, in line with Lincoln Envirotown, other developments in the township (Ryelands, Ngai Tahu block, Lincoln Springs), and align with branding of Lincoln University. This would also provide land for development of a future community walk/cycleway loop to connect the township with the Rail Trail on river road, and significantly enhance from the linkage of



Lincoln township with the surrounding semi-rural environment. Letters of strong support have been provided by Lincoln Envirotown (Appendix 7), and Waihora Ellesmere Trust (Appendix 9).

These plantings would also act to mitigate any visual amenity contrast arising from rural residential densities, as the development would not be visible from Lincoln Tai Tapu Road, Lincoln township or surrounding land holdings.

The development plan also includes significant wetland restoration and riparian planting. The existing landowners already have a track record in riparian restoration at this site, with approximately 0.5 ha fenced and beginning to be planted. Two of the landowners have been awarded Environmental Enhancement Fund grants by Environment Canterbury. In the rural residential development these plantings would be expanded to 2 ha, encompassing all of the waterways and springs. Covenants would be placed to ensure protection of this biodiversity restoration. These restoration plantings would further improve the visual amenity contrast from the existing situation, and mitigate any contrast that may arise from rural residential developments.

This development is a positive implementation of the Selwyn district council's stated support for the Biodiversity for the Canterbury Region (Fielding-Cotterall 2010, pp10), in particular the council's desire to have 'Indigenous plantings carried out in locations that are appropriate and of sufficient size to function effectively as an ecosystem or part of a corridor to other such areas'.

## **Issue 2.6**

We contend that the proposed development plan is structured to mitigate issues arising from the zone of springs, and will positively enhance the cultural and ecological health of the springs.

The development plan shows that the new house sites are located in the northeast area of the site, on the lower extent of the older geomorphic surface which Lincoln township is also located on. This area has a rapid increase in elevation from 5.0 to 6.5m. The springs occur mostly as a zone to the south of the house sites, at the base of the older geomorphic surface.

This allows for establishment of a stormwater treatment ponds and wetlands upstream of the springs. This is consistent with the treatment of stormwater in PC17, where the same method is identified for the current preferred locations at Lincoln and Prebbleton. We note that both of these locations are also identified as having springs. This treatment method follows the Lincoln Stormwater Management Plan (Maunsell 2008).

Our development plan shows significant wetland restoration and riparian planting, to encompass all waterways and the zone of springs. This is a significant improvement over the historical treatment of these springs under rural landuse, where cattle have been free to graze (refer Appendix 8). Any minor effect from the mixing of the treated stormwater and spring water will be more than offset by the removal of this spring area from rural

landuse, with a clear positive enhancement once the area is restored to a wetland. This is in line with the goals of the Waihora Ellesmere Trust, who are working closely with Ngai Tahu to restore waterways in the Te Waihora catchment (refer to Appendix 9).

All plantings will follow the guidelines of the Waihora Ellesmere Trust, as well as the Waterways and Wetlands guidelines of Ecan (Ecan 2011a). Plantings will also be in accordance with Part C2 of the Selwyn District Plan relating to tree planting near waterbodies.

## References

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## Appendix 1. Historical flooding (Maunsell 2008)

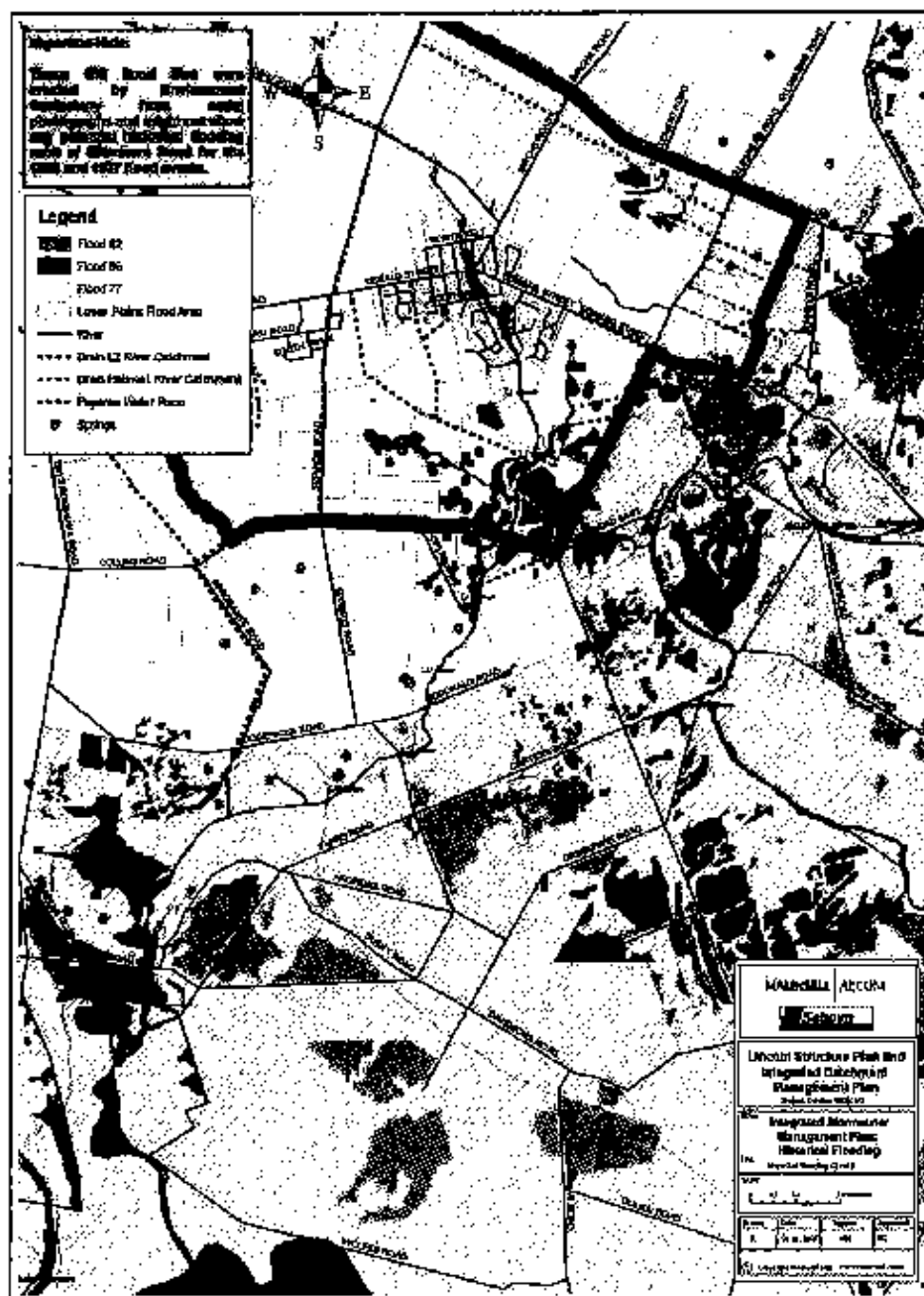
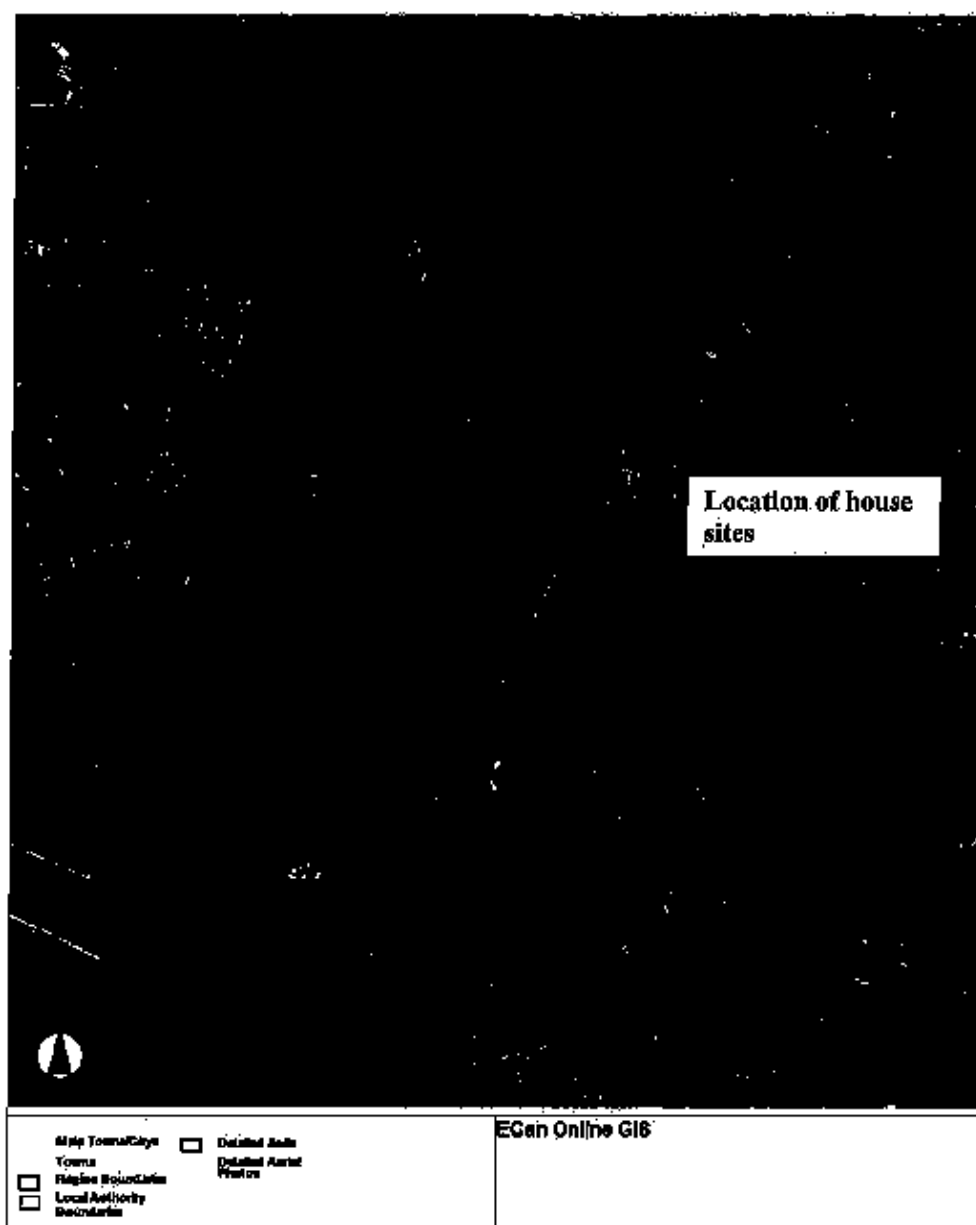


Figure 4-7: Historical Flooding

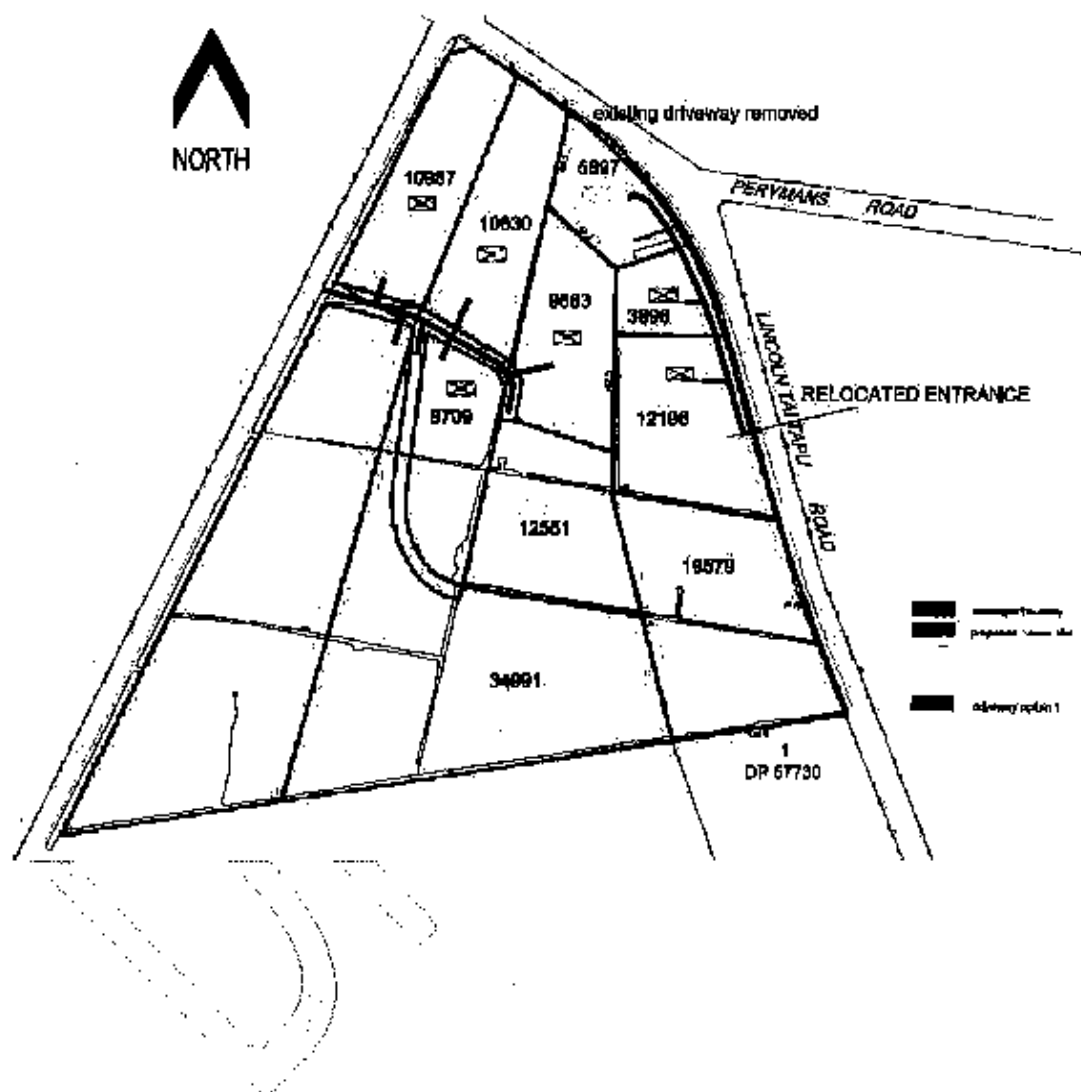
## Appendix 2 Soil map of the site and surrounding area (Ecan 2011)



### Appendix 3. Report by Geotech of an existing house site after September earthquake



#### Appendix 4. Proposed vehicle accessways

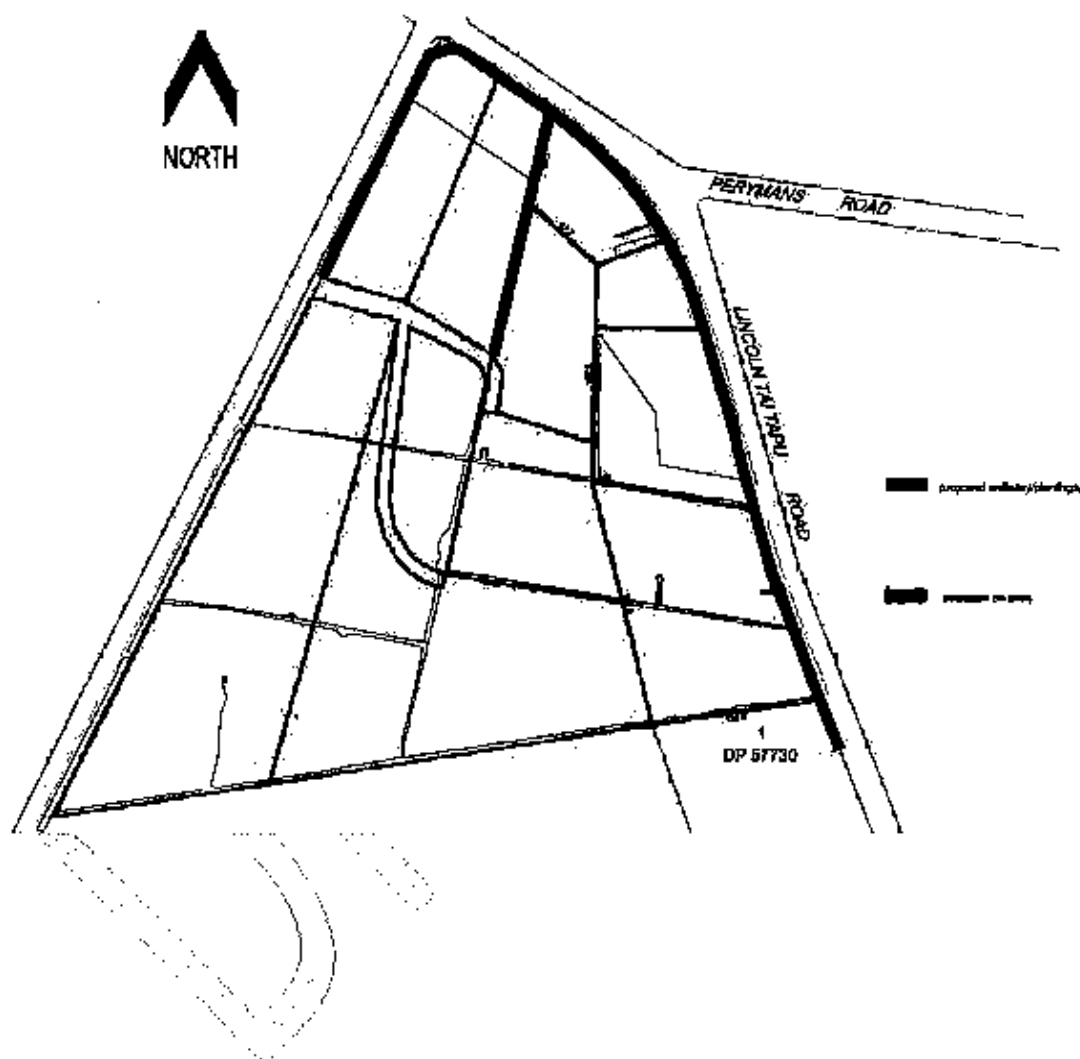


## Appendix 5. Options for vehicle accessways



# Appendix 6

Proposed cycle / walkways, including the first stage of a community loop walkway connecting Lincoln township to the railtrail at River road.





Pedestrian/ cycleways in the Lincoln structure plan in relation to our proposed development site.



Development site

## Appendix 7. Lincoln Envirotown support letter



Taking responsibility for  
a sustainable future



Lincoln Envirotown Trust  
c/- 694 Gould's Road  
RD4 Christchurch 7674

12<sup>th</sup> April 2011

Letter of support for the proposed development by  
Robert Barker, Alistair King, Sam Carrick

Lincoln Envirotown Trust (LET) representatives have  
visited this site and discussed the plans with the present  
landowners.

We were very impressed by the proposed provision for  
establishment of a 10m wide buffer of indigenous plantings  
adjacent to Lincoln-Tai Tapu Road. We see this as an  
exciting opportunity to create a unique Eastern gateway to  
Lincoln, showcasing our local native plants in line with the  
Lincoln Envirotown concepts and other developments in the  
township (Ryeluads, Ngai Tahu block, Liffey Springs), and  
aligning with the branding of Lincoln University. These  
plantings would also act to enhance the character of this  
semi-rural area, as well as mitigate any visual amenity  
issues from rural residential densities, as the development  
would not be visible from Lincoln - Tai Tapu Road, Lincoln  
Township or surrounding land holdings.

As part of the buffer planting area, provision would also be  
made for land to be allocated for development of a future  
community walk/cycleway loop to connect the township  
with the Rail Trail on River Road, and which would  
significantly enhance the linkage of Lincoln Township with  
the surrounding semi-rural environment. This is a very  
generous offer on the part of the landowners.

We also support the proposed significant wetland  
restoration and riparian planting. The existing landowners  
already have a track record in riparian restoration at this site,  
with approximately 0.5 ha fenced and beginning to be  
planted. Two of the landowners have been awarded  
Environmental Enhancement Fund grants by Environment  
Canterbury. In the proposed rural residential development  
these plantings would be expanded to 2 ha, encompassing  
all of the waterways and springs. This is a significant  
improvement over the historical treatment of these springs  
under rural landuse, where cattle have been free to graze.  
The plans allow for establishment of stormwater treatment  
ponds and wetlands upstream of the springs.

The suggested native planting ties in with the idea promoted

## Appendix 7 continued: Lincoln Envirotown support letter

by LINCOLN Envirotown being part of the 70,000 sqm network of urban biodiversity from the waterfront to the sea. We expect to see a return of many native species to the area. The walking way would allow the public to enjoy the better planning and the area would also be a demonstration for other businesses who plan to encourage active biodiversity on their own land.

The private owners are willing to work further with the Lincoln Environment Trust (not Waterfront Trust) to ensure the quality of their waterfront. Comments over the planning / available, and appropriate planning design, and promote a network of wildlife corridors linking to the Port of Lincoln.

Yours faithfully



Sue Jam  
Chief Executive Officer  
6000 Lincoln Road  
6000 Lincoln Road  
New Zealand  
phone: 09 375 5100  
mobile: 021 180 1800  
[www.lincolnenvironment.org.nz](http://www.lincolnenvironment.org.nz)

RECEIVED  
LINCOLN ENVIRONMENT TRUST  
12/01/2010



Proposed rural residential development at the corner of Lincoln Twp, Twp 2 and Greenbush Road

Existing property boundary

Existing roads

Existing ponds

Existing structures

Scale: 1 inch = 100 feet

**DRAFT**

### Current restoration progress

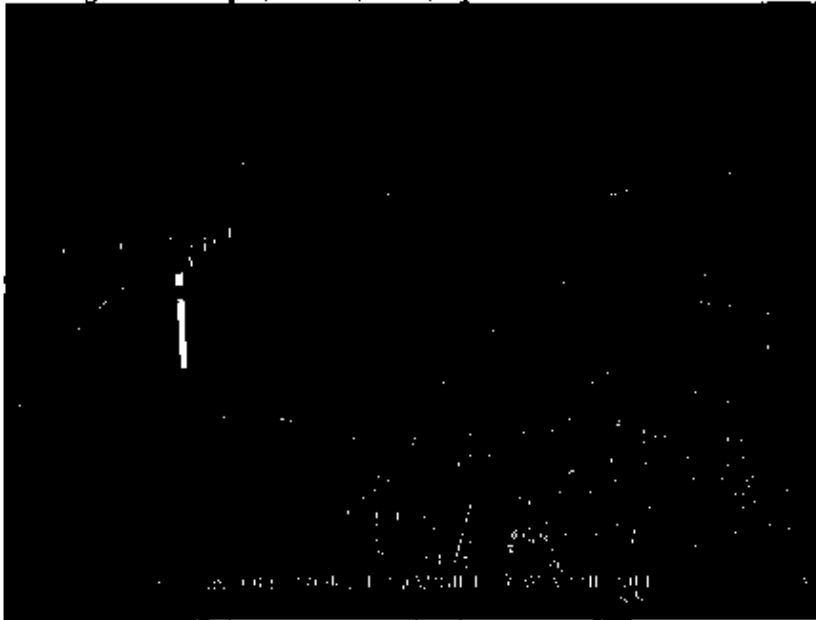


Before planting (2008)

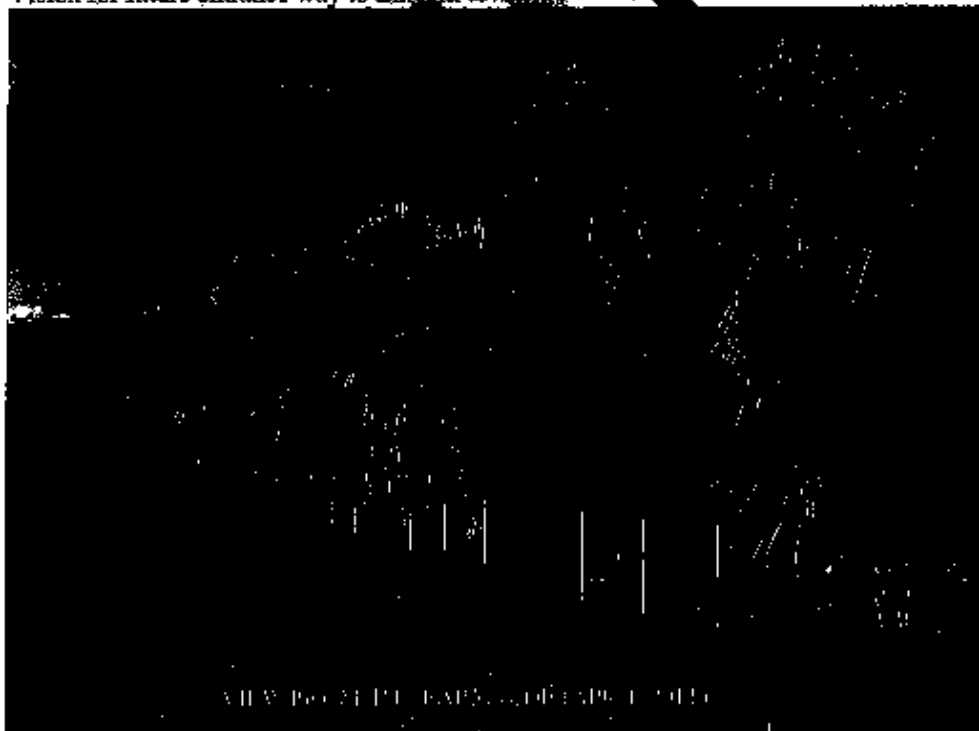


Presentday (2011)

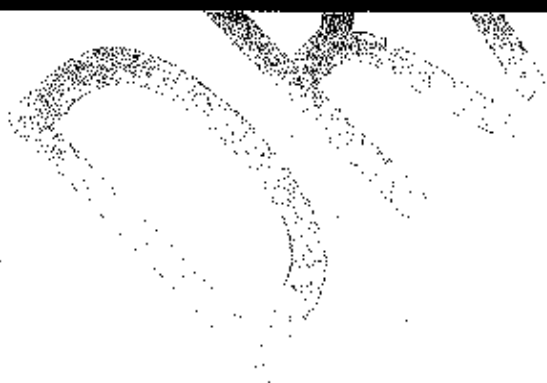
Existing entranceway to Lincoln Township



Vision for future entrance way to Lincoln township



Existing springs under rural landuse



## Appendix 9. Letter of support from Waihora Ellesmere Trust

Waihora Ellesmere Trust  
PO Box 100  
Waihora  
Canterbury  
New Zealand

Dear Sirs,

I am writing to you on behalf of the Waihora Ellesmere Trust to express our support for the proposed development of the Waihora Wetlands. The Trust is a charitable organisation dedicated to the conservation and management of the Waihora Wetlands, which are of significant ecological and cultural importance.

We are pleased to hear that the proposed development is being considered, and we believe that it has the potential to enhance the wetlands and provide valuable habitat for native species. We support the proposed development and believe that it will be a valuable addition to the wetlands.

We would like to see the proposed development implemented as soon as possible, and we would like to see the Waihora Wetlands protected and managed for the benefit of future generations.

Yours faithfully,  
Waihora Ellesmere Trust



#### Appendix C – 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	Lincoln	Proposed Site
<b>Chapter 6 of the CRPS (LURP)</b>		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside of identified priority areas
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal	C	Adjoining the urban limits set by the LURP and therefore services being installed as part of development of greenfield priority areas will be able to be extended to economically provide for the 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	Lincoln Tai Tapu Road is an arterial route. Access will be primarily to Ellesmere Road with some limited access to Lincoln Tai Tapu Road.
Avoid noise sensitive activities occurring within the 50 dBA(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	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 site is bound by Lincoln Tai Tapu road to the north and east providing a degree of separation from adjoining rural activities, and provides a 10m wide landscape buffer along this boundary. As no new dwellings are proposed along the southern boundary with rural zoned land it is considered that there is no opportunity for reverse sensitivity effects to arise.
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	Given the proposal for wetland restoration and riparian planting, and protection of the springs this development will represent a significant positive ecological benefit.
Not significantly adversely affect ancestral land, water, sites, wāhialepū and wāhialeponga to Ngāi Tahu	ss	Given the restoration of the springs on the site and the use of wetlands to treat stormwater, the proposal represents a positive effect on the Māori of water. No identified cultural sites exist on the site.
Avoid adverse effects on existing surface water quality	ss	Given the restoration of the springs on the site and the use of wetlands to treat stormwater, the proposal represents a positive effect on surface water quality.
Integrate into, or consolidate with, existing settlements	c	The proposal is located adjoining the urban limits of Lincoln 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	A draft ODP has been prepared which will ensure development of the site is not a transition to full residential forms of development
<b>Rural residential form, function and character</b>		

Avoid locations that are obvious residential growth paths	c	The site is not located in an obvious residential growth path.
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 adjoining the urban limits of Lincoln and is able to consolidate with the Township. A proposed primary west-east road within the adjoining ODP Area 2 development links to the site, via an access point onto Ellesmere Road located opposite the approximate midway position of the site's Ellesmere Road frontage. Planned development to Ellesmere Road will enable appropriate extension of services across Ellesmere Road to economically provide infrastructure for this site. The location of the site on the boundary of the township ensures development of the site will promote social cohesion and access to recreational, employment and other services located in Lincoln.
Support locations that can sustain a mixture of housing densities ranging from 0.5ha 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	The development of the site is proposed to include a mixture of housing densities to provide for larger lots containing softer soils and with the springs to the south, and smaller allotments to the north where there are firmer soils. This will provide for approximately 1-2 h/ha.
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 Rūhanga o Ngāi 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	Given the unique nature of the proposed development to enhance native bush, create wetlands and protect water quality of existing springs on the site, it is considered that development of this site will have a positive effect on ecosystems, biodiversity and water.
Support locations that utilise existing road layouts and	ss	Ellesmere Road is identified on Map 28 as providing road

physical features as buffers and definitive boundaries between urban and rural residential activities to limit peri-urban sprawl		separation between the Township and the adjoining area, thus ensuring separation between the site and the township.
<b>Landscape values</b>		
Discernibly logical boundaries determined by strong natural or physical features	c	The western and east site boundaries are defined by existing roads. The western boundary with Lincoln Tai Tapu Road will be further defined with a 10m wide landscaped strip along the western boundary of the site to provide for future cycleway connections; and provides a strong logical boundary to the site. The southern boundary is defined by existing shelter and access ways.
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. Although located between Lincoln and Tai Tapu, the site represents an opportunity to provide a unique and ecologically beneficial development at the Lincoln gateway, and includes strong boundaries to prevent further peri-urban sprawl.
Protection of natural features, significant trees and vegetation	ss	One of the significant features of proposed development is the protection and enhancement of natural features and vegetation.
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 8 households, which would be screened and surrounded by native planting to promote a positive ecological effect.
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 boundary's to have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	c	The site will retain a high level of open space natural character due the proposed wetland creation and native plant restoration and planting (including along the Lincoln Tai Tapu Road frontage. The density of rural residential lots will be relatively low and the total number small.

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	a.	The site adjoins a residential priority area and is consistent with the compact township shape sought by the Lincoln Structure Plan and District Plan objectives
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
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)	sa	This proposal would add to the distinctiveness of the gateway to Lincoln, providing a unique and appropriate entrance to the Township.
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 26)	c.	While the site is located between Lincoln and Tai Tapu, the site will provide a definite edge to the township, with boundary plantings proposed.

<b>Rural character and productivity</b>		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Lincoln (see Appendix 2 – Map 5)	sa	Achieved
Maintain the visual distinction and amenity contrast between the rural periphery of Lincoln and the urban forms of Prebliston, Springeton, Rolleston and Christchurch City	c	Achieved
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 28)	sa	The site does not make up part of a large landholding, rather four smaller landholdings where the owners are working together to achieve appropriate development in a small area.
<b>Strategic Infrastructure</b>		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the SWaters Activity Management Plan and Transportation Activity Management Plan)	c	Connections across Ellesmere Road are considered cost effective and appropriate.
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 6:  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 (D386), Lincoln Wastewater Treatment plant	c	Achieved

(D153), integrated stormwater management scheme on the eastern boundary of Lincoln, Broadfield Primary School (ME17) and consideration of the strategic importance of Ellersmere Junction Road as a collector route between SH1 and SH75 (Christchurch to Akaroa)		
<b>Natural hazards</b>		
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	As set out above these are not considered to be a constraint on the development of the site.
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	As set out above liquefaction and lateral spreading was not observed and specific soil types in the northern portion of the site are not susceptible to significant damage during further earthquake events.
<b>Environmental, cultural and heritage values</b>		
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 (Over 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 Wheatsheaf House (H302), Greenpark War memorial and gates (H316 & H318) and green Park Memorial gates (H317)	ss	Achieved

(see Appendix 2 – Map 5)		
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	Most of the soils adjoining Lincoln are either Class I or II. Given the size of the current landholdings included in this development, these soils are not currently being, and are unlikely in the future to be, utilized for any significant productive purposes.
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	It is understood that the site has not been used for known HAIL activities in recent history given the small landholdings with dwellings located on each.



## **Appendix D – Geotechnical Reports for 737 and 731 Ellesmere Road**

06 OCT 2010

3824  
6 October 2010

R. Barker,  
NZIFS  
PO Box 68  
Lincoln 7808



Dear Robert,

737 Ellemere Road, Lincoln - SDC Building Consent Application No. 100965

## 1 Introduction

This geotechnical report has been prepared to address two items requiring further information as requested by the Selwyn District Council on 27 September 2010:

- To demonstrate that the supporting ground is suitable for the foundation, for the proposed building, following the Darfield earthquake of 4 September
- As this site may contain areas of peat to varying depths, a subsoil investigation is needed.

I inspected this property on 2 October. A visual assessment of the site and surrounding land was made as well as a subsurface soils investigation.

The building site is located due south of the intersection of, and between, Ellemere Rd and Lincoln – Tai Tapu Roads. It is proposed to construct a garage / sleepout 16.0m by 8.0m near the south of the property. The building will be light weight single-storey on a concrete slab floor.

## 2 Site

The site is on flat land. There is an open drainage channel on the west boundary, about 1.2m deep, and second drain about 20m north of the site. The drain widens into a small pond in the southwest corner of the site. A gravel driveway has been formed from Ellemere Rd to the site, but the remainder of the surrounding property and land is in pasture grass. The building site itself is marked by a raised fill platform.

There were no signs of ground damage, deformation or liquefaction observed on the site or in the surrounding area. The closest liquefaction signs observed were about 1km to the south, close to the Halswell River.

## 4 Soil Profile

A site investigation was carried out on the building site with three handauger boreholes and cone penetrometer tests around the toe of the fill platform. The tests show consistent profile under the site with 0.4 – 0.6m of topsoil over silt and fine sand soils. While the upper 0.6 – 0.8m is soft, the soils above 2m depth are all firm. At between 1.8 and 2.3m depth, there is a peat content to the silt, with as much as 50% peat in the soil in places, plus discrete lenses of peat. This peaty silt soil was soft to very soft and easily penetrated by the auger. The water table was recorded at 0.6 – 0.7m depth.

Dr. Mark Yetton E-mail [myetton@geotech.co.nz](mailto:myetton@geotech.co.nz)  
Nick Traylen E-mail [ntraylen@geotech.co.nz](mailto:ntraylen@geotech.co.nz)  
Ian McCahon E-mail [imccahon@geotech.co.nz](mailto:imccahon@geotech.co.nz)

Tel (03) 9822 538  
Fax (03) 3257 555  
PO Box 130 122  
120 Peterborough Street  
Christchurch 8141 New Zealand

GEOLOGICAL & ENGINEERING SERVICES

Deeper borelogs in the area show shallow gravel 300m to the north east (sandy silt to 0.7m over sandy gravels to over 18m depth) and 150m to the south east (brown claybound gravels to over 20m below 0.2m topsoil). A third borehole about 200m to the southwest shows silty sand to 2.1m over silt to 6.9m over gravel to 20m. It is likely that the deeper soil profile at the subject site is similar to this.

#### 5 Fill Platform

The building site has been filled to raise the building floor level above flood level. The fill is currently 0.8 – 0.8m above the surrounding ground. We understand from the owner that this fill platform was constructed as follows:

- Strip all topsoil from fill footprint
- Place and compact gravel fill in three discrete operations at about September – October 2009, May-June 2010 and July 2010.

I have not seen any photographs or compaction test records, and can only observe that:

- The fill used is sandy gravel
- The gravel has not appeared to have slumped despite standing at steep batter on two sides during the Darfield earthquake
- The fill is buttressed with topsoil fill on 70% of its perimeter, and there are other topsoil stockpiles which is consistent with the site having been stripped.

I conclude that the fill platform is probably as described and suitable for the construction of a garage building on it.

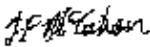
#### 6 Foundations

The building will be constructed on a gravel fill platform 1.2 – 1.4m thick (allowing for 0.4 – 0.5m strip depth to remove topsoil) over firm silty sand and silt, with softer silt containing peat lenses at about 3m depth below the foundation level. The firm silty soils more than comply with the requirements for "good" ground in NZS3804. In my opinion, this provides thick enough "raft" of competent material between the foundations and the underlying softer peaty soil to minimize any differential settlement which might arise from consolidation of the peaty layer. The completed fill has been in place for over 2.5 months, and initial consolidation of the peaty soils should be advanced. Standard footings should be satisfactory for the building on this profile.

#### 7 Conclusion

In conclusion, the site has not suffered any ground damage or liquefaction during the Darfield earthquake of 4 September. It is my professional opinion that the supporting ground is suitable for the foundations of the proposed building.

Yours faithfully  
Geotech Consulting Limited

  
Ian McCahon

*Disclaimer. This report has been prepared solely for the benefit of R Barker and Selwyn District Council. No liability is accepted by this Company or any employee or sub-consultant of this company with respect to its use by any other person. This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval or to fulfil a legal requirement*

06 OCT 2010

Kate Whitford  
6 Kafens Court  
Lincoln 7608

12 November 2010

Dear Kate

**RE: Geotechnical Walkover Visual Inspection at Lot 1, 731 Ellesmere Road, Lincoln**

## **1 INTRODUCTION**

We understand that you were in the process of building a new dwelling at the above site at the time the recent  $M_w 7.1$  earthquake struck. Based on our phone call to Selwyn District Council on 28 October 2010, we understand that they now require a geotechnical walkover inspection to be carried out prior to building works being allowed to continue on site.

The scope was outlined in our proposal to you dated 29 October 2010 and was focused on observations within the immediate vicinity of the building platform and not the entire 4 Ha lot area.

The scope of the report is for a suitably experienced geotechnical practitioner to carry out a geotechnical walkover visual inspection to determine whether there are any obvious signs that the land at the subject property has suffered earthquake-induced ground deformation as a result of the  $M_w 7.1$  earthquake on 4 September 2010.

## **2 SITE DESCRIPTION**

The subject site is a rectangular shaped rural residential lot accessed from a right of way extending from the eastern side of Ellesmere Road, Lincoln. The site and surrounding land are essentially flat.

The lot is bound by rural residential lots and pasture land to the north, east and south and Ellesmere Road to the west.

A timber fence is present along the northern boundary while the remainder of the boundaries are defined by post and wire fences and shelter belts.

A dwelling is currently under construction (and nearing completion) in the northern portions of the subject site (see Figures 1 and 2). We understand from you that the floor slab was in place and the brickwork partially completed at the time of the  $M_w 7.1$  earthquake.

Finally, a drainage trench was noted to extend west to east through the central portions of the property (see Figure 3).

### 3 VISUAL OBSERVATIONS

The following provides a summary of visual observations made at the property on 11 November 2010. Photographs taken during our visit are appended.

- No obvious cracking was noted in the brick work (see Figures 1, 2 and 4);
- The wooden and wire fences around the property boundaries appeared consistent with their age and do not appear to have been damaged by the recent earthquake (see Figures 5 and 6);
- Several earthfill stockpiles were noted across the site (see Figures 1 and 2) and a shallow (approximately 200mm deep) drainage / irrigation trench was noted to extend around the extent of the dwelling (see Figure 7);
- The ground was noted to be tight against fence posts around the site and the foundations of the house under construction (see Figures 1, 2 and 4);
- The walls of the dwelling were vertical and no obvious distortion or cracking was noted (see Figures 1, 2 and 4);
- Although deformations due to construction trafficking was noted around the proposed dwelling, no obvious significant ground deformation (lateral or vertical) was observed; and
- No sand boils or ground fissures indicating damage due to liquefaction were observed.

### 4 CONCLUSIONS

There were no obvious observable signs of earthquake-induced ground deformation.

In our opinion, there is no immediate requirement for further geotechnical inspection at the property in relation to the M<sub>w</sub>7.1 Canterbury earthquake.

### 5 LIMITATIONS

This report has been prepared solely for the use of our client, Kate Whitford and her professional advisers in relation to the specific project described herein. No liability is accepted in respect of its use for any other purpose or by any other person or entity.

It is recommended that all other future owners of this property seek professional geotechnical advice to satisfy themselves as to its ongoing suitability for their intended use.

The geotechnical walkover visual inspection carried out at Lot 1, 731 Ellesmere Road, Lincoln was specifically limited to a visual inspection of the readily accessible parts of the property. It did not include accessing buildings or inspection of ground under the buildings, foundations or buried services.

We have not carried out a detailed, structural inspection of any building(s) on the property nor has a topographical survey been undertaken. We had not visited the property prior to the earthquake.

The inspection was intended to be a 'snapshot' assessment, the outcome of which could significantly change due to ongoing aftershocks, adverse weather conditions and other factors that are currently affecting the Canterbury region. No background research has been completed nor have any subsurface investigations, detailed analyses or laboratory testing which would normally be required for a thorough earthquake induced ground deformation assessment. The inspection was therefore of insufficient detail to assess all geotechnical risks associated with earthquake damage. There could also be delayed effects that have not yet manifested themselves.

If you have any queries or you require any further clarification on any aspects of this report, please do not hesitate to contact the undersigned.

For and on behalf of Coffey Geotechnics (NZ) Limited

Prepared By



D A Tooley

Project Geotechnical Engineer

Authorised By

  
P G Marchant

Associate Geotechnical Engineer

Distribution: Kate Whitford 1 Copy  
Coffey Geotechnics Archives 1 Copy

Attachment: Site Photographs

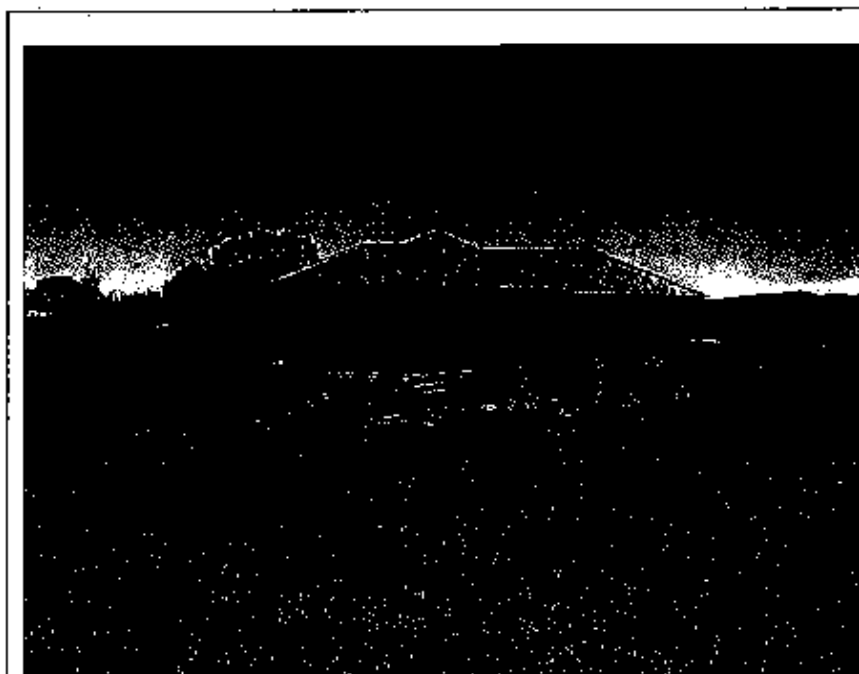


Figure 1

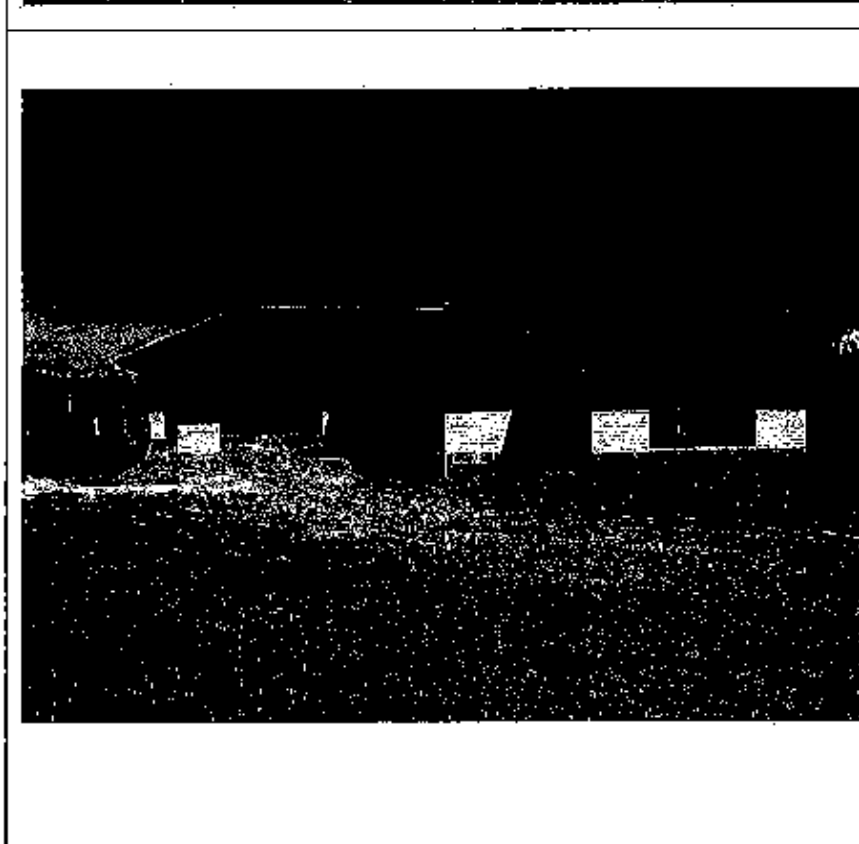


Figure 2



Figure 3

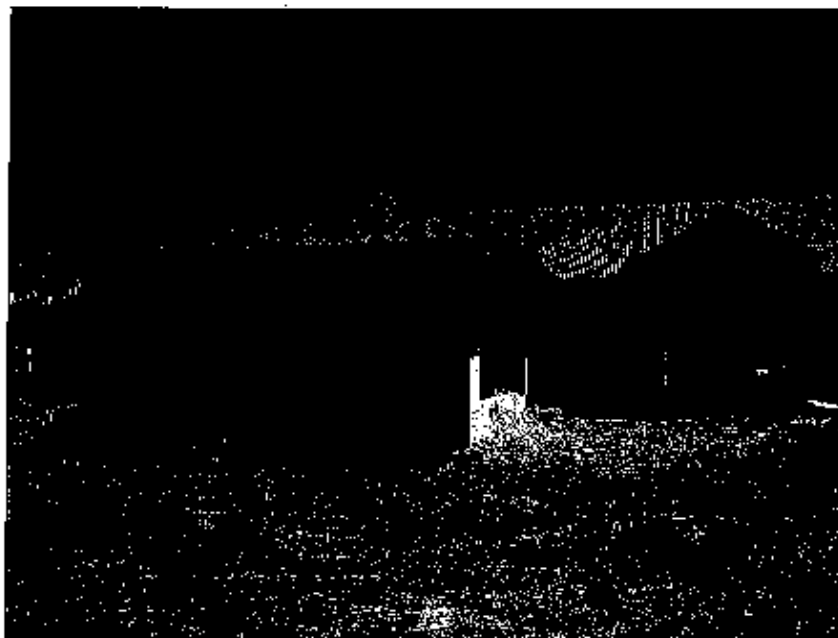


Figure 4





Figure 5



Figure 6

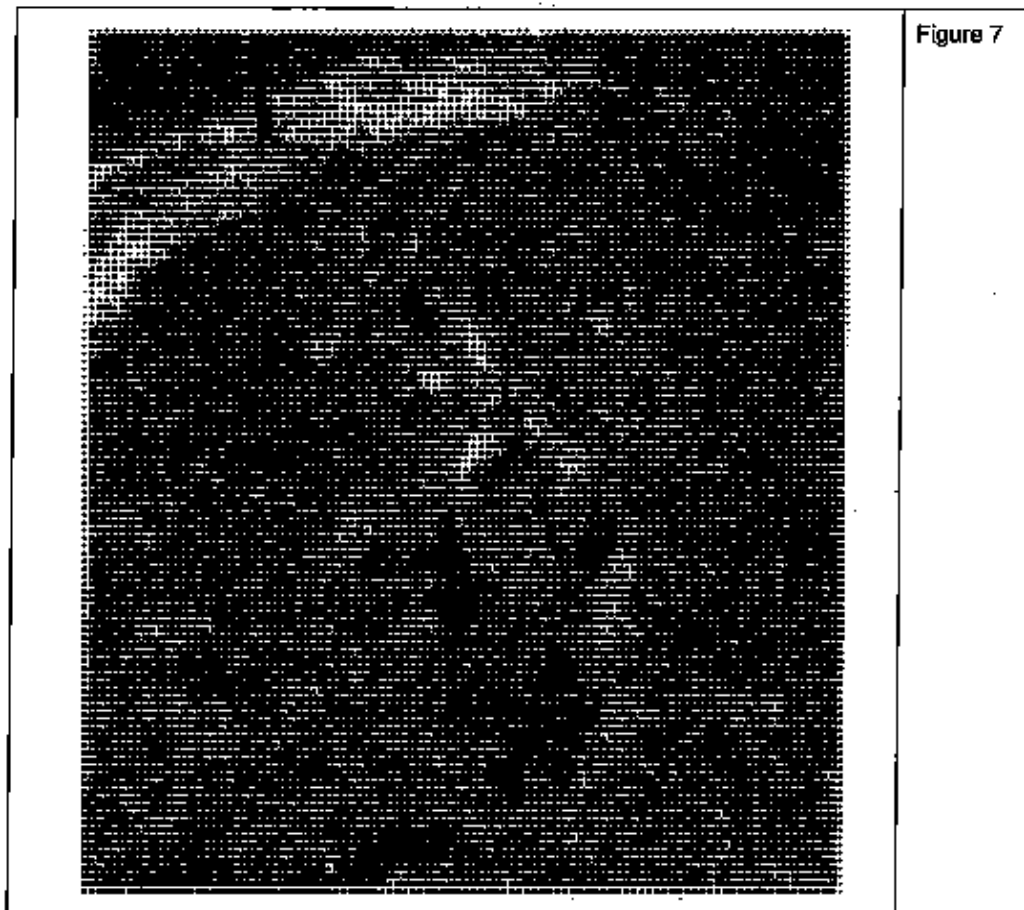


Figure 7

Re Proposed Rural Residential Subdivision

To: Robert Barker

Ellesmere Road

Lincoln

Dear Robert

This letter is in support of your application to subdivide your land, as outlined in your proposal, into rural residential sections. There is a demand for smaller lifestyle properties and we feel the smaller lots on the outskirts of Lincoln will make an ideal transition from residential to rural.

Regards



Alastair King

2-3-14

Daire Ltd (owner of 405 Lincoln Tai Tapu road)

0272 920 853

20 May 2014

Selwyn District Council  
Attention: Craig Friedel,  
Strategy and Policy Planner  
PO Box 90 Rolleston 7643 FAX

---

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

To Whom It May Concern:

We are writing in support of changing the Rural Residential policy, as it will affect  
our property in a positive way.

Our address is 2/731 Ellesmere Road, valuation number 2404002803.

Kind regards

Sandrine Carrara and Michael Jessep

2/731 Ellesmere Road  
RD 2  
Christchurch 7672

0274992683



28 February 2014.

SDM11/4

Mr. Robert Barker,  
Ellesmere Developments Limited,  
797 Ellesmere Road,  
RD2,  
CHRISTCHURCH 7672.

Dear Robert,

**SUBMISSION ON SELWYN DISTRICT COUNCIL RURAL RESIDENTIAL STRATEGY**

Thank you for your assistance in negotiating the final draft of the Sale and Purchase Agreement for Orion's purchase of the 8284m<sup>2</sup> proposed lot within your property Lot 2 DP 400131. I have now approved this agreement to our solicitors at Chapman Tripp and have asked them to forward this finalised copy to your solicitor for signing.

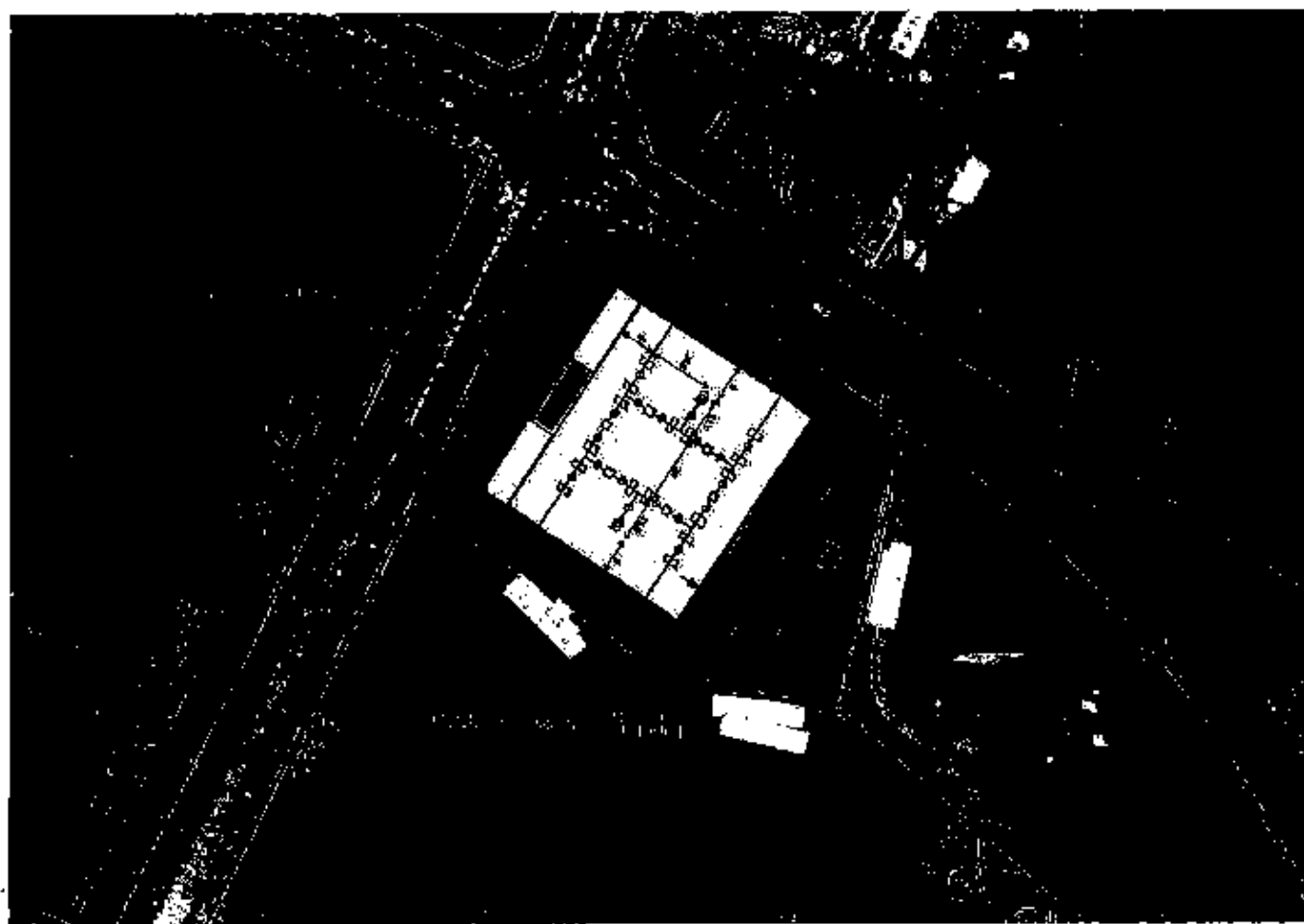
In your email of 18 February 2014 you indicated that you are planning to apply to have the remainder of Lot 2 DP 400131 zoned Rural Residential as part of the Selwyn District Council's Rural Residential Strategy. Orion has no opposition to this proposed rezoning and residential development. The site we are purchasing is for the development of a future substation site which is planned to be constructed in 8-10 years time and will include a 10m wide planting of native shrubs and trees on its perimeter. The planting of this 10m wide area is planned for next year so that the plants are well established by the time the substation is eventually constructed. I have attached a sketch of the proposed planting and substation layout.

I look forward to receiving the signed Sale and Purchase Agreement in due course.

Yours sincerely,

Shaun McConnell,  
PROJECT MANAGER - PROPERTY  
DDI: (03) 363 9747.  
Email: [shaun.mcconnell@oriongroup.co.nz](mailto:shaun.mcconnell@oriongroup.co.nz).

ORION NEW ZEALAND LIMITED  
565 Wairakei Road, PO Box 13896, Christchurch 8141, New Zealand  
PHONE +64 3 363 9898 | [oriongroup.co.nz](http://oriongroup.co.nz)



\*Notes:  
 1) JELLS AND STICKENS ARE  
 2) JELLS AND STICKENS ARE  
 3) JELLS AND STICKENS ARE  
 4) JELLS AND STICKENS ARE  
 5) JELLS AND STICKENS ARE

Area F, B, Kara Land Constraints in 1993/94 10/9

Existing Elements			
Purpose	Where	Current Treatment	Comment
right of way, right to park, right to stand in roadway, placed by, regular or irregular markings	A	Lot 1	CONCRETE
Right of way, right to stand in roadway	A	Lot 2	CONCRETE
Right of way, right to stand in roadway	B	Lot 2	CONCRETE



Chark Linn Singgong L.J.



Unit 8, 11 Pine Plaza  
P.O. Box 1177, Bismarck  
ND 58103-1177  
PH (701) 338-0101 FAX (701) 338-0101  
www.bismarcknd.com

Proposed Subdivision of  
Lot 2 DP 400131

Orion NZ Ltd.

2. **Assessment of Flood & Upland Tidal Flow Pond**

This displaying does not constitute the property of Clark-Lewis Group and is subject to change without notice.

Scale: 1:2000

File Ref:061318

02/03/2014

Selwyn District Council  
Attention: Craig Friedel  
Strategy and Policy Planner  
PO Box 90 Rolleston 7643 FAX

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

To Whom It May Concern:

We are writing in support of changing the Rural Residential policy, we feel that this will affect our property 1/731 Ellesmere Road in a positive way.

Kind regards

Derrick & Kate Whitford  
1/731 Ellesmere Road  
RD2  
Christchurch 7672  
021 243 6878





(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.

**Appendix E– 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

## Appendix D – Location Plan of the Site



3. We believe that the services within the roading areas could be installed in such a way to accommodate future urban development. I believe you will make some submissions in this regard.
4. In terms of the RRP we would exercise particular care with the usual protective covenants on the titles. The rationale here is that there are many instances where land is subdivided and made subject to land covenants and then some land owners want to further subdivide their land. If any land has to be vested in a local authority then the consent of all the land owners with the benefit of the covenant has to be obtained which can be problematic. Arguably such covenants may not be so necessary if people are required to build within the envelope areas and given the size of the lots. If specific rules are required in relation to what goes on as to building type issues then these could be developed as rules by the Council if it deemed it necessary. This should not be an issue provided all land to be "vested" is clearly identified and protected.
5. For the LZ concept to work owners of the lots specified on the RRP would be able to further subdivide their lots in the future. This would be achievable by virtue of the strategic location of the building sites on the RRP, meaning the new lots to be created will be able to be built on because of specific design of the development.
6. We discussed with Hamish Frizzell the idea that if two or more lots have to share a right of way and services in the future in order to enable a subdivision to proceed then we thought it possible that an area could be specified as a lot on the plan and each title own a share of it. It would be possible to place land covenants or an easement over such lots to protect it for its future use and development.
7. Where any lot might be used for any communal services (such as stormwater) in the future then this could be dealt with by way of an easement in gross in favour of the Council. If the future urban development strategy did not proceed and the Council no longer required the easement, it could simply surrender it in favour of the land owner.

#### Conclusion

It is possible to set up a development in accordance with the RRP whereby the LZP concept could follow in the future. Purchasers of any lots on the RRP would be made aware of what could happen in the future.

Yours faithfully  
**RHODES & CO.**



**Charlie Brown**  
Partner

Email: [charlie.brown@rhodes.co.nz](mailto:charlie.brown@rhodes.co.nz)



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Opus International  
Consultants Ltd  
Christchurch Environmental Office  
20 Moorhouse Avenue  
PO Box 1482, Christchurch Mid  
Centre, Christchurch 8140  
New Zealand

t: +64 3 363 5400  
f: +64 3 363 7863  
w: [www.opus.co.nz](http://www.opus.co.nz)

3 March 2014

Selwyn District Council  
Attention: Craig Friedel, Strategy and Policy Planner  
PO Box 90  
Rolleston 7643  
[submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)

380221.40

Dear Craig,

**Submission on the Rural Residential Strategy 2013 - Consultation Draft**

Please find attached on behalf of the Ministry of Education a submission on the Rural Residential Strategy 2013 - Consultation Draft.

If you have any questions please feel free to contact me on (03) 353 5531 or via email:  
[jennifer.orange@opus.co.nz](mailto:jennifer.orange@opus.co.nz)

Regards

Jennifer Orange  
Environmental Consultant  
Opus International Consultants

**Submission on Council's Rural Residential Strategy 2013 –  
Consultation Draft**

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

**Full name of submitter:** Ministry of Education  
Southern Region  
Private Bag 2522  
CHRISTCHURCH  
(Please note address for service)

The Ministry of Education ("the Ministry") wishes to make a submission on the Selwyn District Council's Rural Residential Strategy 2013 - Consultation Draft (RRS13).

The Ministry understands that the Canterbury Land Use Recovery Plan (LURP) directs the Council to ensure that any rural residential development accords with an adopted Rural Residential Development Strategy.

The Ministry acknowledges that the overall intent of the RRS13 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 LURP. The RRS13 provides an initial policy position and guiding principles on the optimal form, function and character of rural residential development and where it is best located.

1. **The specific provisions of the RRS13 that the Ministry submission relates to are:**
  - Guiding Principles and Outcomes (Chapter 5)
  - Rural Residential Area Assessment (Chapter 6)
  - Rural Residential Location Criteria (Appendix 1)
2. **The Ministry's submission is:**
  - i. The Ministry supports in part the Rural Residential Strategy. The reasons for the Ministry's submission are:

### Strategic Approach

- ii. The Ministry is a key stakeholder in the community and exercises its role in the education sector to facilitate achievement of the government's education goals.
- iii. The Ministry of Education's post-earthquake 'Education Renewal Plan' promotes the understanding that enhancing education is central to the development and maintenance of human and social capital in any community. Quality education services are an important support to children's social development, enhancing overall community wellbeing and social cohesion.
- iv. The 'Urban Development Strategy and Action Plan' (UDS), was developed prior to the Canterbury earthquakes, and continues to be a relevant document providing strategic direction to manage future growth. The UDS highlighted the need to manage rural residential activities tightly, due to its potential to undermine consolidated urban forms. Education is referred to within the UDS as important for providing people with knowledge and skills that enable them to contribute and be involved in the community socially, culturally and economically. Education can be considered as playing a significant role in the strategic long term recovery and future growth of the Greater Christchurch region.

### Priorities of the Ministry of Education

- v. In order for people to gain knowledge and skills so they can participate fully in the community, they need adequate access to educational facilities.
- vi. The Ministry needs to deliver quality education services in a cost-effective manner that meets changing demands in a modern education environment. This requires planning for and investing in facilities based on a network framework that provides integrated and innovative resources to fulfil education demands. Therefore, appropriate location of these facilities for the community is of critical importance for the delivery of educational resources.

### Comments on Guiding Principles and Outcomes

- vii. The Ministry is supportive in principle of the overall intent and methodology the Council has used to develop an initial policy position and guiding principles in the RRS13.

### Rural Residential Development Typologies

- viii. The Ministry supports the assessment of development typologies (paragraphs 5.2 - 5.21 of the RRS13) which concludes that a peri-urban form of rural residential development is most sustainable within the area of the district that is subject to the LURP.
- ix. New rural residential development will increase in the number of households who will need access to educational facilities in the Selwyn District. It is important that schools are reasonably convenient to communities. Locating new rural residential development in close proximity to existing settlements will allow communities to access existing schools and supports the provision of consolidated and economically viable education services.



#### Infrastructure Servicing

- x. In line with the LURP, the RRS13 requires rural residential development areas to be located so that they can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal.
- xi. Schools in rural areas of Canterbury often source their own drinking water through onsite wells. Therefore, the threat of water shortage and the contamination of drinking water is a concern to the Ministry.
- xii. The Ministry supports the principles and criteria in the RRS13 that require rural residential development areas be located where they can be provided with reticulated sewer and water supply systems, which will ensure groundwater supplies for schools are protected.

#### Market Trends and Demands

- xiii. The LURP prioritises the consolidation of urban development over rural residential development, and the RRS13 facilitates this by proactively managing growth to achieve more sustainable outcomes and efficiency gains.
- xiv. The Ministry strongly supports this approach of consolidated urban development, which will ensure that the Ministry's school network is not geographically stretched for existing and future education demands, and that the Ministry is able to deliver education in a cost effective manner.

#### Comments on Rural Residential Area Assessment

- xv. The Ministry acknowledges five preliminary rural residential areas have been identified in the RRS13 near Rolleston, West Melton, Prebbleton, and Lincoln, which could support approximately 335 households.
- xvi. The Ministry supports the approach of the RRS13 to identify preliminary rural residential areas for future growth. This provides direction to the Ministry as to the scale and location of future population growth. Understanding patterns of population growth, and anticipating demand on the education network is integral to the effective management of resources. This will allow the Ministry to undertake strategic planning of the education network and plan for future growth in an appropriate manner.

#### Comments on Rural Residential Location Criteria

- xvii. The Ministry requests the Rural Residential Location Criteria set out in Appendix 1 of the RRS13 are amended. The criteria relating to strategic infrastructure includes reference to some but not all schools near rural residential growth areas, for example:

#### ***Rolleston Environs Study Area Criteria Strategic Infrastructure***

***"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 4):**

*NZ Defence Force Burnham Military Camp (DE1), Rolleston Prison (MC1), Pines Wastewater Treatment Plant and East Selwyn Sewer Scheme (D403 & D411), Rolleston Resource Recovery Park (D412), I-Zone Industrial Park, Weedons Cemetery (D178), Weedons Domain (D203), **Weedons Primary School (ME25)**, McClelland Road reserve (D125), Council water wells on Wards Road (D92), SH1 four-laning and CSM2, SIMTL, Christchurch International Airport Noise Contour, Youth Justice Residential Centre (MS1) and Transpower high voltage transmission lines"*

This criteria does not include reference to Rolleston School (ME10) or Clearview School (ME11), which are also located near to the preliminary rural residential area, and may be affected by any development in this area.

- i. The Ministry request that the following designated schools be included in the criteria for:
  - Rolleston study area: Rolleston Primary School (ME10) and Clearview School (ME11)
  - Lincoln study area: Lincoln Primary and Lincoln High School (ME8), Springston School (ME14),
  - Prebbleton study area: Prebbleton School (ME 9)
  - West Melton study area: West Melton School (ME16)
  - Tai Tapu study area: Tai Tapu School (ME15)
  - Springston study area: Springston School (ME14) and Lincoln Primary and Lincoln High School (ME 8)

### **Summary**

- xviii. The Ministry welcomes the opportunity to make a submission and comment on the RRS13. The Ministry is supportive in principle of the overall intent and methodology the Council has used to develop an initial policy position and guiding principles in the RRS13.
  - xix. The Ministry requests that minor changes to the rural residential location criteria are made to ensure that impact of any future rural residential development on all schools nearby is considered.
  - xx. Please do not hesitate to contact the Ministry should you need further information or clarification on any points raised in the Ministry's submission.
3. **The Ministry do wish to be heard in support of their submission.**
  4. **If others make a similar submission the Ministry will consider presenting a joint case with them at the hearing.**

Regards



Jennifer Orange  
Environmental Consultant  
Opus International Consultants

As duly authorised agent for and on  
behalf of the Minister of Education

Date: 3<sup>rd</sup> March 2014

**Address for service of submitter:**

Opus International Consultants Limited  
Attn: Jennifer Orange  
PO Box 1482  
Christchurch

Ph: (03) 363 5531  
Fax: (03) 365 7858  
Email: [jennifer.orange@opus.co.nz](mailto:jennifer.orange@opus.co.nz)

### **Submission on behalf of Prebbleton Community Association**

We support in Part the Draft Rural Residential Strategy (RRS) in principle for the following reasons:

- The Draft RRS seeks to achieve consolidated township forms which avoid connecting townships together, or connecting townships with Christchurch City, and we trust that this particularly precludes development in the greenbelt to the north of Prebbleton.
- The Draft RRS seeks to enable rural residential development to provide for the market demand, and we seek that this includes land inside the high voltage transmission lines to the east as represents an appropriate discernible boundary
- The Draft RRS takes into account the need to provide efficient and cost effective connections to critical infrastructure
- The Draft RRS specifically seeks to avoid ribbon development along roads and infrastructure lines

We trust that this will enable rural residential development to occur to the east of Prebbleton to provide for the urgent need for rural residential development as part of the recovery from the 2011 earthquakes.

We support specifically the inclusion of "preliminary Areas 3 and 4" and seek that the word preliminary be removed and other consequential amendments made to the Draft RRS to ensure that Areas 3 & 4 is rezoned for rural residential, for the following reasons:

- These areas have been subject to extensive consultation with the Prebbleton Community Group making submissions on PC17, and PC32 in support of the rezoning of these sites. Additionally these sites have been considered under consultation for PC1 of the Regional Council's RPS, the amendments under the LURP provisions and through the Rural Residential Background Study which informed the current Draft RRS.
- These areas provides for a consolidated and compact township shape and facilitates appropriate development in Prebbleton Township

We support specifically Map 24: Prebbleton and environs, Peri-Urban Context Map, subject to amending the name of the area to the south from "preferred urban form" to "Future priority urban form" or some other more definite title to ensure this is the area which identified for any new development in Prebbleton can occur. This support is for the following reasons:

- this map identifies road as providing separation between urban parts of Prebbleton and areas suitable for rural residential
- Identifies an area south of Prebbleton makes up the most logical area for future development as it enables a compact townships shape.. Other areas around the township should have urban development precluded except where identified elsewhere in this submission

We support in part the Location Criteria of Appendix 1.

- Support for the Location Criteria in Appendix 1 of the RRS is conditional on the inclusion of areas of land to the east of Prebbleton for inclusion into the RRS as rural residential development in order to provide for the additional housing urgently required as a response to the recovery from the 2011 earthquakes.
- Support for the inclusion of an extension to the reserve across Tosswill Road from the existing reserve area as shown on Map 24, and seek that Council proceed immediately with the purchase of this site as a community asset.

**Additional Relief Sought:**

That under Action 18 of the LURP, SDC recommends that the implementation of the RRS includes the immediate rezoning of Areas 3 and 4 without further public consultation, and the minister enables SDC to adopt a streamline approach to providing other rural residential development adjoining Prebbleton to the east and south which can demonstrate it achieves the criteria set out in the RRS.

That Council provides for additional rural residential development to the east of Prebbleton as a priority, based on sites meeting the location criteria set out in Appendix 1 of the RRS.

That Council proceeds with the purchase of land across Tosswill Road from the existing domain to provide for an extension of this vital community infrastructure.

Thanking you for considering our submission

Jackie Wither on behalf of  
Prebbleton Community Association



# Fiona Aston Consultancy Ltd

## Resource Management & Planning

PO Box 1435 Christchurch 8140 Ph 03 3322618 Email [fiona@fionaaston.co.nz](mailto:fiona@fionaaston.co.nz)

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

**Date: 3<sup>rd</sup> March 2014**

**Client: Dryden Partnership Trust**

**Prepared by: Anna Mackenzie**

**Date: 03/03/14**

**Reviewed by: Fiona Aston**

**Date: 03/03/14**

## **SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY**

To Selwyn District Council, [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
Attention: Craig Friedel, Strategy and Policy Planner

**Full Name of Submitter:** Dryden Partnership 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 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 (the Site). Although the Site is identified in the Rolleston Structure Plan as being appropriate for the future urban expansion of Rolleston, the owner wishes to develop the Site now for rural residential purposes, while future proofing the development to enable urban densities when rezoning for urban residential development occurs. Consideration of the location criteria set out in Appendix 1 of the RRS has been made in Appendix A to this submission.

**Submitter /Background**

The Dryden Partnership owns 36.22 ha of land located on Springston Rolleston Road, south Rolleston, legally described as Lots 1 and 2 DP 411402 and identified on the plan attached as Appendix B ('the Site'). The Site is currently zoned Rural Inner Plains and is adjoining the LZ Deferred Zone (deferment will be lifted once an ODP is included in District Plan) to the north. It is identified in the Rolleston Structure Plan (RSP) (Map on page 44) as being included as part of the urban extent of Rolleston with a mix of land uses (between 15 – 20hh/ha and commercial activities in the northwest corner of the Site). Its staging in the RPS is between 2041-2075.

The Site is currently used as a dairy 'runoff' block for the 'home farm' at Greenpark, Lincoln. It is surrounded by 4 ha blocks used for low intensity rural lifestyle purposes, apart from the land to the immediate south (35 ha in two titles) which is also a dairy runoff block. The two sites are owned and operated independently of each other by members of the extended Geddes family. The landowners to the south support this submission.

The Site is located outside the Greenfield Priority areas for Rolleston as identified under the Land Use Recovery Plan (LURP) Appendix 1, Map A, which provides for priority development until 2028. However, it is located within the Projected Infrastructure Boundary



on the LURP Map A, and while it is not clear as to what this means, it is assumed to be the intended area for future development post the timeframe of the LURP (ie. post 2028) , and for which infrastructure services can be efficiently and cost effectively provided. This is consistent with the development outlined in the Rolleston Structure Plan as indicated above, and a copy of Rolleston Structure Plan showing the Site is attached in Appendix C.

### **Rural Residential Strategy**

The Draft Rural Residential Strategy identifies five preliminary sites which generally 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

### *Reticulated services*

In this case the Site adjoins a Living Z (deferred) zone. SDC are in the process of consulting on the ODP for this area (Area 11, Branthwaite Drive). Once approved and included in the District Plan the deferred status will be removed. This Living Z zone will soon be able to be developed (anticipated as around July 2014), providing connections to infrastructure services to the boundary of the Submitters site. This will ensure the Site can be economically serviced with reticulated water and wastewater. A preliminary servicing report is attached as Appendix D.

### *Integration/consolidation*

The location of the Site along the boundary of the Living Z zone ensures that it is able to be integrated with Rolleston, and appropriate future road, cycle and pedestrian linkages will be able to be cohesively provided. The development concepts attached as Appendix E have been developed to be in accordance with the Rolleston Structure Plan which covers the long term intended final form for Rolleston, south to Selwyn Road, and included this land.

The Site is intended to be future proofed to provide for development as rural residential in the short term, but with mechanisms to ensure urban development occurs in the future. This will promote the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, SDP and RRS13.

### *Constraints*

The Site is relatively flat and not located in a high ground water zone, any flooding zones, or any identified liquefaction zones. The Site does not contain any historic heritage, protected tree sites, or identified cultural heritage sites (ie silent file areas). There is no known contamination on the Site, nor any known historical activities which might have created contaminated land (although a Preliminary Site investigation will be required to be undertaken in conjunction with any future development of the Site). There are no known constraints to developing this Site.



#### ***Landowner intentions***

It is the intention of the submitter to develop this Site for rural residential purposes, potentially under a joint venture arrangement. It will provide for the short term rural residential need, while future proofing the Site to enable urban development in the future when the zoning permits this.

The alternative development scenario for the landowner is subdivision into 9 x 4 ha blocks as permitted under the Rural Inner Plains zoning. This outcome will not be favourable to the Council's objective of future urban residential development of the Site due to the need then to deal with multiple landowners and positioning of existing dwellings and accesses which are likely to compromise the preferred urban subdivision layout. The difficulties in 'retrofitting' existing 4 ha subdivision for urban densities is currently being experienced by the Council with respect to preparation of an ODP for the Branthwaite Drive area at Rolleston (north of the Site), an existing area of 4 ha lots now zoned deferred LZ, with the deferment to be removed as soon as an approved ODP is included in the District Plan.

Given the Site meets the pre-requisites sets out in the RRS for identifying preliminary sites suitable for development, and given the Site meets the location criteria set out in Appendix 1 of the RRS, it is considered that this it is suitable for rural residential development.

#### **Future Proofing**

It is proposed to design the Site in a manner which enables rural residential development to occur now, while future proofing the Site to enable urban development to occur in the future in conjunction with rezoning of the Site to a suitable living zone.

Future proofing the Site includes consideration of the design and layout of the Site to provide for rural amenity, service provision and access to community services now, but to provide for residential amenity, service provision and access in the future. This can be achieved through the following:

- Specific building platforms, which enable rural residential use of the site, but ensure future development, can occur with appropriate rezoning.
- Initial roading layouts, patterns, and sizes to enable appropriate future urban development without having to purchase land off rural residential landowners to achieve future urban roading requirements. Scope for additional lanes once urban zoning proceeds, to reduce rear sections and the need for multiple dwelling access.
- Roading connection points to enable this site to be integrated with future residential development to the north
- Inclusion of walking connections to provide for alternative modes of transport for both immediate rural residential community and future urban community
- Wide range of allotment sizes which will enable the area to grow with infill as the township expands.

Legal mechanisms to protect future land and services required for future urban development will be put in place. These could include covenants to protect spaces needed to be vested with council in the future for service provision, covenants to identify building platforms for

both initial rural residential dwellings and future urban dwellings, covenant's to require development to occur when rezoning of the area for urban densities occurs, and easements in gross in favour of Council to provide for the upgrade or installation of services in the future as part of intensification.

### **Rural Residential and Future Urban Development Concepts**

Possible development layouts are attached as Appendix E showing rural residential development of the Site now, and future urban development when rezoning permits this. The Rolleston Structure Plan provisions are overlain on the future urban concept plan with the RSP providing the overarching spatial structure to ensure future connections, densities etc are integral parts of the design and layout.

The design also identifies other important elements and qualities such as pedestrian and cycle connections, viewshafts and existing landscape features to be retained, so that they can be placed with certainty to ensure these important features 'survive' the development process.

The possible development layout provides for 75 rural residential lots with an average size of 5000m<sup>2</sup> sections which are able to be further subdivided in the future to urban residential densities. The development layout identifies the building platforms for these sites, which, in combination with the dwelling curtilage, become the area of future 800-1000m<sup>2</sup> sites. The purpose is to illustrate how the future proofing 'works' in practice.

Overall densities of 15-20 hh/ha will be achieved by focussing on medium density housing based around two storey terraced housing and duplex housing in selected areas around green spaces, reserves, pocket parks, stormwater management areas and commercial and community facilities including the proposed school site (shown in the northeast part of the Site) and in specifically comprehensively designed blocks with play streets. The intensified areas will be mixed with standard 600m<sup>2</sup> lots and larger lots to create a good mix and socio/economic choices and to break up the built form of the Intenser Medium Density (MD) areas. This approach will create a better urban environment and avoid the development of large single storey dwellings on small lots, which is the current trend in MD areas and has so far created very monotonous and 'bland' subdivisions lacking in character and variety.

The most important aspect of the future proofing approach is that both the rural residential and future medium density urban development plans are based the same final road and street layout which means that circulation patterns are established from the outset and public green open spaces and road reserves are kept free from development via allocation of building platforms and areas for future reduced lot size within the rural residential lots.

The future proofing approach also includes identifying future servicing needs (particularly stormwater management) and providing adequate space for the provision of such services, including stormwater reserve areas, urban width road reserves widths, and space within road networks to provide for water and wastewater supply of sufficient size to service urban densities.

The advantages of future proofing the Site for urban densities and providing for rural residential development now are as follows:

- Meets the strong current demand for rural residential lots in an appropriate location where adverse effects on rural values do not arise, as the Site is not intended to remain rural in the long term
- avoids retrofitting of services, roading etc
- avoids the creation of difficult and inefficient layouts at the time of future intensification
- 5000m<sup>2</sup> lots will allow the implementation of the key circulation routes and infrastructure that is required for urban density development in the future
- growth can occur at a natural pace and in a natural pattern in comparison to large greenfield developments that have the tendency to create unbalanced urban forms, 'pulling' development into a specific direction
- implementation of the key elements of the structure plan at an early stage
- encouraging movement patterns, connections and user patterns within the rural residential environment that are similar to urban density patterns.
- will create more variety in lot sizes, streetscapes and house designs with larger sections around original 5000m<sup>2</sup> lots mixing with urban density terrace housing, avoiding the monotony of current subdivisions in Rolleston
- creates a stronger framework for urban density, improves connectivity
- provides rural residential development in a concentrated area, avoiding peri-urban sprawl along the approaches to Rolleston

It should be noted that the CRETs east-west road (a primary road) is located on the northern portion of the Site in the Rolleston Structure Plan but has been moved north onto the Branthwaite Drive ODP area in the draft ODP for this area (Area 11) (see copy attached as Appendix F). We are aware that our northern neighbours oppose the positioning of the CRETs road through their properties, and seek that it be moved further south. A solution to their concerns can be provided if the road is repositioned within our boundary, and we support this. The development concepts in Appendix E provide for this.

The Rolleston Structure Plan shows a school site north of the CRETs road, a small portion of which is on our land, and the balance straddling two 4 ha blocks in the Area 11 ODP area. The school is not shown on the draft Area 11 ODP (prepared by SDC). The future urban development concept makes provision for the school wholly within our property, thus resolving the issue of making proper provision for the school.

#### **Kennedys Bush 'Quarry View' Future Proofed Development**

Quarry View at Kennedys Bush, south west Christchurch is an example of an existing successful 'future proofed' rural residential development (see plan attached as Appendix G).

Quarry View is a 27 lot, low density, residential subdivision that provides sections spacious enough to allow room for families to live with privacy and space and without the maintenance requirements of the large 4ha lifestyle blocks. The owners have the future potential to subdivide into smaller sections for minimal cost when the council so allows.

I, Ryan Geddes (part of Dryden Partnership Trust) personally purchased 2,100m<sup>2</sup> in this subdivision in early 2010 off the plans, and I also knew a number of purchasers in the subdivision who purchased for the following reasons:

- 1) Large sections for the children to run and play on.
- 2) Privacy from neighbours without owning and maintaining a 4ha lot
- 3) Large section at an affordable price to build their dream home
- 4) There were also several speculators
- 5) But all had the idea that in time they would have the potential to subdivide, and create a retirement fund, child's school fund or the like.

In my view this development achieved the perfect residential investment by giving you the ability to enjoy the lifestyle now then reap the benefits in the future. So the feedback from the owners in this development is all very positive and the development is doing exactly what it was intended to with large stunning homes being built on the spacious sections. There are a couple of the speculators that are a little disappointed they can't subdivide now but they were always aware at the time of purchasing it was going to be a wait for the future subdivision. The development takes away the guess work of the property owners and creates surety for them and the council that in the future it will be an easy process to increase the housing density, with the roading and infrastructure already in place within the subdivision. A win/win for all.

The marketing of the development was such a success that all lots sold out off the plans via the Gillman Wheelans database before even going to the market and still now if any section comes up it is snapped up through the previous enquiry, So in my mind as real estate agent myself that this is the example of a subdivision providing exactly what the market/public want.

#### **Amendments to RRS Provisions**

For this area, which is to be 'future proofed' for future medium density housing and commercial and community facilities in accordance with the RSP, the L3 rules will need some slight changes to achieve an appropriate rural residential character now and future urban character. As these lots need to "fit into" a MD environment later, a 15 m road setback for dwellings will be excessive and will look out of place with the rest of the future urban development. A 7-8m setback is more suitable, with appropriate landscaping.

The open space character in the streets will be more easily and appropriately achieved by avoiding closed/high fencing and other typical suburban features, as envisaged by the RRS.

The RRS criteria include under 'Rural residential form, function and character', lot sizes in the 0.3-2 ha range. Rural residential form and character can still be achieved with lot sizes including some in the 0.2-0.3 ha range. This can be appropriate, provided the number of smaller lots grouped together is small, and they have the opportunity for an outlook onto areas of open space even where this is 'borrowed', for example reserve areas adjoining farmland, roading, or other larger sized rural residential. Sufficient flexibility needs to be



provided for to achieve an appropriate design for each site by including the opportunity for such smaller lots.

### **Land Use Recovery Plan**

The LURP provisions include amendments to the Canterbury Regional Policy Statement (CRPS) including the addition of a new chapter (chapter 6) relating to urban development in the Greater Christchurch area. Policy 6.3.9 includes a requirement for rural residential activities to not be regarded as *'in transition to full urban development'*.

There is no explanation in the LURP in relation to the meaning of the above policy.

Consideration of the concept of *'in transition to full urban development'* was made in the Commissioner's decision for PC10 to the Waimakariri District Plan relating to proposed rural residential development at Mandeville in North Canterbury. In this case the Commissioner was considering the concept of *'in transition to full urban development'* in the context of Plan Change 1 to the CRPS. The Commissioner concluded that the concept was virtually meaningless. At paragraph 4.79 of this decision he notes:

*'In my view this clause as currently worded is effectively meaningless and I can think of no situation where it would, or in fact could, be applicable. For a Rural Residential area to be in transition to full urban development there would need to be a change being promoted which was providing for urban development (as defined) in which case Policy 14 would not be applicable as it specifically relates to Rural Residential development.'*

Policy 6.3.9 also relates specifically to rural residential development, and does not apply to urban development within greenfield priority areas.

When considering the concept of being *'in transition'* the Oxford Dictionary definition is *"In the process of changing from one state or style etc to another ... the transition from childhood to adult life"*.

Given the absence of any other definition of the term, it is considered the Oxford Dictionary meaning is appropriate. The definition suggests that land identified as suitable for rural residential development, and which is zoned for rural residential development, cannot be considered as being *'in transition'* to full urban development, that is it cannot be considered to be *'in the process of changing from one state or style etc to another'*. The rural residential development is occurring now, and zoning and existing development precludes *'full urban development'* from occurring, or being in the process of occurring on the Site.

Given the above discussion, it is considered that rural residential development on this Site is appropriate, and will not constitute a transition to full urban development. At a future stage when, and if, the Site is rezoned for Living purposes, further development will be able to occur to develop the area to living zone densities. This can occur because of the future proofing design features of the currently proposed rural residential zoning. Transition cannot occur until the zoning of the area changes to an urban living zoning to enable and promote the transition as a positive and desired outcome. If or when this occurs, the Site will not be subject to Policy 6.3.9 as it will zoned Living Z (or equivalent) not L3.

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 does not limit future urban growth, but rather provides for it by future proofing the Site through design and servicing controls and by providing legal mechanisms to ensure there are no impediments to future development. It is considered that the development of the Site for rural residential purposes will not create adverse effects with surrounding rural land, given that adjoining land is either LZ Deferred (to north) and low intensity rural lifestyle purposes, apart from the land to the immediate south (35 ha in two titles) which is also a dairy runoff block and other members of our family, who support our submission.

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. The future proofing approach proposed for the Site will not compromise but rather enable consolidation of the urban form of Rolleston in the manner outlined in the RSP. The assessment establishes that there will be no adverse effects on rural character or neighbour rural land uses which are in reality 'semirural lifestyle' type activities due to the location in close proximity to Rolleston.

The Draft RRS only makes provision for a total of 207 rural residential lots in addition to the approved rural residential plan changes at west Rolleston (PC 8 & 9) which together provide for 148 lots i.e. a total of 355 lots. This is a very small provision, especially in relation to the amount of urban growth anticipated over the 10-15 years (the LURP makes provision for a total of 6300 households in the period to 2028 in SD); and the findings of the Ford Baker Valuation report (August 2010) referred to the Rural Residential Background Report, regarding anticipated demand for rural residential lots. The report found that over the last five years there have been an average of 66 rural residential lot sales in SD (in the 0.3 – 2ha size range) and estimates that the market can sustain 120 rural residential lot sales per annum over the 35 year period 2007-2041, a total of 3600 lots between 2011-2041; or 1680 between 2014-2028.

In comparison, the adopted Waimakariri Rural Residential Development Plan makes provision for 1045 rural residential households and notes additional rural residential households are likely to be provided for at Tuahiwi as part of strategic planning work underway for this area.

In both Waimakariri and Selwyn Districts it is understood that there is a currently a very limited supply of rural residential lots on the market (in SDC PC8&9 land has been purchased by parties with no interest in rural residential subdivision at this time, as acknowledged in the RRS).

In light of all of the above, it is considered that additional areas for rural residential development should be added to those identified in the Draft RRS, including the Site.

Further, because it is envisaged in Chapter 6 of the CRPS and the RPS, that our Site will be redeveloped to urban densities at some stage in the future, it should be provided in addition to, rather than as part of the 'limited provision' for rural residential development sought by the LURP.

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.'*

We request that SDC recommends to the Minister of Earthquake Recovery that the Site be rezoned as L3 but with a requirement for 'future proofing' for urban development in accordance with the RSP, under the provisions of the CER Act with no further public process required. Detailed District Plan amendments for the proposed 'future proofed' L3 zoning can be supplied.

The future urban zoning of our Site has been fully canvassed through the RSP consultation process. Rural residential development is a less intensive form of development and entirely appropriate until such time as zoning to urban densities occurs.

The RRS hearing process is sufficient to consider the merits of the rezoning proposal.

#### **Review of the RRS**

Whilst a non-statutory document produced under the Local Government Act, the RRS in effect has the 'weight of statute' because under Chapter 6 of the RPS, future rural residential areas can only be provided for if in accordance with an approved RRS.

Unlike District Plans, there is no ability to seek changes to the RRS. It is therefore essential and necessary under principles of 'natural justice' that the provisions of the RRS are regularly reviewed and updated.

There is a requirement for the uptake of rural residential land to be monitored under Policy 6.3.11 (2) of Chapter 6 of the CRPS to "undertake monitoring of the supply, uptake and impacts of rural residential land use and development." An additional section should be



added to the RRS 'Monitoring and Review' which refers to the CRPS monitoring and review requirement and states that the RRS will be reviewed regularly to reflect the findings of this work (or similar such wording).

#### Relief Sought

- That SDC adopt the Draft RRS as the Final RRS subject to the inclusion of the Site as a suitable for rural residential to be 'future proofed' to enable urban development in accordance with the RPS when rezoning permits this.
- Amendment to the RRS criteria to make provision for rural residential lots in the 0.2-2 ha range, and under 'Rural residential character elements' page 33 to amend the second bullet point to read:

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

- Add an additional section to the RRS called 'Monitoring and Review' which refers to the CRPS monitoring and review requirement and states that the RRS will be reviewed regularly to reflect the findings of this work (or similar such wording)
- Amend the general criteria under 'Rural residential form, function and character', to enable the development of sites in obvious residential growth paths for rural residential purposes, which are able to be future proofed for urban densities, by amending the following Criterion:  
*"Avoid locations that are obvious residential growth paths, except where legal mechanisms exist to ensure that rural residential development does not impede future development of such areas. once rezoned to a living or other urban zone, to achieve urban densities in accordance with an agreed ODP; and that purchasers of rural residential lots are aware of this requirement."*
- 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 with the requirement for an ODP which is 'future proofed' for future urban development 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.
- Such other relief as the Council considers will give effect to the intent of our submission.



### **Conclusion**

Dryden Partnership considers that the Site is a suitable area for rural residential development on the edge of Rolleston. This Site will provide appropriate consolidation and enable the development to be integrated with Rolleston. 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 while future proofing the area for future urban densities. The Site meets the criteria of the RRS and is appropriate in the context of the provisions of LURP, the Rolleston Structure Plan and the Selwyn District Plan.

The possible rural residential and future urban development concepts included with this submission provide solutions to current issues being faced by SDC in relation to the Branthwaite Drive (Area 11) ODP, relating to the position of the CRETs primary road and a new school, which can both be accommodated on our land.

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:**

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## Appendix A – Assessment Against RRS criteria for Lincoln

### 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	Rollleston	Proposed Site
<b>Chapter 6 of the CRPS (LURP)</b>		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside of identified priority areas
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal	C	Adjoins the Living Z (deferred) 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	Springston Rollleston Road and the CRETS Road will run east-west at the northern end of the Site are arterial roads. The roading pattern includes connections onto these roads which are in accordance with the provisions of the RSP and the Draft Area 11 ODP to the north. It is anticipated that individual lots will as far as possible be serviced 'internally' by access within the Site with limited direct connections onto the arterial roads which serve a primary 'through road' rather than local access function.
Avoid noise sensitivity activities occurring within the 50 dBA Ldn air noise contour so as not to compromise the efficient operation of the Christchurch	SS	The site is located outside the 50 dBA Ldn noise air contours

International Airport, or the health, well-being and amenity of people		
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	The proposal is not located such that it could compromise the operational capacity of the West Melton Military Training area or the Burnham Military Training Camp.
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	There will be no adverse effects on neighbouring rural land uses which are in reality 'semirural lifestyle' type activities due to the location in close proximity to Rolleston, other than the dairy run off block adjoining the Site south boundary, the owners of which support this submission.
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 known significant ecology 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	There are no known sites of significance to tangata whenua identified on the Site.
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 (deferred) zone to the south of Rolleston and is able to be integrated with an consolidate the Town, with a 'future proofed' design and layout in accordance with the Rolleston Structure Plan.
Development site supports the development of an	C	Possible development concepts for rural residential and future

ODP and is not seen as a transition to full residential forms of development		urban development have been developed which will form the basis of an ODP. The rural residential development now will be 'future proofed' for, but not in transition to, full urban forms of development.
<b>Rural residential form, function and character</b>		
Avoid locations that are obvious residential growth paths	C	Rural residential development now will be subject to the proposed 'future proofing' plan and legal mechanisms to protect land etc required for future urban development (as outlined above) and will not impede future urban development, but rather facilitate this.
Support locations that directly adjoin and are able to consolidate with Townships and residential Priority area to support the provision of economically viable infrastructure and to promote social cohesion and ready access to recreational, employment and other services established within Townships	C	The proposal adjoins the Living Z (deferred) 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	The densities sought by this criterion can be achieved on this site as demonstrated in the attached possible development plans (Appendix D). The ODP design will ensure the anticipated RRS rural residential form, function and character is achieved, included an appropriate degree of 'ruralness' for all rural residential lots. There will approximately 75 lots, with a wide mix of sizes, ranging range from 2500m <sup>2</sup> to 1.5 ha in area (see Appendix D).
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	SS	The development of the Site does not compromise the quality of ecosystems or indigenous biodiversity, and it ensures that the rural residential development is able to meet the requirements of this criteria.

enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Te Waihora, springs and any associated mahinga kai sites.		
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit peri-urban sprawl	SS	Rural residential development on this Site will utilise the existing roads and LZ land to the north to and shelter belts to form definitive boundaries, but recognising that this area will be infilled to urban densities once rezoning permits this. Definitive boundaries are less of an issue in this case, given the intended urban development of the wider area over time.
<b>Landscape values</b>		
Discernibly logical boundaries determined by strong natural or physical features	C	See discussion under bullet point 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	Such land is not required in this case, given the intended urban development of the Site and surrounding area in the longer term.
Protection of natural features, significant trees and vegetation	SS	The existing Site contains very little in the way of existing vegetation, other than some Site boundary shelterbelts which can be retained as part of the rural residential development but will most likely be less suitable once developed for medium density housing.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	C	The rural residential concept provides for 75 rural residential households. This is an appropriate sized rural residential 'node' for this location given the large scale of adjoining residential developments; that the land will be developed more intensively for urban development over time, once rezoning permits this; and because Rolleston is a Key Activity Centre intended to be self-sustaining and become a substantial town over time. There are no other areas of rural residential development in south Rolleston.

Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	SS	None would appear to apply to the Site.
Locations to adjoin Township boundary's but have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	C	'Ruralness' will be achieved given the wide mix of lot sizes, with an overall average of 5000m <sup>2</sup> with range from 2500m <sup>2</sup> to 1.5 ha. The smaller lots are scattered in 'random' locations rather than in large clusters. Dwellings are in some cases 'clustered' in groups of 2-4 houses, but with large areas of open space in 'view' in most directions, retaining an overall open outlook. The larger lots will support some productive activity, such as horse grazing.

ROLLESTON ENVIRONS STUDY AREA CRITERIA		
Urban form and growth management	Critical or site specific matter	Proposal site
Rural residential development nodes (a) (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	The Site adjoins urban limits, and is identified in future urban limits within the Rolleston Structure Plan.
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	SS	Achieved

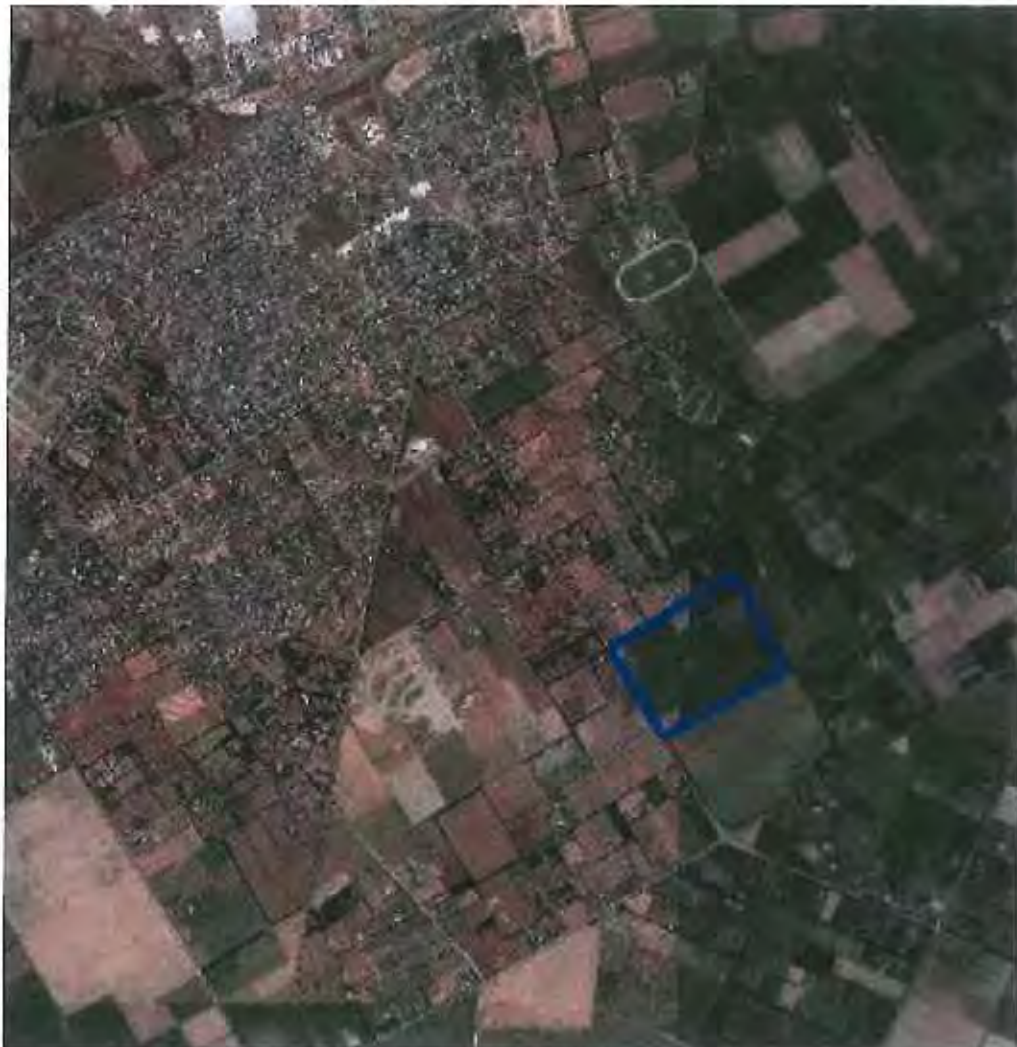
and S/MTL that would be severed from Rolleston and contribute to poor integration and connectivity with the Township (refer to Appendix 2 – Map 28)		
Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Rolleston (refer to Appendix 2 – map 28)	SS	Achieved. The block form itself facilitates development 'in depth' rather than ribbon development, which can be further controlled by development staging.
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. There is no risk of coalescence as the area is already within the long term urban limit of Rolleston, as per the RSP.
<b>Rural character and productivity</b>		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Rolleston (see Appendix 2 – Map 4)	SS	Achieved
Maintain the visual distinction and amenity contrast between the rural periphery of Rolleston and the urban forms of Prebbleton, Lincoln, Springston, West Melton and Christchurch City (refer to Appendix 2 – Map 28)	C	Achieved – in addition the Site is located within the area identified for urban limits in the Rolleston Structure Plan. Rolleston already has a point of difference from other rural villages and townships due to its size and location which makes it a key centre in the District attracting significant investment in residential and commercial markets. This creates a very different type of township and as it becomes self sustaining the density increases, which in turn increases the contrast between urban and rural environments. Visual contrast is best created through distinct contrasts in density and land use and the use of strong structured landscape treatment around the edges to form a threshold. For the rural residential development, appropriate 'edge' treatment through setbacks, retention of existing shelterbelts and additional planting are likely to be appropriate and can be incorporated into the ODP.

Preserve the rural character and productive capacity of large rural land holdings and the Rural (Outer Plains) zoned land to the south of Rolleston (refer to Appendix 2 – Map 28)	SS	Achieved
<b>Strategic Infrastructure</b>		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)	C	Achieved, the site is located within the area identified under the LURP as the infrastructure boundary.
Avoid locations that may undermine the operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 4: NZ Defence Farms Burnham Military Camp (DE1), Rolleston Prison (MC1), Pinea Wastewater Treatment Plant and East Selwyn Sewer Scheme (D403 & D411), Rolleston Resource Recovery Park (D412), I-Zone Industrial Park, Weedons Cemetery (D178), Weedons Domain (D203), Weedons Primary School (ME25), McClelland Road reserve (D125), Council water wells on Wards Road (D92), SH1 four-laning and CSM2, SIMTL, Christchurch International Airport Noise Contour, Youth Justice Residential Centre (MS1) and Transpower high voltage transmission lines	C	Achieved – the site is not located adjoining any of these features
<b>Natural hazards</b>		
Avoid land that is subject to the high groundwater table to the south of Rolleston (see Appendix 2 – Map 19)	SS	Achieved
<b>Environmental, cultural and heritage values</b>		



Avoid Land that may compromise the health, longevity or setting of the registered 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 being class II and III versatile soils, as is much of the area, with highly productive Class I soils located to the east of Rolleston (Weedons Road area). Although the Site represents reasonably fertile soils, other features of the Site including its location adjoining a deferred living zone, make this Site suitable for development. In any case, it is identified for long term urban development in the RSP, so clearly retention of these soils for productive purposes is not considered to be important.
Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the east, south-east and north-west of Rolleston (see Appendix 2 – Map 12)	SS	While there are no known HAIL activities on the site, appropriate investigations will be taken out prior to any extensive residential development of the site in the near future.

## Appendix B – Location Plan of Site



## **Appendix C – Rolleston Structure Plan Showing Site**

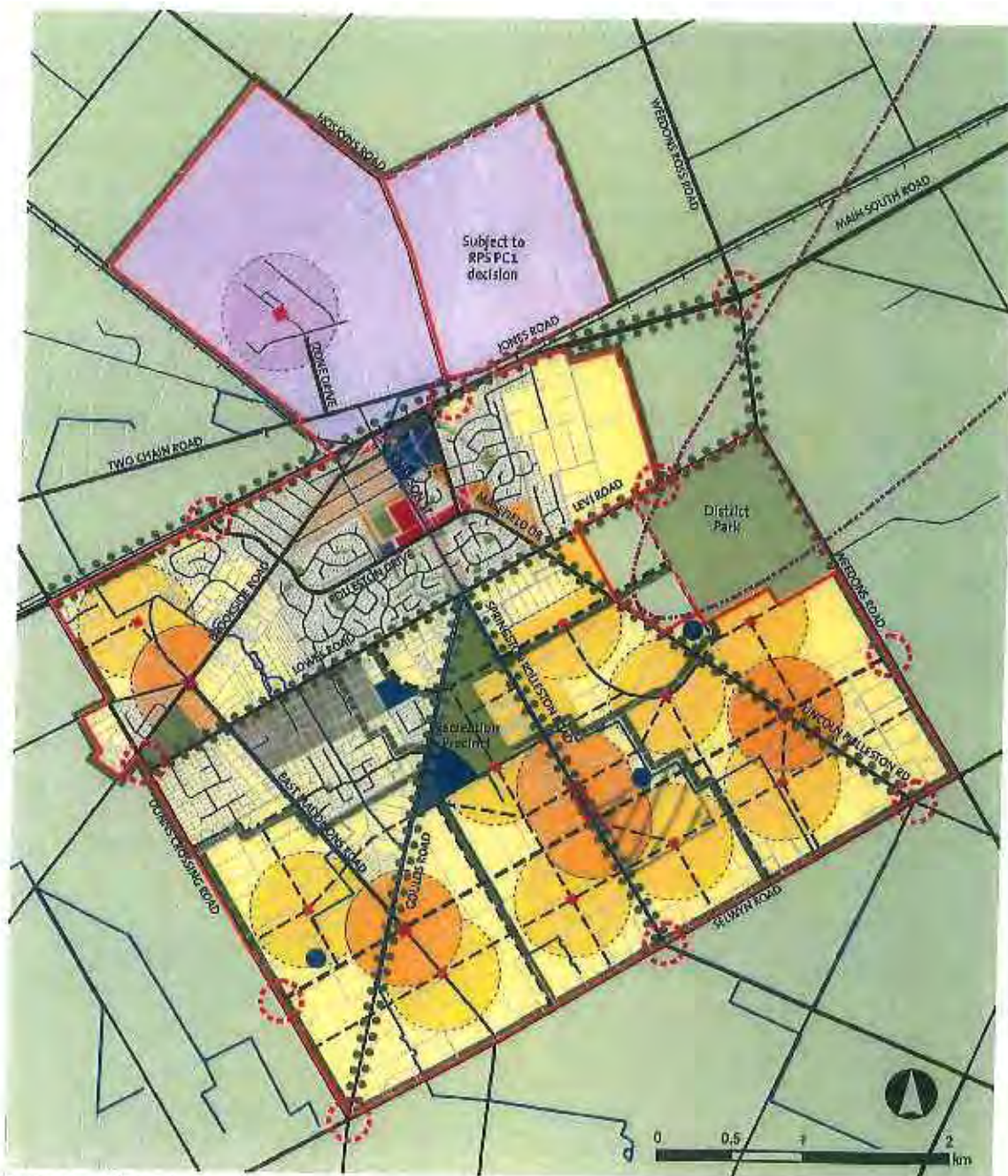


Figure 5.2: Rolleston Structure Plan

- |                                  |                                      |                                  |
|----------------------------------|--------------------------------------|----------------------------------|
| Study Area                       | Town Centre                          | Green Corridors and Green Belt   |
| Railway                          | Neighbourhood Centre                 | District Park                    |
| National Arterial                | Local Centre                         | Recreation Precinct and Reserves |
| Main (primary) roads             | Comprehensive Housing                | Rural land                       |
| Proposed main (primary) roads    | Medium Density Residential (2000/Ha) | Avenue Planting                  |
| Local (secondary) roads          | Medium Density Residential (1500/Ha) | Zone Southern Business Hub       |
| Proposed local (secondary) roads | Low Density Residential (1000/Ha)    | Water Races                      |
| Local (minor) roads              | Low Density Residential (700/Ha)     | Noise Contour                    |
| Walking and Cycling Link         | Community Facilities                 | 5 Minute Walk (400m)             |
|                                  | Education Facilities                 | Key Gateways                     |

/// Dryde Partnership



## **Appendix D - Preliminary Servicing Report**

File No 32616

28 February 2014

Sewlyn District Council  
PO Box 90  
ROLLESTON 7643

Dear Sirs,

**ROLLESTON - GEDDES "FUTURE PROOFED" RURAL RESIDENTIAL DEVELOPMENT – PRELIMINARY SERVICING**

This letter summarises the preliminary servicing options for a rural residential development on Springston Rolleston Road in Rolleston (Lot 1 DP 305373). This letter is intended to support a submission by the applicants to the Selwyn District Council's draft Rural Residential Strategy.

The applicant intends to develop a rural residential subdivision on the parcel of land; however it is identified for medium density residential development in the Rolleston Structure Plan, to be developed within the period 2041 – 2075. Therefore consideration must be made to ensure an economical solution can be provided that delivers infrastructure for the rural residential development that does not compromise the ability to achieve future medium density residential development.

**"Future Proof" Development**

The infrastructure required to service the rural residential development is discussed below along with considerations on "future proofing" the installed infrastructure to cater for a medium density residential development (17 households per hectare).

**High Pressure Water**

A high pressure water reticulation network can be readily designed to accommodate a higher intensity of development without creating an uneconomic solution. The overriding consideration for a high pressure water network is firefighting flows which do not change between a rural residential development and medium density. Only a nominal increase in pipe diameter may be required to ensure "future proof" water mains. This means the water mains installed in a rural residential development can accommodate a higher demand in the future.

When medium density development proceeds additional water connections may be required off the water mains. To ensure the minimum disturbance to existing infrastructure the water mains can be installed within the road berms adjacent to property boundaries.

### Stormwater Runoff

Stormwater runoff is generally discharged to ground in Rolleston. As part of the rural residential development onsite soakpits are likely to be an economic solution. Road sumps can also discharge to individual soakpits.

During intensification to medium density development onsite soakpits may also be able to be employed, however, there is potential that 2% AEP events could not be contained onsite. Therefore an allowance for an infiltration basin collecting secondary flow from the medium density development has been provided, as shown in the concept design. This has been positioned to receive secondary flows from the roading network and will also receive overflows from onsite soakpits that may not be able to accommodate a 2% AEP event.

The area allocated for the infiltration basin can be vested to council as a utility reserve ensuring the ability to construct the infiltration basin is protected. The planned infiltration basin is not likely to be constructed during the rural residential development phase and therefore should not result in increased construction costs.

### Roading

The roading network as shown on the concept design can be designed around the most onerous roading hierarchy requirements, in particular the road reserve width. It may not be necessary to construct the entire roading network in the rural residential development and any undeveloped road corridor will be vested to council as road reserve. This will ensure the development costs are in keeping with typical rural residential developments while still providing for the medium density development in the future.

Where right of ways are envisaged in the medium density development these can be created during the intensification process. We understand that legal mechanisms as outlined elsewhere in the submission can ensure their protection for the future medium density development.

### Reticulated Wastewater

The reticulated wastewater network can be designed to accommodate both the rural residential concept and the medium density concept. Gravity mains can be sized on the most onerous requirement.

Laterals from the rural residential lots can be constructed to accommodate the maximum development envisaged within each rural residential lot, or combination of lots. This will result in a minor increase in construction costs during the rural residential development, but will ensure the minimum disruption of underground infrastructure during intensification.

A second option is to provide each rural residential lot with two separate 100 mm laterals, of which only one is connected to the dwelling. During intensification each lateral could accommodate up to five dwellings allowing for a total of 10 dwellings on each rural residential lot.

During the intensification phase easements are likely to be needed over the private sewer reticulation; however, this is not considered unusual for shared private infrastructure.



#### Telecommunication Network

The telecommunication infrastructure installed within the rural residential development can be designed to ensure there is sufficient redundancy to accommodate the additional connections envisaged in a medium density development. This may result in a minor increase in construction costs, but should still be economic.

#### Power Reticulation

The power infrastructure installed within the rural residential development can be designed to ensure there is sufficient redundancy to accommodate the additional connections envisaged in a medium density development. This may result in a minor increase in construction costs, but should still be economic.

#### **Strategic Infrastructure**

In addition to the above "future proof" considerations for the development we provide the following comments regarding the Strategic Infrastructure considerations of the draft Rural Residential Strategy.

*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*

#### Roading

Springston Rolleston Road provides suitable connectivity to the council's roading network and therefore roading is not seen as a significant constraint to the development.

#### High Pressure Water

There is currently no high pressure water reticulation adjacent to the site. The land immediately to the north of the applicant's land (Area 11 – draft ODP) is Living Z deferred, however, we understand that the deferment is due to be removed as soon as the ODP is approved. Assuming that the ODP is approved then we expect that high pressure water reticulation will be extended towards the applicant's site which will decrease the infrastructure costs for the rural residential development.

#### Wastewater Reticulation

There is currently no wastewater reticulation network servicing the site. A new sewer pump station may be required to service the development. Given the potential number of lots for the site (~70 lots) a new sewer pump station is an economical solution. To ensure a "future proof" solution for the pump station it can be sized for the ultimate medium density catchment in mind, but with smaller pumps installed to cater for the rural residential catchment.

*Avoid locations that may undermine the efficient operation of the strategic infrastructure referred in the District Planning Maps and the associated Study Area Maps contained in APPENDIX 2 - Map 4*



The proposed development area does not undermine the strategic infrastructure in Rolleston.

#### **Conclusion**

Based on the above information we believe that the applicants site can be economically serviced for a "future proofed" rural residential development. There are currently some constraints around high pressure water and wastewater reticulation; however, we believe economical solutions can be found once surrounding developments are progressed.

It should be noted that the above assessment is based on the information available at the time of writing and that no detailed design has been undertaken for the proposed development. We expect that further investigation is required to confirm the economic viability of the development based on current market conditions.

If any clarification is needed of the above, please don't hesitate to contact the undersigned.

Yours faithfully  
**DAVIS OGILVIE & PARTNERS LTD**

A handwritten signature in black ink, appearing to read 'J. Rees'.

**JEREMY REES**  
Senior Civil Engineer  
BE Civil (Hons) CPEng MIPENZ

E-mail: [jeremy@do.co.nz](mailto:jeremy@do.co.nz)

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## **Appendix E – Future Proofed design concepts**

# Rolleston Structure Plan

- Study Area
- Railway
- National Arterial
- Main (primary) roads
- Proposed main (primary) roads
- Local (secondary) roads
- Proposed local (secondary) roads
- Local (tertiary) roads
- Walking and Cycling Link
- Town Centre
- Neighbourhood Centre
- Local Centre
- Comprehensive Housing
- Medium Density Residential (20-40/HQ)
- Medium Density Residential (20-40/HQ)
- Low Density Residential (20-40/HQ)
- Low Density Residential (7-14/HQ)
- Community Facilities
- Education Facilities
- Green Corridors and Green Belt
- District Park
- Recreation Precinct and Reserves
- Rural land
- Access Point
- Home Southern Gardens Hub
- Water Access
- Noise Contour
- 500m Walk (400m)
- Key Corridors



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urban design

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ROLLESTON SOUTH DEVELOPMENT  
ROLLESTON STRUCTURE PLAN

scale  
date  
designed/drawn:

ratio scale  
1:1000  
no. revision



CH





**a+urban**  
ARCHITECTURE  
PLANNING

ROLLESTON SOUTH DEVELOPMENT  
FUTURE PROOFED LAYOUT  
as per Rolleston Structure Plan  
10/10/2014

**ROLLESTON SOUTH DEVELOPMENT  
FUTURE PROOFED LAYOUT  
as per Rolleston Structure Plan**

SCALE  
1:1000  
DATE: 10/10/2014

NOT TO SCALE  
LOCAL 2014  
R1 LAYOUT



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**Appendix F - Branthwaite Drive (Rolleston Area 11) Draft Outline Development Plan (ODP)**



**DRAFT**





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## **Appendix G - Kennedys Bush 'Quarry View' Future Proofed Subdivision Plan**



**GILLMAN  
WHEELANS LTD**  
Residential Subdivisions

# **Kennedys Bush Road** Indicative Future Subdivision



LEGEND	
	Collected Road
	Lined Road
	Stormwater collection & treatment area
	Existing Stormwater Drain
	Forests
	Drainage Reserve
	Indicative building location
	Highly Fertile Soil

**DAVID LOVELL-SMITH**  
PLANNING DIRECTOR

Scale: 1:25000 AS  
APPROVED FOR SUBMISSION



# 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: 3<sup>rd</sup> March 2014

Clients: Trens Road Developments Ltd

Prepared by: Anna Mackenzie

*Anna Mackenzie*

Date: 03/03/14

Reviewed by: Fiona Aston

*Fiona Aston*

Date: 03/03/14

## **SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY**

**To** Selwyn District Council, [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
Attention: Craig Friedel, Strategy and Policy Planner

**Full Name of Submitter:** Trents Road 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:**

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, and the inclusion of the site subject to this submission ('the Site') within the Prebbleton 'preferred urban form' area on the Prebbleton Constraints and Opportunities Map (in RRS Appendix 2 Map 24). Our support is subject to the inclusion of the Site as a rural residential location in the RRS, but with the requirement for rural residential development to be 'future proofed' for subsequent urban residential development when appropriate zonings to enable this are put in place.

We also seek amendment to the notation 'preferred urban form' on Map 24 (see relief sought below).

Although the Site is identified as a 'preferred urban form' area, which is appropriate for the future urban expansion of Prebbleton, the submitter wishes to develop the Site now for rural residential purposes, while future proofing the development to enable urban densities once urban zoning is in place (currently post 2028 unless there are any changes to the greenfield priority areas prior to this as a result of monitoring and review of the same under Policy 6.3.11 of Chapter 6 of the Canterbury Regional Policy Statement (RPS)). Assessment of the Site against the rural residential location criteria set out in Appendix 1 of the RRS has been made in Appendix A to this submission.

### **Submitter /Background**

Trents Road Developments Ltd (TRD) owns 22.315ha of land located south west of Prebbleton Township. The Site is currently zoned Rural Inner Plains and is located at the western (outer) end of the 'Preferred Urban Form' area identified on Map 24 of the RRS (see location Plan attached as Appendix D).



The Rhodes family (directors of TRD) were part of a larger group of neighbouring landowners who engaged Fiona Aston Consultancy Ltd in July 2013 to advise on development options for their combined land holdings.

It is understood that others in the group are making a separate submission relating to this area supporting the identification of the 'preferred urban form' area with amendments to the notation as sought in this submission, and seeking that planning processes are put in place to enable the area be rezoned for urban use in the near future. While TRD support this, they are also seeking to utilise their land for rural residential development in the short term, but ensuring development occurs in such a manner that it can be further developed in the future as Prebbleton expands, and the site becomes suitable for urban living rezoning and intensification.

The Rhodes family have been pursuing options for rural residential development of the Site for several years, and have submitted on the various recent planning processes that have been necessary to facilitate this outcome, including the SDC Background Rural Residential Report and PC17 in addition to the current Draft RRS.

#### **Rural Residential Strategy**

The Draft Rural Residential Strategy identifies five sites which generally meet the RRS 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

In this case the site is located in the area identified as a preferred growth area for Prebbleton and adjoins a number of other sites seeking rezoning, which adjoin the Living 1A zone to the east.

#### ***Reticulated services***

The site can be economically serviced with reticulated water and wastewater services, with connections being made to the Prebbleton system. Water supply can be achieved via extensions of the mains which are located in the local roads to the north and south of the site. Appropriate wastewater collection will be provided and pumped to the main Prebbleton System which goes to the Eastern Selwyn Scheme in Rolleston. Stormwater provisions will be required to be made on-site and with groundwater levels in this area below 6m it is anticipated that on site treatment and disposal (with Ecan consents) will be appropriate. However, potential stormwater treatment and infiltration basins for future urban densities could be provided within recreational reserve areas considered as part of the development of the Site. A full servicing report is attached in Appendix B

#### ***Integration/consolidation/intensification***

The location of the Site to the southwest of Prebbleton and within the area identified for the future growth of Prebbleton, ensures that development of the Site for rural residential purposes in a manner which is 'future proofed' for later urban residential development is consistent with the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, SDP and RRS13.

#### ***Constraints***

The Site is relatively flat, and not located in a high ground water zone, any flooding zones, or any identified liquefaction zones. The Site does not contain any historic heritage, protected tree sites, or identified cultural heritage sites (ie silent file areas). There is no known contamination on the Site, nor any known historical activities which might have created contaminated land (although a Preliminary Site Investigation will be required to be undertaken in conjunction with any future development of the Site). There are no known constraints to developing the Site.

#### ***Owner aspirations***

It is the intention of the submitter to develop the Site for rural residential purposes to provide for the short term rural residential need, while future proofing the Site to enable urban development in the future when the land is rezoned for urban residential development.

If not included in the RRS as a rural residential location, the owners will subdivide the Site into 3 x 4 ha blocks, a permitted activity. This outcome will not be favourable to the Council's objective of future urban residential development of the Site due to the need then to deal with multiple landowners and positioning of existing dwellings and accesses which compromises the preferred urban subdivision layout. The difficulties in 'retrofitting' existing 4 ha subdivision for urban densities is currently being experienced by the Council with respect to preparation of an ODP for the Branthwaite Drive area at Rolleston, an existing area of 4 ha lots now zoned deferred LZ, with the deferment to be removed as soon as an approved ODP is included in the District Plan.

Given the Site meets the pre-requisites sets out in the RRS for identifying preliminary sites suitable for development, and given the site meets the location criteria set out in Appendix 1 of the RRS, it is considered that this Site is suitable for rural residential development.

#### ***Future Proofing***

It is proposed to design the Site in a manner which enables rural residential development to occur now, while future proofing the Site to enable urban development to occur in the future in conjunction with rezoning of the Site to Living Z. The Site is at the outer edge of the 'preferred urban form' area, furthest away from the existing priority greenfield urban residential area.

Future proofing the Site includes consideration of the design and layout of the Site to provide for rural amenity, service provision and access to community services now, but to provide for residential amenity, service provision and access in the future. This can be achieved through developing the rural residential densities on the Site now in a form and with a layout that supports infill urban development at a later stage. To ensure infill can be achieved, and is

appropriate for the Site once rural residential activities have been established, the following features (also set out in the concept plans in Appendix B), are included:

- Specific building platforms, which enable rural residential use of the Site, but ensure future development, can occur with appropriate rezoning.
- Initial roading layouts, patterns, and sizes to enable appropriate future urban development without having to purchase land off rural residential landowners to achieve future urban roading requirements. Scope for additional lanes once urban zoning proceeds, to reduce rear sections and the need for multiple dwelling access.
- Roading connection points to enable this site to be integrated with future residential development to the east and west (if necessary)
- A central park initially a green space which can be retrofitted as a stormwater management space in the future
- Inclusion of walking connections to provide for alternative modes of transport for both immediate rural residential community and future urban community
- Wide range of allotment sizes which will enable the area to grow with infill as the township expands.

In addition, legal mechanisms will be required to protect land required for futures services etc. Suggested mechanisms are set out in Appendix C, and include the use of covenants or consent notices to ensure parts of rural residential lots which will be required in the future to be vested in Council for utility purposes, are protected to avoid the development of any structure which cannot be removed (ie a dwelling).

Covenants or consent notices will also be established to identify and ensure future subdivision of rural residential allotments to urban densities can occur, and could include identifying boundaries and building envelopes.

Easements in gross in favour of Council could also be established to ensure future services to dwellings can easily be achieved, any unused easements could be surrendered in the future.

These legal mechanisms will ensure the development of the Site to rural residential densities in the immediate future, does not preclude urban densities being achieved in the long term, in conjunction with the anticipated expansion of Prebbleton into the preferred growth area identified in the RRS, which includes the TRD land.

In accordance with the suitability of this Site for future proofed development rural residential development, we seek that the location criteria (appendix 1 of the RRS) be amended to provide for future proofed rural residential sites with appropriate legal mechanisms to ensure future urban densities are achieved. The proposed amendments to achieve this are included below in the relief sought, and seek to provide an exception to avoiding obvious urban growth paths, for sites with appropriate future proofing.

#### **Preferred Urban Form Notation**

TRD 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.

TRD 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 E 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

### Land Use Recovery Plan

The LURP provisions include amendments to the Canterbury Regional Policy Statement (CRPS) including the addition of a new chapter (chapter 6) relating to urban development in the Greater Christchurch area. Policy 6.3.9 includes a requirement for rural residential activities to not be regarded as *'in transition to full urban development'*.

There is no explanation in the LURP in relation to the meaning of the above policy.

Consideration of the concept of *'in transition to full urban development'* was made in the Commissioner's decision for PC10 to the Waimakariri District Plan relating to proposed rural residential development at Mandeville in North Canterbury. In this case the Commissioner was considering the concept of *'in transition to full urban development'* in the context of Plan Change 1 to the CRPS. The Commissioner concluded that the concept was virtually meaningless. At paragraph 4.79 of this decision he notes;

*'In my view this clause as currently worded is effectively meaningless and I can think of no situation where it would, or in fact could, be applicable. For a Rural Residential area to be in transition to full urban development there would need to be a change being promoted which was providing for urban development (as defined) in which case Policy 14 would not be applicable as it specifically relates to Rural Residential development.'*

Policy 6.3.9 also relates specifically to rural residential development, and does not apply to urban development within greenfield priority areas.

When considering the concept of being *'in transition'* the Oxford Dictionary definition is *"in the process of changing from one state or style etc to another ... the transition from childhood to adult life"*.

Given the absence of any other definition of the term, it is considered the Oxford Dictionary meaning is appropriate. The definition suggests that land identified as suitable for rural residential development, and which is zoned for rural residential development, cannot be considered as being *'in transition'* to full urban development, that is it cannot be considered to be *'in the process of changing from one state or style etc to another'*. The rural residential development is occurring now, and zoning and existing development precludes *'full urban development'* from occurring, or being in the process of occurring on the site.

Given the above discussion, it is considered that rural residential development on this Site is appropriate, and will not constitute a transition to full urban development. At a future stage when, and if, the site is rezoned for Living purposes, further development will be able to occur to develop the area to living zone densities. This can occur because of the future

proofing design features of the currently proposed rural residential zoning. Transition cannot occur until the zoning of the area changes to an urban living zoning to enable and promote the transition as a positive and desired outcome. If or when this occurs, the Site will not be subject to Policy 6.3.9 as it will be zoned Living Z (or equivalent) not L3.

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 does not limit future urban growth, but rather provides for it by future proofing site through design and servicing controls and by providing legal mechanisms to enable future urban development when the zoning permits this. 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. The future proofing approach proposed for the TDR land 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 neighbour rural land uses which are in reality 'semirural lifestyle' type activities due to the location in close proximity to Prebbleton township and what are, in reality, other rural residential areas such as Kingcraft Drive.

The Draft RRS only makes provision for a total of 207 rural residential lots in addition to the approved rural residential plan changes at West Rolleston (PC 8 & 9) which together provide for 148 lots i.e. a total of 355 lots. This is a very small provision, especially in relation to the amount of urban growth anticipated over the 10-15 years (the LURP makes provision for a total of 6300 households in the period to 2028 in SD); and the findings of the Ford Baker Valuation report (August 2010) referred to the Rural Residential Background Report regarding anticipated demand for rural residential lots. The report found that over the last five years there have been an average of 66 rural residential lot sales in SD (in the 0.3 – 2ha size range) and estimates that the market can sustain 120 rural residential lot sales per annum over the 35 year period 2007-2041, a total of 3600 lots between 2011-2041; or 1680 between 2014-2028.

In comparison, the adopted Waimakariri Rural Residential Development Plan makes provision for 1045 rural residential households and notes additional rural residential

households are likely to be provided for at Tuahiwi as part of strategic planning work underway for this area.

In both Waimakariri and Selwyn Districts it is understood that there is a currently a very limited supply of rural residential lots on the market (in SDC PC8&9 land has been purchased by parties with no interest in rural residential subdivision at this time, as acknowledged in the RRS).

In light of all of the above, it is considered that additional areas for rural residential development should be added to those identified in the Draft RRS, including the TRD site.

Further, because it is envisaged in Chapter 6 of the CRPS and the RPS, that the TRD site is within the 'preferred urban form area' for Prebbleton ie. will be redeveloped to urban densities at some stage in the future, it should be provided in addition to, rather than as part of the 'limited provision' for rural residential development sought by the LURP.

#### **Review of the RRS**

Whilst a non-statutory document produced under the Local Government Act, the RRS in effect has the 'weight of statute' because under Chapter 6 of the RPS, future rural residential areas can only be provided for if in accordance with an approved RRS.

Unlike District Plans, there is no ability to seek changes to the RRS. It is therefore essential and necessary under principles of 'natural justice' that the provisions of the RRS are regularly reviewed and updated.

There is a requirement for the uptake of rural residential land to be monitored under Policy 6.3.11 (2) of Chapter 6 of the CRPS to "*undertake monitoring of the supply, uptake and impacts of rural residential land use and development.*" An additional section should be added to the RRS 'Monitoring and Review' which refers to the CRPS monitoring and review requirement and states that the RRS will be reviewed regularly to reflect the findings of this work (or similar such wording).

#### **Relief Sought**

- That SDC adopt the Draft RR, subject to the inclusion of the Site as suitable for future proofed, rural residential area.
- Add an additional section to the RRS called 'Monitoring and Review' which refers to the CRPS monitoring and review requirement and states that the RRS will be reviewed regularly to reflect the findings of this work (or similar such wording)
- 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)'*

- Amend the general criteria under Rural residential form, function and character, to enable the development of sites in obvious residential growth paths for rural residential densities, which are able to be future proofed for urban densities, by amending the following Criterion:

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

- 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.
- Any other consequential changes to give effect to the intent of this submission.

### **Conclusion**

TRD considers that the Site is a suitable area for rural residential development on the edge of Prebbleton in manner that is 'future proofed' to facilitate development to urban densities when rezoning permits this. This site will provide appropriate consolidation and enable the development to be integrated with Prebbleton. 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 while future proofing the area for future urban densities. The site meets the criteria of the RRS and is appropriate in the context of the provisions of LURP.

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:.....*Shackleton*.....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](mailto:fiona@fionaaston.co.nz)

#### 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	Prebbleton	Proposed Site
<b>Chapter 6 of the CRPS (LURP)</b>		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside of identified priority areas
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal	C	The servicing report attached in Appendix B to this submission outlines how the site could be economically provided with reticulated services and appropriate stormwater management for both rural residential densities and future urban densities.
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 continue to be made to Hamptons and Trents Roads, which are not strategic or arterial roads.
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	Na	This criteria does not apply to this Site.

character of the Port Hills		
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 surrounding land is used for low intensity grazing, with one small forestry woodlot and shadehouse production on a small lot adjoining to east. 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	There are no known significant ecological features on the Site 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	There are no known sites identified on the Site,
Avoid adverse effects on existing surface water quality	ss	There are no identified surface water bodies located within the Site, and it is not anticipated that development of the Site would create any other surface water quality issues.
Integrate into, or consolidate with, existing settlements	c	The development concept plans in Appendix B have been designed to integrate the development, via the rest of the Prebbleton 'preferred urban form' area with the adjoining priority greenfield area located between Trents and Hamptons Roads (ODP Area 3). The Site and rest of the 'preferred urban form' area have been identified as 'preferred' because urban development here will consolidate the existing township, securing a compact, concentric form.
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 developed, based on the rural residential concept plan attached in Appendix B, which will facilitate re-subdivision to the LZ concept plan (in Appendix B) at a later stage. The rural residential



		development will not in transition to full (urban) residential development, but will be designed to facilitate this at a later date if/when the zoning changes to an urban zoning.
<b>Rural residential form, function and character</b>		
Avoid locations that are obvious residential growth paths	c	The site is located in an identified residential growth path, but is proposed to be developed to provide for future intensification when appropriate rezoning occurs. Rural residential development now subject to the proposed 'future proofing' plan and legal mechanisms to protect land etc required for future urban development (as outlined above) will not impede future urban development, but rather facilitate this. In comparison, the alternative of permitted 4 ha subdivision (the Site can accommodate 5 x 4 ha blocks) will impede future urban development with preferred urban layouts comprised by the location of dwellings and roading within the 4 ha layout, which has not been designed with future urban subdivision in mind and varying land owner aspirations regarding future re-subdivision to urban standards.
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 conceptual design of the Site, provides for good linkages to existing local roads to the north and south, and opportunities for future road, and pedestrian linkages to the east and west in conjunction with future urban development of the site. Additionally appropriate consideration of service provision has been made to ensure reticulated services can be provided economically to the Site.
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	The site will provide for 1-2h/ha until such time as urban development and rezoning is considered appropriate and living zone densities are sought.
Avoid locations that may compromise the quality of	ss	The development of the site does not 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/Ta Waihora, springs and any associated mahinga kai sites.		ecosystems or indigenous biodiversity, and it ensures that the rural residential development is able to meet 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 site is bound to the north and the south by existing roads. Good use of existing shelter belts on the site, and identified building platforms will ensure there are definitive boundaries between urban and rural residential activities.
<b>Landscape values</b>		
Discernibly logical boundaries determined by strong natural or physical features	c	The use of shelter belts and larger lot sections along the north, west and southern boundaries will ensure the site has discernibly logical boundaries.
Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch	ss	This area has been identified as preferred future growth of the township, and therefore it is considered that it is not required to maintain open space. Of particular note is the location of the Site on the southwest of the township, so as to not be required for open space between the township and Christchurch City
Protection of natural features, significant trees and vegetation	ss	It is proposed to incorporate existing shelter belts into future rural residential designs.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	c	The proposal covers 22ha within an area identified as preferred urban growth. It is anticipated that future development of this site is expected.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	ss	The site is not subject to any of these 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	c	The site is ideally located to achieve a sense of ruralness with larger sections proposed along the western, northern and southern boundaries, and through the use an internal reserve area.
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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	The Site whilst not immediately adjoining residential priority areas is within the area identified as the 'preferred urban form' for Prebbleton i.e. future township growth area. It is opposite the existing Kingcraft Drive 'rural residential' area on the north side of Trents Road, an Existing Development Area with a form of 'living' zoning. Rural residential development of the Site is consistent with the RRS assessment that Shanda Road is the definitive boundary/western extent of such development at Prebbleton. <sup>1</sup>
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	Rural residential of the Site will not undermine the discrete character and rural outlook of the township as it is proposed within the 'preferred urban form' area which is intended to accommodate future urban growth, with the proposed rural residential development 'future proofed' to facilitate this.

<sup>1</sup> RRS page 61, second bullet point.

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	Rural residential development of the Site avoids the risk of ribbon development occurring along Trents Road or Hamptons Road on the basis that Shands Road to the west is the definitive boundary for the western extent of such growth at Prebbleton. The Site is not located along a strategic road and is not in the area of primary gateways to Prebbleton.
Preserve the obvious residential growth path west of Springs Road between Trents and Hamptons Roads, which presents a long term opportunity to achieve a compact concentric urban form for Prebbleton (refer to Appendix 2 – map 24)	ss	The proposed future proofed approach to site development will enable rural residential development to occur now, while preserving the growth path for urban development in the future.
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	The Site is located on the south west of Prebbleton and so will not facilitate coalescence.
<b>Rural character and productivity</b>		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Prebbleton (see Appendix 2 – Map 5)	ss	The Site is not located in the vicinity of any intensive farming operations
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	The Site location is suitable for development without compromising the visual distinction and amenity contrast sought.
<b>Strategic Infrastructure</b>		

Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the SWaters Activity Management Plan and Transportation Activity Management Plan)	c	The servicing report attached in Appendix B outlines how appropriate servicing can be 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:  Transpower high voltage transmission lines, Orion electricity substation on the southern outskirts of Prebbleton (OR11), Shands Road cemetery (D172), SH1 four-laning and CMS2, Ladbroke Primary School (ME22) and Broadfield Primary School (ME17)	c	The site is ideally located to avoid all of the strategic infrastructure.
<b>Natural hazards</b>		
Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains Flood Areas and associated land drainage issues (including drains, springs and waterways) (see Appendix 2 – Map 15)	ss	The site is ideally located away from high watertables, and recorded flood sites.
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	Appropriate geotechnical assessments will be required prior to subdivision. It is noted however that the Site is located on the edge of the identified liquefaction zone, and that PC41 land (311 Trents Road) is identified as TC1.
<b>Environmental, cultural and heritage values</b>		
Avoid Land that may compromise the health,	ss	Achieved

longevity or setting of the registered Protected Tree located on Ladbroke's School grounds (T104) (See Appendix 2 – Map 8)		
Avoid locations that may compromise the cultural values attributed to the Wahi Taonga Management Site to the south-east of Prebbleton (Oven C85) (see Appendix 2 – Map 8)	as	Achieved
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Prebbleton, including specifically Wheatstee House (H302), and Trenis Chicory Kiln (H208) (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 Prebbleton (see Appendix 2 – Map 21)	as	The site is located on Class I and II soils, as is most of the periphery of Prebbleton. Its location within the 'preferred urban form' area for Prebbleton clearly indicates that the Council consider that the land is suitable for future urban use, notwithstanding the soil type. If the township is to achieve a concentric compact urban form, then the Site needs to developed over time for urban purposes to achieve this. The future proofing approach to rural residential development will facilitate 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 Teaswill Road to the north-east (see Appendix 2 – Map 8)	ss	Any potentially contaminated land will be required to be investigated and remediated prior to subdivision.

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#### **Appendix B – Future Proofed design features**

- **Preliminary Servicing Report**
- **Development concepts**



**Project: Trents Road Developments  
Limited  
Development Report**

**Reference: I1782  
Prepared for: Trents Road  
Developments Ltd  
Revision: 1  
3 March 2014**



## **1. GENERAL**

### **1.1 Introduction**

This infrastructure report provides a general overview as to how the proposed rural residential development located at 340 Trents Road and 232 Hamptons Road will be serviced, and also outlines how the development will be future proofed for further subdivision into Living Z type density in the future. It is prepared to support the submission made by Fiona Aston Consultancy Ltd on behalf of Trents Road Developments Ltd to the Selwyn District Council Draft Rural Residential Strategy.

This report primarily addresses the potential servicing of the proposed development that would follow the rezoning of the site, including stormwater treatment and disposal, sewage reticulation and disposal, water supply, earthworks, groundwater, roading and footpaths, pavements, power and telecommunications.

Unfortunately due to time constraints and the limited time that has been available to prepare this submission, we have been unable to provide any specific detail as to Geotechnical Ground conditions, or a PSI report in relation to the contamination requirements under the NES.

We understand submission is being made for the inclusion of the land as a rural residential location 'future proofed' for future urban development when the zoning changes to allow this. Accordingly, we have also provided a plan that shows further redevelopment of the Rural Residential properties into Living Z type density, in a layout that is considered a logical re-subdivision of these allotments. This subsequent plan has been used as the basis of the infrastructural needs of the site for this assessment. It is understood that a mixture of lot sizes could eventuate in the final subdivision layout, however any variances are unlikely to change the conclusions reached in this assessment.

### **1.2 The Site**

The subject site is located between Hamptons Road and Trents Road between Shanda Road and Springs Road, and is located at the Trents Road frontage opposite the Kingcraft Drive Existing Development Area (EDA). This EDA currently allows for rural residential allotments with a minimum area of 1ha.

The site is made up of two titles of 19.6305ha and 2.4820ha, totalling 22.3125ha. Both titles contain existing dwellings and associated outbuildings as expected in this current environment.

A request to ECan for information on the Listed Land Use Register (LLUR) reveals that the site is not listed as a contaminated site.

### **1.3 Geotechnical Assessment**

A Geotechnical report will be required prior to subdivision. However the properties appear to right on the edge of the revised Low Geotechnical Risk Map prepared for Selwyn District Council by Ian McCahon dated July 2013. Further investigation will be needed, along with a site specific geotechnical report to enable any further comments on specific ground conditions.

#### 1.4 Contaminated Soil Risk

A Preliminary Site Investigation regarding potential land contamination will be obtained prior to subdivision in accordance with the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. The applicant company director has owned the Hamptons Road title for over 40 years and has used the property mainly for grazing of sheep and horses, along with the storage of his vast collection of memorabilia and classic vehicles, both operational and awaiting restoration.

There has been little use of any agrichemicals on the site during his tenure however we have no history of prior use to him so we do suggest that a PSI report is obtained for the whole site.

#### 1.5 Groundwater

Ecan GIS data indicates that the site is located over an unconfined/semi confined aquifer. The local groundwater depths vary between 7 to 11 metres based ECan well data. It would appear that the ground water table is below 6.0m.

#### 1.6 Surface Water

The site is not subject to any known localized flood risk. There are no notable surface waterways on or adjacent to this site. One of Council's water races runs along the Trents Road berm and is opposite the site.

### 2. EARTHWORKS

The site is relatively flat and it is envisaged that there will be minimal bulk earthworks. However there will be general site shaping and excavation of the topsoil layers to form road carriageways, access lots, etc. The earthworks operations will involve the clearing of the site and then the stripping of the required topsoil and engineered cut and fill. The parts of the site not located where these earthworks are to take place will largely remain untouched, certainly not likely to be bulk stripped, as the contours do not need it.

### 3. ROADING

Both Hamptons Road and Trents Road are deemed to be local roads. It is proposed that a main link road will be constructed from Hamptons Road to Trents Road giving interconnectivity, and this is likely to be the only link between these two roads west of the existing living zoning until Shands Road. We view this interconnectivity as vital. This link road will have an 18m legal reserve with a footpath on one side, and will have some form of kerb and swale system to allow for the future proofing of the Living Z zoning for the future. There will also be other roads within the development that will be formed to a similar standard to provide access to the whole development block. Future access links to connect to adjacent properties will also be provided, either as Local Purpose Reserves that will vest in Council for future formation, or as areas shown as 'no build' areas and subject to the type of constraints as set out in the associated correspondence prepared by Charlie Brown of Rhodes and Co, solicitors (see Appendix E of the submission). All formed roads created as part of development of this site will be vested in Selwyn District Council.

Unless otherwise approved by Council, the roads will be constructed in terms of the Selwyn



District Council Engineering Code of Practice, to an upgraded standard of the Living 3 cross section in Appendix 41 to proposed Plan Change 32. The carriageway formation width will be 6.0 — 7.0 metres in width with a low profile kerb both sides and a single footpath on one side for walking. Stormwater running off the roads and any proposed rights of way can be collected by the kerb and then disposed of via soak pits. Investigations into ground soakage ability will be required but we do note that other developments planned for nearby are planning to utilize a similar system of discharge to ground.

The additional traffic generated by this development is expected to be approximately 130 vehicle movements per day, based on the commonly accepted trip generation of rural residential households of about 8 trips per day. This increase in traffic can safely be accommodated on Trents Road without the need for upgrading.

#### **4. SEWAGE DISPOSAL**

A gravity fed reticulated system will be laid within the subdivision to either one or two pump stations located at the Trents or Hamptons Road Intersection areas, to then be pumped by a rising main towards Prebbleton and a suitably located outfall to continue its discharge into the existing Prebbleton system, eventually being pumped to the Pines Treatment plant in Rolleston. As part of the rural residential development each lot would be provided with sufficiently sized laterals to allow for the additional re-subdivided lots future proofing the need for any disruption to formed legal roads at a later date when the Living Z zoning becomes operative.

#### **5. STORM WATER RETICULATION AND DRAINAGE**

##### **5.1 Local Infrastructure**

There is no reticulated stormwater system in this area and the only obvious water way is the stock water race located on the north side of Trents Road. Stormwater from all surrounding properties and Trents and Hamptons Roads discharges straight to ground via soak holes. The existing water table allows for this and there has been no evidence of flooding or localized ponding on the subject surrounding area.

It is proposed to treat and dispose of stormwater within the subject site. Stormwater from roofs will be directed straight to soak pits and stormwater from hardstand and roads will be collected via kerb and channel and either treated and disposed via a treatment area then a soak pit or discharged directly to soak pits. The groundwater levels in this area range between 7m to 11m based on ECan records. Due to the size of the development covering 22ha it is likely that discharge consents will be required for the disposal of Stormwater.

##### **5.2 Discharge Consents**

Once a detailed assessment has been undertaken of the site ascertaining levels, volumes and likely disposal areas, the appropriate discharge consents will be applied for, for the disposal to ground of the stormwater. This level of detail is not considered necessary at this submission stage of the development.

## **6. WATER RETICULATION**

It is intended that the development will connect to the Council's Prebbleton reticulated system by construction of and extension to the nearest suitable connection point. Where the exact location of this connection is, will be determined by the most suitable location at the time of subdivision.

The water supply will be designed in accordance with Selwyn District Council specifications and SNZ PAS 4509:2008, New Zealand Fire Service Fire Fighting Water Supplies Code of Practice. Fire Hydrants will be placed in accordance with this standard. The water main reticulation within the subdivision will have provision and capacity design to allow for connectivity to possible future developments on adjoining properties.

Sub-mains will be laid along the frontage of the new roads, with connections installed at future subdivision stage. The pipe sizing is subject to network modelling that will be undertaken during the detailed design stage.

## **7. ELECTRICITY SUPPLY**

All power cabling will be laid underground within the berms of the roading network. Subject to design, high voltage cabling will be laid to kiosk sites within the subdivision and from there, low voltage connections will be laid to the frontage of each allotment. High voltage reticulation will be future proofed to allow for the Living Z density; however the low voltage reticulation is likely to be designed just for the initial Rural Residential demand, due to the high cost of the difference between the two. With the reticulation within the berm and the advances in trenchless technology, future additional low voltage reticulation could be installed without too much disturbance to the streetscape.

The cable networks will connect to Orion's existing reticulation and be paid for by the developer.

## **8. TELECOMMUNICATIONS**

Telecommunication reticulation to service the proposed development will be reticulated underground in conjunction with the power reticulation, including high speed Internet services. Currently Chorus and Enable would be the likely providers of this, however, that may well change by the time construction begins, particularly for the Living Z zoning in the future.

Where practical, and in conjunction with the power reticulation, this infrastructure will also be future proofed to provide service for the future Living Z zoning. However as with the power, trenchless technology is such these days that additional infrastructure could be installed with minimal disturbance to the streetscape.

## 9. CONCLUSION

This infrastructure overview addresses the likely servicing of the proposed rural/residential development and future proofing of the Living Z zone that would likely follow including site suitability, earthworks, roading, wastewater disposal, stormwater treatment and disposal, water supply, and power and telecommunications.

The information provided is sufficient to establish that the site is of suitable location and area to be included in the Immediate Rural Residential Strategy, being capable of being serviced in the normal manner for a development of this type without putting undue demand on existing infrastructure and servicing. Normal upgrading requirements as expected with any development of this size and nature are all that is required, and the finished development will greatly enhance the area due to the provision of large areas of Greenspace and retention and improvement to existing trees and plantings.

On the basis of our preliminary investigations and knowledge of the surrounding area, we conclude that the infrastructure proposed for this development is sufficient to meet the immediate requirements for a Rural Residential Development and can be future proofed to cater for the servicing requirements of more intensive Living Z development planned for the future growth of Prebbleton.







## **Appendix C – Legal Mechanisms to future proof the site for future urban development**



**R H O D E S   &   C O**  
**L A W Y E R S**

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28 February 2014

Fiona Aston Consultancy Limited  
Resource Management & Planning  
PO Box 1435  
CHRISTCHURCH 8140

**ATTENTION: FIONA ASTON**

Dear Fiona,

**RE – GERALD FREEMAN RHODES – TRENTS ROAD DEVELOPMENTS LIMITED**

We act for Mr G F Rhodes and his company Trents Road Developments Limited. Mr Rhodes has owned land at Hamptons Road for many years. More recently, Mr Rhodes purchased a block of land referred to as Lot 2 DP 42643, which is owned by Trents Road Developments Limited. Mr Rhodes' son Mark Rhodes and his wife presently hold the title upon a bare trust for the company.

Mr Rhodes purchased the Trents Road property because it gave connectivity between both Hamptons Road and Trents Road with a view to the land being developed in the future.

With this in mind, Mr Rhodes wants to make a submission in relation to the Rural Residential Strategy. Your submission will address the Rural Residential Strategy but also detail how the Rural Residential layout is capable of being "future proofed" for further urban development.

We have perused your two concept plans namely:

1. Rural Residential concept plan (RRP); and
2. Living Z concept plan (LZP).

The purpose of the RRP is to ensure that any development and subdivision that occurs is undertaken in such a way that if a district plan change occurs in the future which enables the area to be further subdivided that a development and subdivision as detailed on the LZP is capable of being achieved.

We believe this is possible and make the following points:

1. Building envelopes would be specified on each lot of the RRP concept plan. We would recommend these be protected by "consent notices" as a condition of subdivision consent.
2. The location of the roads would remain the same for RRP and LZP. In other words the roads would be constructed to a standard that would ultimately accommodate future urban development.

ACB-025651-22-75-V3

**Fiduciaries**

Lindsay Victor North, LLB(Hons)  
Graham Duocan Amiru McGarry, LLB  
Stephen Peter Berrin, LLB

Samuel Bruce Hetherington, LLB, BCom  
Jonathan Robert Smith, LLB, BA(Hons)  
Antony Charles Vernon Brown, LLB

George Charles Andrew Toftes, LLB  
Andrew David Roysds Tait, LLB, BA  
J. Edward Bayley, BCom, LLB(Hons)  
(Tait & Bayley are joint authors of the report)

**Consultants**

Gavin Warwick Rountree, LLB  
J. Ross Turner, LLB, BCom  
John Christopher Brown, LLB

# Fiona Aston Consultancy Ltd

## Resource Management & Planning

PO Box 1435 Christchurch 8140 Ph 03 3322618 Email [fiona@fionaaston.co.nz](mailto:fiona@fionaaston.co.nz)

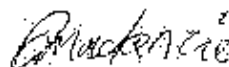
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### Submission to Selwyn District Council On: The Draft Rural Residential Strategy

Date: 3<sup>rd</sup> March 2014

Client: Survus Consultants

Prepared by: Anna Mackenzie



Date: 03/03/14

Reviewed by: Fiona Aston



Date: 03/03/14

## SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
Attention: Craig Friedel, Strategy and Policy Planner

**Full Name of Submitter:** Survus Consultants

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

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

Survus Consultants support in part applies to the whole of the Rural Residential Strategy (RRS), subject to inclusion of the land the subject of this submission as a rural residential location in the RRS.

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

The submitter seeks the inclusion of the area identified near Prebbleton (in green) on the attached map (Appendix A) as rural residential land. This area is located outside of the identified Preferred Future Growth area for Prebbleton, however is considered to make up the logical boundary for rural residential growth on the western edge of Prebbleton.

The RRS identifies the following, under the discussion for including Preliminary Area 3, at paragraph 6.58 under *Rural residential form, function and character*:

*'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 area identified in Appendix A between Blakes and Hamptons Roads and bound to the West by Shands Road, also represents the full extent of rural residential growth, as Shands Road provides a definitive boundary


**Relief Sought**

- That SDC adopt the Draft RRS, subject to the inclusion of the area identified on the map in Appendix A in green, bounded by Hamptons, Trents and Shands Roads is included in the RRS as rural residential land.
- 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.

- Any other consequential changes to give effect to the intent of this submission

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.

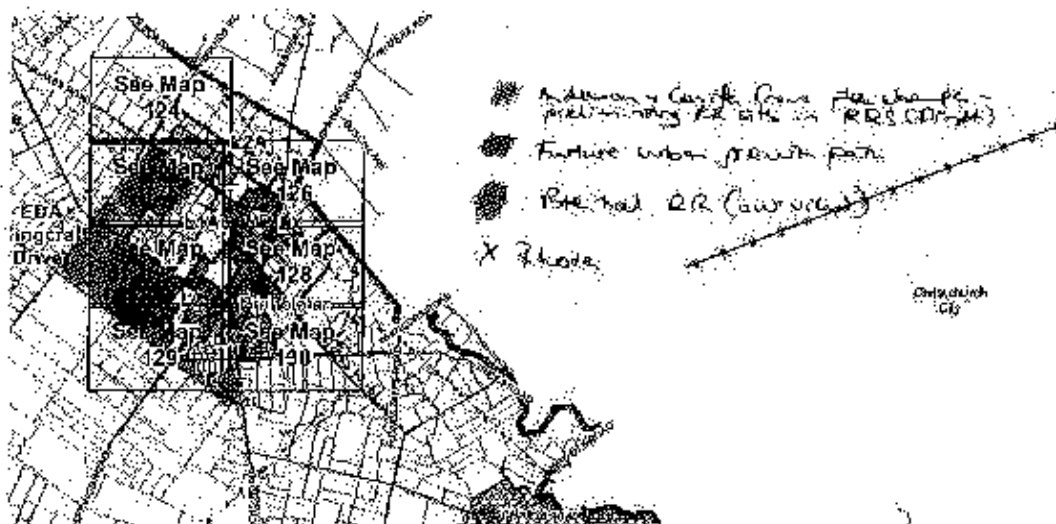
5. Signed:  9 March 2014

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](mailto:fiona@fionaaston.co.nz)

## Appendix A – Location Plan

Area in green (left hand side) sought to be included.



3 March 2014  
 V.J. CULLEN  
 216 LAWFORD ROAD  
 West Melton  
 R.D.6.  
 Christchurch  
 e-mail: kcullen@clear.net.nz  
 Telephone 03 3479184

Selwyn District Council  
 2 Norman Kirk Drive  
 P.O. BOX 90  
 Rolleston

**Submission Rural Residential Strategy Reference to my property and area below:**

Name of Submitter: Valmai Cullen

Location of my property:

216 Lawford Road

Legal Description LOT 1 DP 62603

I object in part to the propose strategy and apply to change the Zoning of my property to L3

I Do not believe the proposals within Rural Residential Strategy go far enough towards providing a boarder range of rural lifestyle opportunities including Subdivision of Land in my area close to West Melton zoned Inner Plains. I believe this particular area close to West Melton should be subdividable down to at least 2Ha -possibly 1ha or less. This would also bring it in line with properties not far away.

There a strong demand for rural life style blocks in this area, however there are no more blocks available on the market here. This area is ideally located Close to West Melton for school and amenities. The land is not suited to intensive farming; also there is no Water Allocation available from an ECAN prospective for irrigation here. My property is Ideally located and suitable for smaller Life style blocks

Many people prefer smaller blocks than 4Ha. Allowing smaller subdivisions here would also reduce the demand for 4ha units and make more efficient use of the land allowing more people to enjoy a Rural lifestyle.

This area is close to new development areas including Homby, Christchurch Airport Rolleston and Lincoln

I believe latest design Wastewater systems adequately support smaller subdivisions in this area and do not require connection to a Town system. Storm water is not an issue here. There is adequate groundwater to support homes within these areas.

I do not wish to be heard in support of my submission

Valmai Cullen

216 Lawford Road



# Fiona Aston Consultancy Ltd

**Resource Management & Planning**

PO Box 1495 Christchurch 8140 Ph 03 3322618 Email [fiona@fionaaston.co.nz](mailto:fiona@fionaaston.co.nz)

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

**Date: 3<sup>rd</sup> March 2014**

**Client: Mr B Harrington**

**Prepared by: Anna Mackenzie**

*Anna Mackenzie*

**Date: 03/03/14**

**Reviewed by: Fiona Aston**

*Fiona Aston*

**Date: 03/03/14**



## **SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY**

To Selwyn District Council, [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
Attention: Craig Friedel, Strategy and Policy Planner

**Full Name of Submitter:** Mr B Harrington

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

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

Mr Harrington 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. Mr Harrington's support of the Draft RRS is subject to the comments and relief sought below.

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

Mr Harrington's 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**

Bruce Harrington owns land at Moirs Lane, South Lincoln, (Lots 1 & 2 DP 445316 – 9734m<sup>2</sup>) (the Site). A location plan showing the Site including existing development is attached in Appendix A.

The submission seeks that the Harrington property (see plan attached as Appendix A) be identified as a rural residential location, and retained as one title. The inclusion of this site, in conjunction with developments to the north (Allendale Lane) would create a total yield of 19-27 Lots. Mr Harrington agrees with and supports the submission made by Apton Developments Ltd. However, in the event that the submission relating to Allendale Lane (by Apton Developments Ltd) is not successful, Bruce Harrington seeks that his land at Moirs Lane (the Site) on its own be included as a rural residential location in the RRS. The Site is physically separate from the Allendale Lane properties and the planning circumstances are different in some respects (as outlined below). The Site is suitable for rural residential purposes either 'on its own' or with the Allendale Lane properties.

**Background**

The Site in Moirs Lane is in two parcels and comprises a total of 9734m<sup>2</sup>. 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.

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 RRS<sup>1</sup>.

A discharge consent from Environment Canterbury has been granted to enable the use of a septic tank on the site (GRC084838), and a Flood Risk assessment has been undertaken (copy attached in Appendix G)

### **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 and reticulated services can be extended to the Site.

#### *Integration with Townships*

The location of the Site, has potential to connect with Allendale Lane, which connects to Lincoln Township via Southfield Drive. There is certainly scope for pedestrian and cycleway connections via the L2 Creek esplanade reserve which will be created if the Allendale Lane properties are subdivided, with the intention to include a public access link across the Jung/Lee property to the existing right of way, which it is proposed to be upgraded to a local minor road. Road access could also be potentially provided to the Jung/Lee site.

The Site is on the route of the proposed Rail Trail and can also include connectivity via the L1 Creek esplanade reserve areas included within the Broadfield residential development to the north, providing a second route to the existing township.

#### *Consolidation/intensification*

<sup>1</sup> In accordance with Policies 6.3.1 and 6.3.9 of Chapter 6 of the CRPS

The proposal is for just one rural residential site which 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 (as far as is known) but has boundaries with the L1 and L2 Creeks. Appropriate setbacks are proposed. The Site is not located in the vicinity of any intensive farming activities. It was created by boundary adjustment of the adjoining farmer to the south (Greenslade) with the intention of creating a rural residential site. The Site is lower lying and within RRS identified high groundwater areas. A flood report has been obtained attached as Appendix C. A suitable setback from the L2 Creek (likely to be minimum of 20m) will be required with respect to geotechnical matters. Geotech investigations (see Appendix E) indicate that there is a risk of lateral spread due to proximity to the free edges of streams. Enhanced foundations are recommended and derivations of systems detailed in the MBIE Guidelines have been used for the proposed design for the existing single storey weatherboard home to be relocated to the Site.

#### *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 D), the Submitter considers that this Site, in conjunction with Allendale Lane sites to the north, or 'on its own' 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 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.

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.
- 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 LRM3 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 Submitter 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. 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.

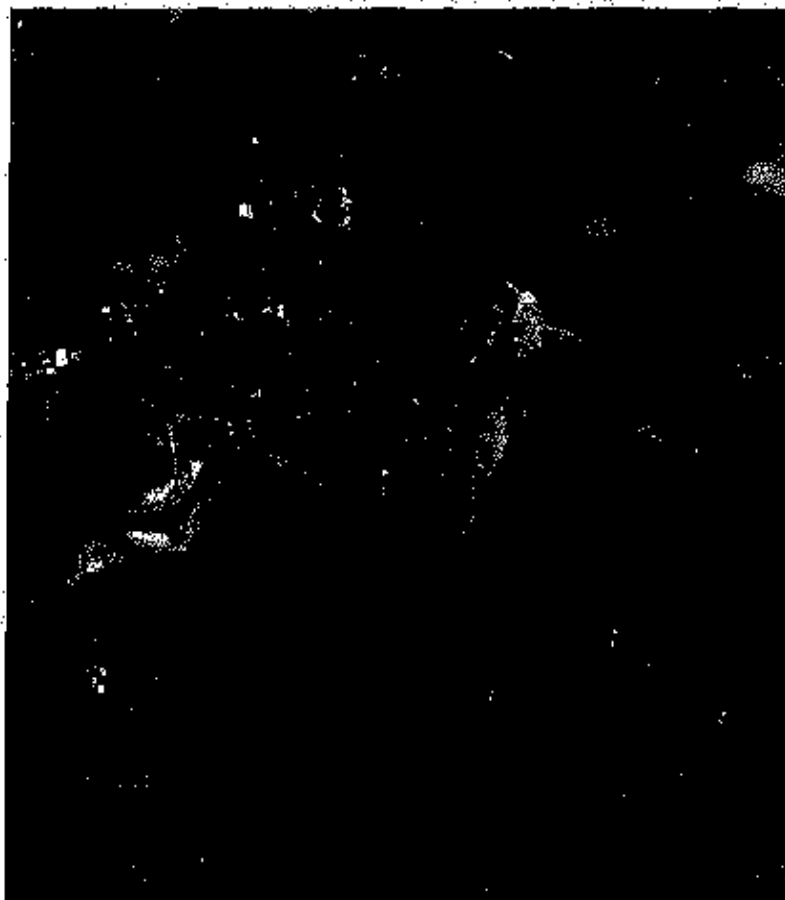
3. We do wish to be heard in support of our submission.
4. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

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](mailto: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:	Moirs Lane, Flaxmere
LEGAL DESCRIPTION:	R5 20697, 38984, 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.

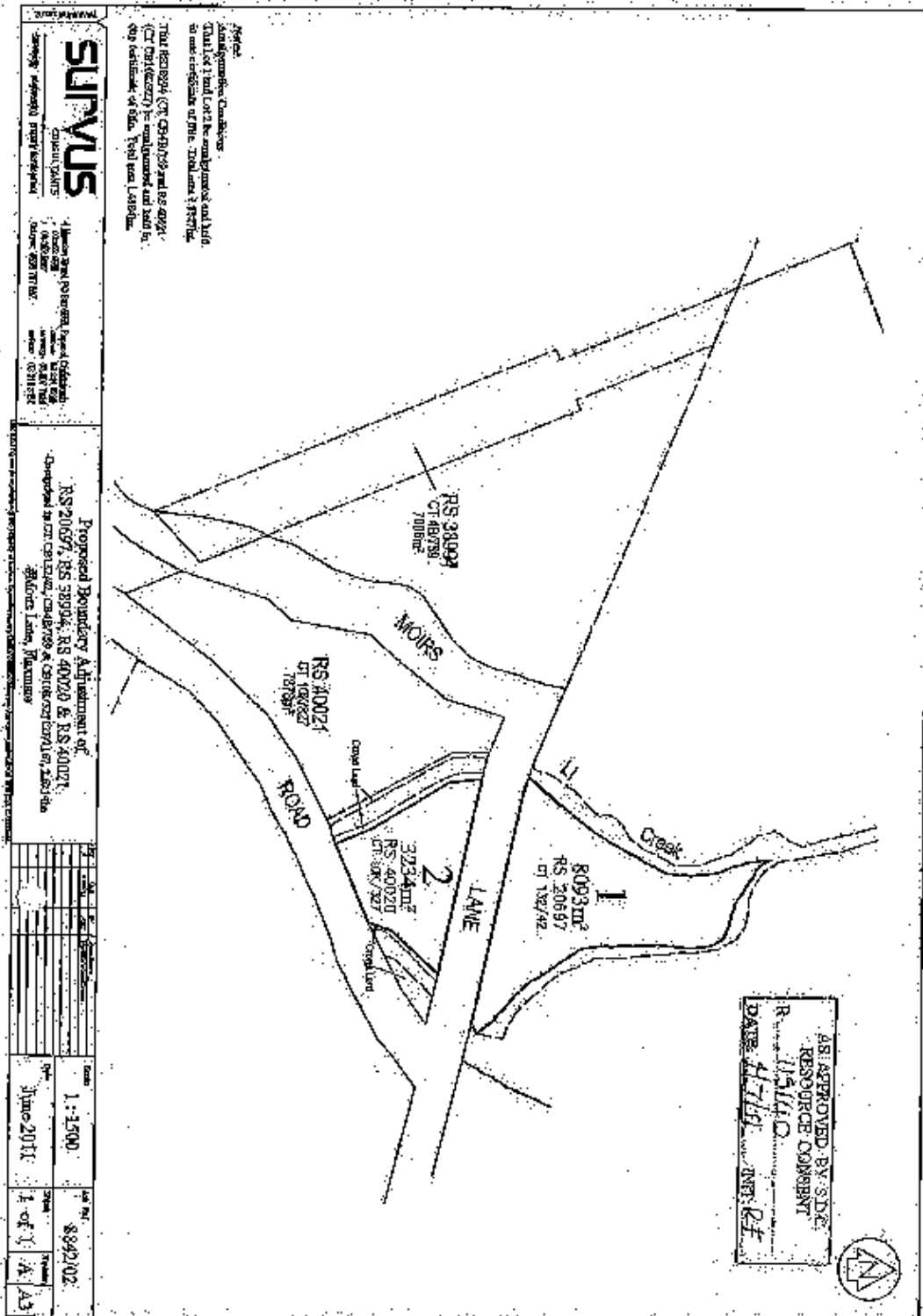
#### NOTES TO THE CONSENT HOLDER

- 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 LII 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*  
*Salwyn District Council*

Rosie Flynn  
**Team Leader, Resource Consents**



## **Appendix C – Ecan Flood Risk Assessment**

10 December 2013

Fiona Aston Consultancy  
P O Box 1435  
Christchurch 8140

**Attention:** Anna Mackenzie

Dear Anna

**FLOOD RISK – LOTS 1 & 2 DP 445316, MOIRS LANE, LINCOLN**

Reference your inquiry seeking any information that Environment Canterbury may hold on flood risk in relation to Lots 1 & 2 DP 445316 located at Moirs Lane, Lincoln.

Historical information that Environment Canterbury holds on flooding at this locality is limited to photographs taken following flood events in 1986, 1994 and 2013.

Attached are Photograph No's 606 and 607 taken on 24 August 1986, and photograph No.707 taken on 28 July 1994. Unfortunately they appear to only show the area just downstream of the property. Estimated return periods of the 24hr, 48hr and 72hr rainfalls for these events in the area between Burnham and Tai Tapu were generally in the range of 2 to 5 years. It should be noted that the photographs may not necessarily show flooding at its peak.

Environment Canterbury did take some photographs of the area on 23 June 2013 following a significant flood event in the Halswell River catchment that resulted in flood levels in that catchment being the highest since 1977. Environment Canterbury does not have flood level data for the LI and LII catchments so is not able to comment on the frequency of the event in that catchment. Attached for your information are photographs IMG\_4645 and IMG\_4648 taken on 23 June 2013.

Environment Canterbury has recently completed floodplain modelling for the Halswell River Catchment. This modelling shows that there is the potential for overflows from the Halswell River catchment to the LII catchment to occur in the 0.5% Annual Exceedance Probability (AEP) (200 year return period) event and the 0.2%AEP (500 year) event. Modelled peak flood depths at the proposed building location are approximately 0.2 metres in the 0.5%AEP event and 0.3 metres in the 0.2%AEP event.

**Floor Levels**

Chapter 11 of the Canterbury Regional Policy Statement provides a framework for managing natural hazard risk in Canterbury. Policy 11.3.1 of this document seeks to avoid new subdivision, use and development in 'High Hazard' areas. An area where the water depth is greater than 1 m (or where the water depth (m) x velocity (m/sec) is greater than 1) in a 0.2% AEP flood event would be classified as a 'High Hazard Area'. For flooding associated with the Halswell River the proposed building site is not high hazard.

**Our Ref:** HAZA/FLD/ASS/CHC/13807  
**Your Ref:**  
**Contact:** R Holmes

Policy 11.3.2 states that development should be avoided in areas subject to inundation in a 0.5% AEP flood event unless a range of conditions are met. These include the requirement for new buildings to have a floor level above the 0.5% AEP design flood level.

These provisions have yet to be carried through into the Selwyn District Plan and my understanding is that the present standard is that required by the Building Act.

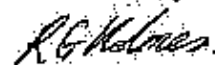
If mitigation is to be provided for a 0.5% AEP event for Halswell River related flooding then at least 300mm freeboard should be added to the 0.2 metre flood depth.

Environment Canterbury does not have sufficient information to determine what level of mitigation this floor level would provide for flood events occurring from rainfall in the LII catchment.

It should be noted that

1. The information provided is the best information Environment Canterbury has available at this time.
2. Environment Canterbury is not the only organisation holding information on flooding. The Selwyn District Council or neighbours may have details of flooding which may have occurred at this site.
3. Flood depths and associated return periods may change as further investigations into flooding and hydrology in this area are undertaken.
4. Flood size is measured as a volume of water flowing past a point when a flood is at its peak. The unit of flow is cubic metre of water per second ( $m^3/sec$  or cumec).
5. Flooding can occur in smaller floods if premature failure of stopbanks occurs during a flood. Failure may occur through lateral (sideways) erosion of the stopbank or internal erosion of the stopbank.
6. This assessment assumes the river control works are maintained at least in their present standard in the future.
7. The location of a stopbank failure or overtopping may vary for different flood events. This may alter flood depths at the site.
8. Flood flows may be diverted by debris or build up against obstacles such as fences or hedges. This may alter flood depths at the site.
9. Changes in the floodplain e.g. raising roads, may alter flood levels at the site.
10. Seasonal variations e.g. height of crops, may alter flood depths at the site.
11. There are many uncontrollable factors that influence flooding. The prediction of flood depths requires many assumptions and is not an exact science.

Yours sincerely

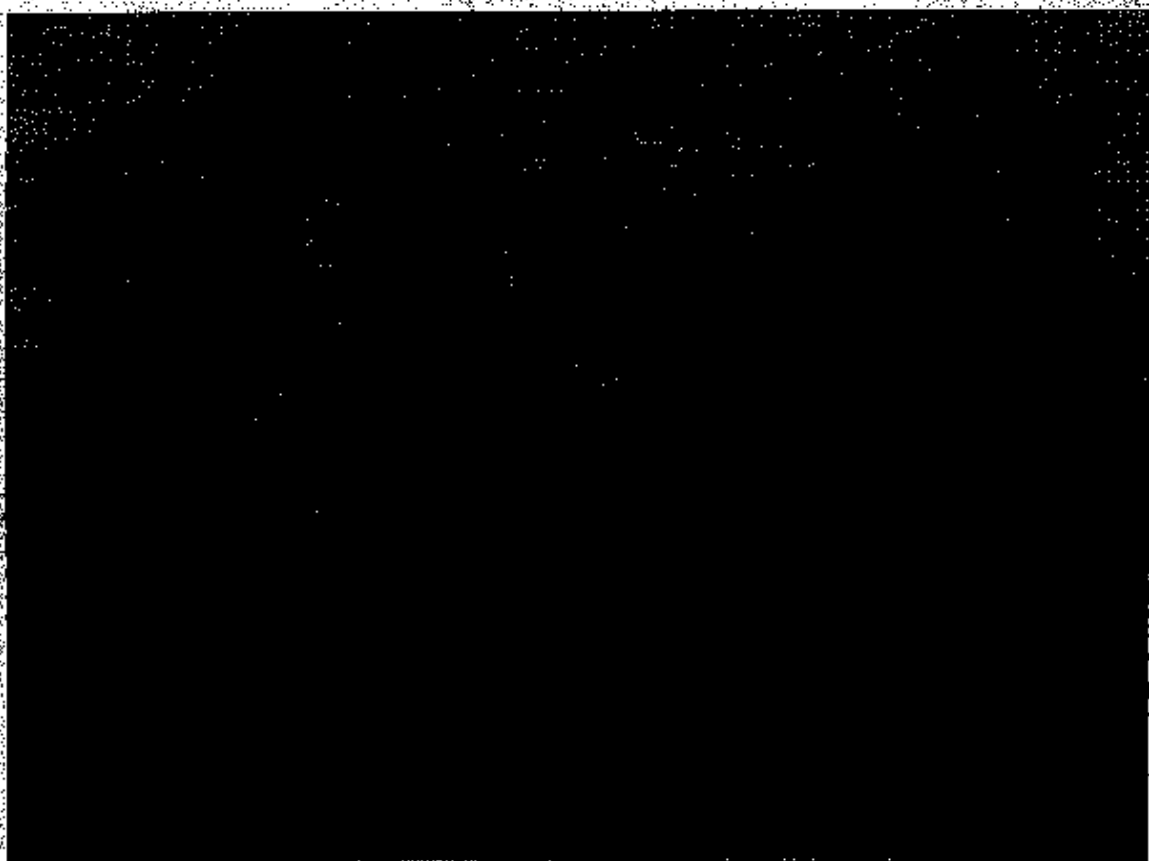


Richard Holmes  
Hazards Analyst









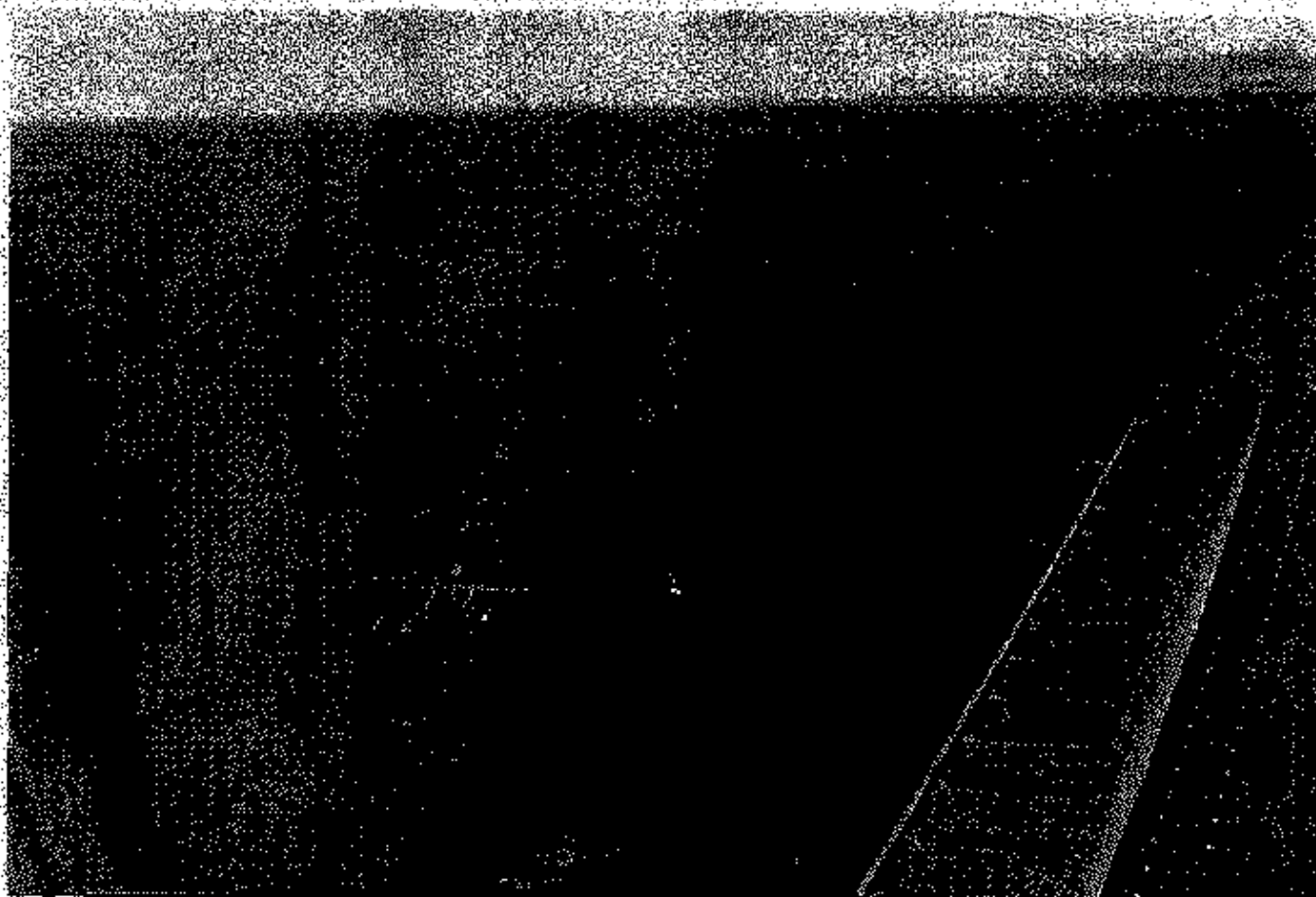
606. LII River in foreground. Hudsons/Ellesmere Road junction centre left.  
(East)

24/08/1986



24/08/1986

607. LII River in centre. Collins road lower centre. (East)



707 Halswell river on left, Ellesmere Road on right (West)

28/07/1994

## Appendix C – 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

Criteria	Category	Notes
<b>Chapter 6 of the CRPS (LURP)</b>		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside 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 properties on Allendale Lane which adjoins the township boundary, and are also seeking to be included as rural residential. It also adjoins the Broadfields LZ development to the north. Clearly, the Site can readily connect to existing reticulated services, although onsite wastewater has also been consented by Ecan. 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 <sub>90</sub> 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 Bomham 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 pedestrian/walkway access at least via the Southfield Drive area and/or Broadfields development and the L1 and L2 Creek existing proposed riparian reserves presents an opportunity to achieve strong connections between the proposed rural residential node and Lincoln, including the necessary access to education facilities, shopping centres, 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.
Avoid significant natural hazard areas, including steep or unstable land	Na	This criteria does not apply to this site. An Ecan Flood Risk assessment has been attached.
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 tapu and wahi taonga, to Ngāi 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, including dwelling setbacks.
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	C	The RRS (paragraph 5.27) seeks that rural residential developments "retain an appropriate urban/rural interface edge on the periphery of

forms of development		<p>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.</p> <p>Rural residential development of the Site will secure an appropriate definitive southern boundary at the southern edge of the township. An ODP is not considered necessary, but can be provided, if only the Harrington site is identified as a rural residential location, Lot 2 is on the southern side of the proposed Lincoln southern bypass but is logical for inclusion within the rural residential area as it is part of the small 8700m<sup>2</sup> existing title.</p>
Rural residential form, function and character		
Avoid locations that are obvious residential growth paths	C	The site is not an obvious future residential growth path identified in the Lincoln Structure Plan, and is not appropriate for residential development due to the boundaries with L1 and L2 Creek.
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	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 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	This is small rural residential node which is partly rural residential in character already, and only one rural residential site is just the Harrington land. 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	SS	Matters relating to this criteria will be addressed by appropriate stormwater design. It is understood that there are no springs within the site.

ancestral land, water, and the Wahi-Tāpu and Wahi-Tongā of Te Rununga o Ngāi 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	SS	The site has very strongly defined existing physical and natural boundaries, in particular the 1st and 2nd Creeks which surround the Site.
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 60/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.  This Site, and development in Allandale lane represents 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 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	D	Achieved – the L2 Creek will result in a high degree of open space for the site.
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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 outcomes 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



Exclude 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	Lot 2, which is 3234m <sup>2</sup> is immediately south of the by-pass; however, this should be included within the rural residential area as it part of the title covering land north of the Bypass (total size 9734m <sup>2</sup> ).
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 Rolleston, West Melton, Templeton and Springston (refer to Appendix 2 – Map 26)	C	Achieved – the site is located on the southern side of the township away from other urban centres.
<b>Rural character and productivity</b>		
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, Springston, 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 – the Site is zoned Inner Plains and does not have productive potential due to existing lot size and location; bound by existing rivers.
<b>Strategic Infrastructure</b>		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water	C	Achieved

and wastewater networks (refer to the SWaters Activity Management Plan and Transportation Activity Management 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 5:  Transpower high voltage transmission lines, Transpower electricity substation (TP5), Crown Research Institutes and Lincoln University research facilities, Woodsons Road Cemetery (D171), Lincoln Golf Course (D126), Landfill to the west of the Township (D385), 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 Ellesmere Junction Road as a collector route between SH1 and SH76 (Christchurch to Akaroa)	C	Achieved – none of the identified infrastructure applies to the site.
<b>Natural Hazards</b>		
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 – see discussion above under 'Constraints'
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.)
<b>Environmental, cultural and heritage values</b>		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Tree located on Sheds Road to the north-west of Lincoln (T51) (See Appendix 2 – Map 5)	SS	Achieved

Avoid locations that may compromise the cultural values attributed to the Wehi Taonga Management Site to the north-east of Lincoln (Over 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 Wheatsheaf House (H302), Greenpark War memorial and gates (H316 & H318) and Green Park Memorial gates (H317) (see Appendix 2 – Map 5).	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	Achieved – productive capacity of the soils is seriously constrained by existing size of the Site.
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 6).	SS	No known site contamination which can be in the latter attached as Appendix F confirming the site history.

#### Appendix E: Geotechnical letter

# Design Features Report

# ots

A Babbage Company

**Project: HARRINGTON HOUSE**

**Job No: 3555/36**

**MOIRS LANE, LINCOLN**

**Date: 8 Oct 2013**

## 1. Structural Concept:

The project involves provision of new foundations for a relocated timber framed single storey house. The house is being transported in two parts which when re-sited will be joined by a 3.7m long extension constructed between the two parts. A new oversize double garage will be constructed onto the end of the house.

### Gravity System:

The structural system comprises corrugated steel roofing on timber framed and trussed roofs supported on load bearing perimeter and internal walls. Walls are timber framed and supported on a timber framed house floor structure and a reinforced concrete garage floor slab.

### Stability System:

The lateral loads from wind and earthquake are resisted in both directions by GIB plaster board lined walls acting as shear walls. The garage has a ceiling diaphragm to transfer the out of plane loads from the long side walls to the end walls.

### Foundations:

There is a risk of lateral spread of the ground in an earthquake due to the close proximity of free edges of the streams. Enhanced foundations are therefore recommended and derivations of systems detailed in the MBIE Guidelines have been used. The house has 125mm square timber piles in concrete footing to minimum 400mm below ground level. The garage uses a reinforced concrete slab and beam over a gravel mat to get the bearing down to 400mm b.g.l.

Refer also to the Soil Investigation Report by OTS Group Ltd dated 19 April 2013.

## 2. Means of Compliance

The design of the structure is in compliance with the New Zealand Building Code (NZBC), section B1.

The following design standards have been used:

- AS/NZS 1170 SET – Loadings
- NZS 3101: Parts 1 & 2: 2006 – Concrete Structures
- NZS 3404-1:1997 – Steel Structures
- NZS 3603:1993 – Timber Structures
- NZS 3604:2011 – Timber Framed Buildings

## 3. Construction Monitoring

The design is based on the verification of specific design aspects of the construction by a suitably qualified Chartered Professional Engineer in accordance with ACENZ/IPENZ level CM 3. A Producer Statement, PS4, will be provided based undertaking the following schedule of inspections:

- Excavations to piles and gravel mat.
- Piles & sub-floor connections.

ots

A Babbage Company

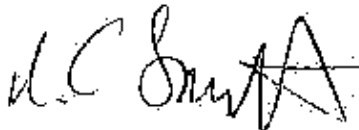
Job No: 3555/36

Date: 6 Oct 2013

Page 2

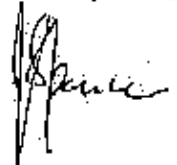
- Floor slab & beam reinforcement
- SED framing (steel & timber beams).
- Bracing (pre and post lining).

This report was written by:



Rhys Smith BEng(Hons) T1PENZ  
Associate – Senior Structural Engineer  
OTS Group Limited

This report was reviewed by:



John Spence BE CPEng M1PENZ  
Structural Team Leader  
OTS Group Limited

#### Appendix F: Letter re history of agricultural use of Site

John Watkins owned this land from 1955 and this block was only used as grazing land. It never had any yards or fuel on this site.

The grazing was only beef and sheep.

~~J. O. Watkins~~

J. O. Watkins

2-11-13

PA 03.3432392.





# **Fiona Aston Consultancy Ltd**

**Resource Management & Planning**

PO Box 1435 Christchurch 8140 Ph 03 3322818 Email [fiona@fionaaston.co.nz](mailto:fiona@fionaaston.co.nz)

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

**Date: 3<sup>rd</sup> March 2014**

**Client: Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd**

## **SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY**

To Selwyn District Council, [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
Attention: Craig Friedel, Strategy and Policy Planner

**Full Name of Submitter:** Pinedale Enterprises 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 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 (the Site) as a rural residential location. Consideration of the location criteria set out in Appendix 1 of the RRS has been made in Appendix B to this submission.

**Submitter /Background**

Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd ('the Submitter') owns 69 ha of land at Rolleston located between Two Chain Road and Main South Road and bounded by Walkers Road to the west (as shown on the plan attached as Appendix A) ('the Site'). The land is zoned Rural Inner Plains and is currently used for grazing purposes.

The Site covers most of the land in the block bounded by Two Chain Road, Walkers Road and Railway Road. There are two existing dwellings on the Site, on Lot 14 (32 ha) and Lot 6 DP 33996). Excluded are two lots at the eastern end (used for grazing) and two middle position blocks currently used for horse training and grazing, and the land at the north west corner (8ha) which adjoins the Rolleston Prison site. This land includes a pine woodlot along the Walkers Road frontage which provides appropriate visual and physical separation from Rolleston Prison. The Prison is for medium security prisoners, not high security.

A possible rural residential subdivision layout for Stage 1 is attached as Appendix C. Runners Road has been repositioned further north to facilitate public walkway access within the 40m noise/landscape buffer setback, as it is understood this is Council's preference.

The Submitter also made submissions on the Land Use Recovery Plan (LURP) seeking that it be rezoned for residential purposes, and used for affordable housing, including housing relocated from the CERA (Canterbury Earthquake Recovery Authority) red zone. That submission was not accepted by CERA.

## **Rural Residential Strategy**

The Draft Rural Residential Strategy identifies five preliminary sites which generally 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

### *Reticulated services*

In this case the Site, reticulated services are already available in Two Chain Road and Walkers Road. The Site is very close to the Rolleston wastewater treatment plant. Rolleston Prison, which is fully reticulated is located opposite the Site, on the west side of Walkers Road.

### *Integration/consolidation*

The location of the Site adjoins the Rolleston existing township and LZ land to the south, and is close to Izone industrial area to north east. It is readily accessible to the existing township. The Rolleston Structure Plan (RSP) includes provision for a localised grade separated pedestrian/cycle crossing connecting Izone Southern Business Hub with the town centre over the State Highway and Railway line. This will connect George Holmes Road and Tennyson Street. The RSP states:-

*The overbridge will link to the planned cycle routes providing north/south access across the town. The overbridge will provide safe access across the state highway and railway line from the rural residential areas to the north of Rolleston to the schools and amenities within the town. The overbridge provides an opportunity to create an iconic structure that land marks Rolleston on the State Highway which can be used to link the design elements of the 'Park n Ride' facility and Izone. A along the boundary of the Living Z zone ensures that it is able to be integrated with Rolleston, and appropriate future road, cycle and pedestrian linkages will be able to be cohesively provided.*

In addition, there are opportunities to provide cycle/walkway connectivity within the 40m noise/landscape buffer with SH1, linking to Walkers Road.

### *Constraints*

The Site is relatively flat and not located in a high ground water zone, any flooding zones, or any identified liquefaction zones. The Site does not contain any historic heritage, protected tree sites, or identified cultural heritage sites (ie silent file areas). There is no known contamination on the Site, nor any known historical activities which might have created contaminated land (although a Preliminary Site investigation will be required to be undertaken in conjunction with any future development of the Site).

Preliminary development concepts for the Site include a noise and landscape buffer along the SH1 frontage to mitigate any potential noise effects with the SH. A minimum 40m dwelling setback will apply in accordance with NZ Transport Agency standards. A possible

Having regard to the above, there are no known constraints to developing the Site.

#### *Landowner intentions*

It is the intention of the submitter to develop this Site for rural residential purposes.

Given the Site meets the pre-requisites sets out in the RRS for identifying preliminary sites suitable for development, and given the Site meets the location criteria set out in Appendix 1 of the RRS, it is considered that this it is suitable for rural residential development

#### **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 this submission to be an efficient use of land and infrastructure which does not limit future urban growth. The future urban growth path for Rolleston is south, to Selwyn Road, as shown in the RSP. Urban residential growth in the direction of the Site is not favoured either by SDC or CERA. Development of the Site for rural residential purposes will not create adverse effects with surrounding rural land, given that adjoining land is either SH1 and LZ/existing township (to south) and low intensity rural lifestyle purposes (north and east) and Rolleston Prison to the west but with an appropriate buffer provided by exclusion of the existing 8ha lot in the south east corner of the Walkers Road/Two Chain Road/Dunns Crossing Road intersection.

The LURP states that 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. The Site could yield around 115 rural residential lots. This is not substantial in the context of the intended future size of Rolleston, of a population of around 50 000. This is a logical use for land which is in such close proximity, and can be integrated with the township and 1zone industrial area.

The Draft RRS only makes provision for a total of 207 rural residential lots in addition to the approved rural residential plan changes at west Rolleston (PC 8 & 9) which together provide

for 148 lots i.e. a total of 355 lots. This is a very small provision, especially in relation to the amount of urban growth anticipated over the 10-15 years (the LURP makes provision for a total of 6300 households in the period to 2028 in SD); and the findings of the Ford Baker Valuation report (August 2010) referred to the Rural Residential Background Report, regarding anticipated demand for rural residential lots. The report found that over the last five years there have been an average of 68 rural residential lot sales in SD (in the 0.3 – 2ha size range) and estimates that the market can sustain 120 rural residential lot sales per annum over the 35 year period 2007-2041, a total of 3800 lots between 2011-2041; or 1680 between 2014-2028.

In comparison, the adopted Waimakariri Rural Residential Development Plan makes provision for 1045 rural residential households and notes additional rural residential households are likely to be provided for at Tuahiri as part of strategic planning work underway for this area.

In both Waimakariri and Selwyn Districts it is understood that there is a currently a very limited supply of rural residential lots on the market (in SDC PCB&9 land has been purchased by parties with no interest in rural residential subdivision at this time, as acknowledged in the RRS).

In light of all of the above, it is considered that additional areas for rural residential development should be added to those identified in the Draft RRS, including the Site.

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

We request that SDC recommends to the Minister of Earthquake Recovery that the Site be rezoned as L3 under the provisions of the CER Act with no further public process required. Detailed District Plan amendments for the proposed L3 zoning, including an ODP, can be supplied.

The RRS hearing process is sufficient to consider the merits of the rezoning proposal.

**Review of the RRS**

Whilst a non-statutory document produced under the Local Government Act, the RRS in effect has the 'weight of statute' because under Chapter 6 of the RPS, future rural residential areas can only be provided for if in accordance with an approved RRS.

Unlike District Plans, there is no ability to seek changes to the RRS. It is therefore essential and necessary under principles of 'natural justice' that the provisions of the RRS are regularly reviewed and updated.

There is a requirement for the uptake of rural residential land to be monitored under Policy 6.3.11 (2) of Chapter 6 of the CRPS to "undertake monitoring of the supply, uptake and impacts of rural residential land use and development." An additional section should be added to the RRS 'Monitoring and Review' which refers to the CRPS monitoring and review requirement and states that the RRS will be reviewed regularly to reflect the findings of this work (or similar such wording).

#### **Relief Sought**

- That SDC adopt the Draft RRS as the Final RRS subject to the inclusion of the Site as a suitable for rural residential; and if preferred by the Council, also Lots 1 and 2 DP 305466 and land the two eastern blocks between Two Chain and SH1 bounding Railway Road to the east.
- Add an additional section to the RRS called 'Monitoring and Review' which refers to the CRPS monitoring and review requirement and states that the RRS will be reviewed regularly to reflect the findings of this work (or similar such wording)
- 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 with the requirement for an ODP 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.
- Such other relief as will give effect to the intent of our submission.

#### **Conclusion**

The Submitter considers that the Site is a suitable area for rural residential development on the edge of Rolleston. This Site will provide appropriate consolidation and enable the development to be integrated with Rolleston. 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 Rolleston 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

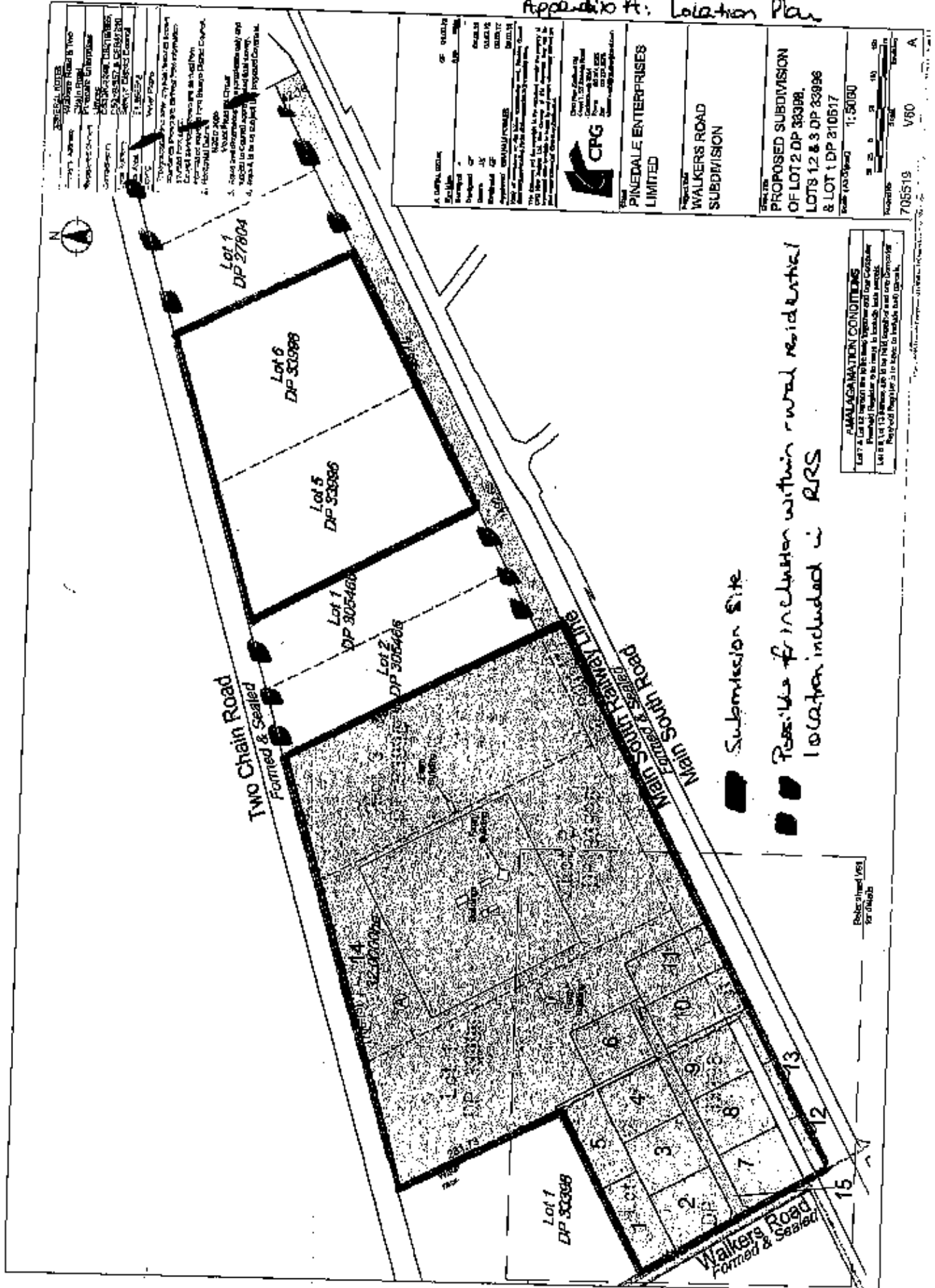
6. Address for service of submitter:

Postal Address: C/- Fiona Aston Consultancy Ltd PO Box 1435 Christchurch  
Telephone: 03 3322616  
Email: [fiona@fionaaston.co.nz](mailto:fiona@fionaaston.co.nz)



## **Appendix A – Location Plan**

# Appendix A: Location Plan



## Appendix B: Assessment Against RRS criteria for Rolleston

### 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 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	Rolleston	Proposed Site
<b>Chapter 8 of the CRPS (LURP)</b>		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside of identified priority areas
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal	C	Adjoins (on opposite side of SH1) the Living Z zone and Rolleston Prison with existing reticulated services in Walkers and Two Chain Roads, 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	Two Chain Road and Walkers Road are arterials and the Site adjoins SH1 to the south. Preliminary development concepts limit the number of road connections onto the arterials and enable lots to be serviced internally from within the Site rather than directly onto the arterials. A noise buffer and landscape setback is proposed from SH1 and no access from SH1. T
Avoid noise sensitivity activities occurring within the 50 dBA L <sub>dn</sub> 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 site is located outside the 60 dBA L <sub>dn</sub> noise air contours

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	The proposal is not located such that it could compromise the operational capacity of the West Melton Military Training area or the Burnham Military Training Camp.
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	BB	There will be no adverse effects on neighbouring rural land uses which are in reality 'semi-rural lifestyle' type activities due to the location in close proximity to Rolleston. With respect to the existing horse training track on Lot 1 DP 305466, given the predominate easterly wind any dust will affect the adjoining rural property to the west excluded from the proposed rural residential location as well (but these sites can be included if this is Council's preference). Also the Submitter will fund the spreading of lime chip on the track to further mitigate any potential dust nuisance.
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 known significant ecology given the historical pastoral use of the Site.
Not significantly adversely affect ancestral land, water, sites, wahi tapu and wahi taonga to Ngai Tahu	BB	There are no known sites of significance to tangata whenua identified on the Site.
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 south of Rolleston and is able to be integrated and consolidated with the

		Town, in accordance with 'connectivity' proposals outlined in the Rolleston Structure Plan, including a localised grade separated pedestrian/cycle crossing connecting land north of SH1 with the town centre over the State Highway and Railway line.
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 developed for the Site which ensures a rural residential form and appropriate boundary treatments to secure a rural residential identity.
<b>Rural residential form, function and character</b>		
Avoid locations that are obvious residential growth paths	C	The future urban growth path for Rolleston is south, to Selwyn Road, as shown in the RSP. Urban residential growth in the direction of the Site is not favoured either by SDC or CERA.
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 (on the opposite side of SH1) and directly adjoins and is able to consolidate Rolleston township.
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 b/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	The densities sought by this criterion can be achieved on this site. The ODP design will ensure the anticipated RRS rural residential form, function and character is achieved, including an appropriate degree of 'ruralness' for all rural residential lots. The potential yield is around 115 rural residential lots. There will be a generous landscaped open space buffer to SH1 to the south which ensure an open outlook in this direction. Land on the north (opposite) side of Two Chain Road, which has a long frontage with the Site is predominantly existing 4 ha blocks.
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 development of the Site does not compromise the quality of ecosystems or indigenous biodiversity, and it ensures that the rural residential development is able to meet the requirements of this criteria.

Teonga 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	SS	Rural residential development on this Site will utilise the existing roads, proposed SH1 noise and landscape buffer setback to create definitive boundaries. There are existing shelterbelts which can be retained along the east boundary with Lot 2 DP 305466 and Lot 1 DP 27604. Appropriate edge treatment such as shelterbelts can be planting along the boundary with Lot 1 DP 60466 (which are not included within the Site). The proposed noise/landscape buffer with SH1 contains mature gum trees which will be retained to maintain appropriate visual outlook from SH1. Similarly, existing planting along the Two Chain Road frontage (pines and macrocarpas) can be retained.
<b>Landscape values</b>		
Discernibly logical boundaries determined by strong, natural or physical features	C	See discussion under bullet point 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	The open space character along the SH frontage will be maintained by the proposed noise and landscape buffer.
Protection of natural features; significant trees and vegetation	SS	Any existing vegetation in sound condition will be retained where possible.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	C	The Site can accommodate around 115 rural residential households (5000m <sup>2</sup> average) or 57ha (average 1 ha). This is an appropriately sized rural residential 'node' for this location given the ultimate size intended for Rolleston and the high rate of growth of the township; and because Rolleston is a Key Activity

		Centre intended to be self sustaining and become a substantial town over time. There are no other areas of rural residential development north of Rolleston (apart from a small existing informal area, not zoned near zone).
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	SS	None would appear to apply to the Site.
Locations to adjoin Township boundaries but have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	C	'Ruralness' can readily be achieved by ODP design which will include a mix of lot sizes including some larger ones able to support some productive activity, such as horse grazing.

ROLLESTON ENVIRONS STUDY AREA CRITERIA		
Urban form and growth management	Critical or site specific matter	Proposed 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	The Site adjoins urban limits. It is outside the future urban areas identified in the RSP.
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	SS	Achieved - Whilst the Site is north of SH1, it can be well

and BMTL that would be severed from Rolleston and contribute to poor integration and connectivity with the Township (refer to Appendix 2 – Map 28)		Integrated with and connected to the main Rolleston township, particularly once the overbridge with dedicated cycle and walkway facilities is in place. A Park n Ride is also proposed at the SH close to the SDC offices. These facilities will be a similar distance from the Site as they are from the existing township areas.
Avoid ribbon development along the alignment of reallocated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Rolleston (refer to Appendix 2 – Map 28)	SS	Achieved. There will be a generous noise and landscape setback from SH1. The Site runs parallel with the existing township boundaries on the opposite side of SH1 so will not impact or result in any change to the position of the Rolleston 'gateways'.
Avoid locations that may contribute to the long term coalescence of Rolleston with the Townships of Lincoln, West Melton and Springerton (refer to Appendix 2 – Map 28)	C	Achieved. There is no risk of coalescence. The Izone business area is located between the Site and West Melton.
<b>Rural character and productivity</b>		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Rolleston (see Appendix 2 – Map 4)	SS	Achieved
Maintain the visual distinction and amenity contrast between the rural periphery of Rolleston and the urban forms of Prebbleton, Lincoln, Springerton, West Melton and Christchurch City (refer to Appendix 2 – Map 28)	C	Achieved – the Site's rural zoning is an amenity when its location in relation to the existing urban areas of Rolleston is considered. It is effectively within the 'arc' of urban Rolleston and only appears to be excluded from full urban development due to its position on the north side of SH1. Lower density rural residential development is an ideal 'transition zoning' to the existing 4 ha blocks north of Two Chain Road.
Preserve the rural character and productive capacity of large rural land holdings and the Rural (Outer Plains) zoned land to the south of Rolleston (refer to Appendix 2 – Map 28)	SS	Achieved



<b>Strategic infrastructure</b>		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and reticulated water and wastewater networks (refer to the SWaters Activity Management Plan and Transportation Activity Management Plan)	C	Achieved
Avoid locations that may undermine the operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 4: NZ Defence Force Burnham Military Camp (DE1), Rolleston Prison (MC1), Pines Wastewater Treatment Plant and East Selwyn Sewer Scheme (D403 & D411), Rolleston Resource Recovery Park (D412), I-Zone Industrial Park, Weedons Cemetery (D178), Weedons Domain (D209), Weedons Primary School (ME25), McClelland Road reserve (D126), Council water wells on Wards Road (D92), SH1 four-laning and CSM2, SLMTL, Christchurch International Airport Noise Contour, Youth Justice Residential Centre (MS1) and Transpower high voltage transmission lines	C	Achieved – the site is separated from Rolleston Prison by Lot 1 DP 33368 (approximately 6 ha) which provides an appropriate buffer and includes an existing pine plantation along the Walkers Road frontage. A landscaped noise buffer will avoid any adverse effects due to proximity to SH1.
<b>Natural hazards</b>		
Avoid land that is subject to the high groundwater table to the south of Rolleston (see Appendix 2 – Map 19)	SS	Achieved
<b>Environmental, cultural and heritage values</b>		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Tree located on Weedons Road to the north-east of Rolleston (T65) (See Appendix 2 – Map 12)	SS	Achieved

Consider the extent to which any locations may reduce the productive capacity of Class 1 and 2 versatile soils on the periphery of Rolleston (see Appendix 2 – Map 21)	SS	The Site is light Liamorā stoney all soils. There is no irrigation rights for the property. Farming options are limited by the lightness of soils where no irrigation is available. They are not versatile soils.
Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the east, south-east and north-west of Rolleston (see Appendix 2 – Map 12)	SS	While there are no known HAIL activities on the site, appropriate investigations will be taken out prior to any extensive residential development of the site in the near future.

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## **Appendix C: Possible Rural Residential Subdivision (Stage 1 only)**





Defence Property Group  
National Service Centre  
Alexander Road  
Private Bag 802  
Trentham  
Upper Hut 5140, New Zealand

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  
submissions@selwyn.govt.nz

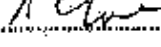
This is a submission on the Draft Rural Residential Strategy by the New Zealand Defence Force (NZDF).

1. The specific provisions of the draft Rural Residential strategy that this submission relates to are:

Chapter 6 – Rural residential area assessment; specifically, the provisions relating to the selection process that has been used (and may be used in future) for identification rural-residential land, the process to be followed for eventual re-zoning of the land via the plan change process, and the rural residential location criteria relating to strategic infrastructure that is included as Appendix 1 and is intended for use in assessment of future applications for zoning changes by private landowners.

2. NZDF's submission is that NZDF:
  - a. Supports the approach described in Section 6.1 – 6.8 and 6.10 of the RRS13 to identify rural residential areas suitable for future rezoning to the Living Zone 3 provisions of the SDP, with that process still subject to specific consideration through a private plan change process under the RMA that will need to be initiated by land owners.
  - b. Supports the certainty that the final RRS gives to landowners by the exclusion of all land not identified as rural-residential land in the adopted RRS from further consideration for this purpose (this is indicated in Sections 1.16 and 6.9).
  - c. Supports the inclusion in Appendix 1 of the rural residential location criteria relating to strategic infrastructure generally and the Burnham Military Camp and West Melton Rifle Range in particular (on pages 3, 6 and 13 of Appendix 1). NZDF notes that these provisions appropriately recognise both the importance of strategic infrastructure such as the NZDF facilities at Burnham and West Melton and the need to protect them from reverse-sensitivity issues.
  - d. Supports the current selection of the five preliminary rural-residential areas, identified in Figure 25 of the RRS13, from the perspective that they appropriately reflect the requirements of the residential location criteria in Appendix 1, to avoid strategic infrastructure and protect it from reverse-sensitivity issues.

3. NZDF wishes to be heard in support of its submission.
4. If others make a similar submission, NZDF will consider presenting a joint case with them at a hearing.

5. Signed by:  Date: 3/3/14  
Rob Owen  
Environmental Manager  
Defence Property Group

6. Address for service:

Defence Property Group  
Headquarters New Zealand Defence Force  
Environmental Services  
Private Bag 902  
Upper Hutt 5140

Contact person: Rob Owen, Environmental Services  
Phone: 04 587 2006  
Email: rob.owen@nzdf.mil.nz

3 March 2014  
 Robin Cullen  
 1221 Shands Road  
 R.D.6.  
 Christchurch 7678  
 e-mail: [robinc@clear.net.nz](mailto:robinc@clear.net.nz)  
 PH: 3252480

Planning Department  
 Selwyn District Council  
 2 Norman Kirk Drive  
 P.O. BOX 90  
 Rolleston

**Submission Rural Residential Strategy as a property owner near Lincoln**

Name of Submitter: Robin Cullen

Location of my property:

1221 Shands Road- between Tancred's and Boundary Road

Legal Description LOT2 DP 435361

I oppose aspects of the draft strategy, and I wish to be heard in support of my submission.

I do not believe the proposals go far enough towards providing a boarder range of rural lifestyle opportunities including Subdivision of Land in my area zoned Inner Plains.

**Submission 1**

I believe my particular area close to Lincoln, Rolleston and Hornby should be subdividable down to 2Ha. This area, close to the above towns and Industrial areas should be rezoned different from "Inner Plains".

**Submission 2**

Existing titles 4HA or more within the Inner plains including my area should be able to build a second dwelling on the one title.

There is a strong demand for rural life style blocks in this area, however there are no more blocks available on the market here. This area is ideally located Close to Lincoln for school and amenities.

Many people prefer smaller blocks than 4Ha. Allowing smaller subdivisions here would also reduce the demand for 4ha units and make more efficient use of the land allowing more people to enjoy a true rural lifestyle.

The draft has many enomalies and misconception with regards to Rural subdivision down to around 2Ha.

- Primary Production: Unless the overall farm size is significant, for example 20Ha + then it is unlikely to be self-sufficient, providing a full time income growing traditional crops such as Wheat, Barley, and peas, stock.
- Many smaller blocks in the 2~4Ha range are often highly productive, producing vegetables, flowers, green house produce, livestock –sheep, cows, pigs, cheese making-just to name a few.
- Smaller block holders tend to keep their properties well-presented maintaining a good overall rural aspect with enhanced tree plantings, shelter blocks, tidy verges & fence lines. Maintain a good overall rural aspect of the area.
- Power and Telecommunications are readily available in my area particularly with the rollout of rural Broadband
- The overall assessment of the land should not just be linked to production; lifestyle living in these areas has significant value. I don't believe this is fairly recognised in the draft Strategy. As a child I was brought up on a rural lifestyle block, and have now raised my 3 children here. Children living in these areas have a wide range of activities and interests that I consider enhance their lifestyle, development, and learning.
- People should have more choice and availability of land to enable them to live and enjoy the lifestyle they wish. I consider this draft strategy is too restrictive with regards to locking down subdivision as proposed in the strategy
- Some of the largest industrial areas in Christchurch are relatively close including Hornby and Rolleston. Considerably Less fuel is required to travel from our area to work in these locations, as opposed to people traveling from the greater Christchurch area.

The soils in my part of the Selwyn district are not subject to Liquefaction and therefore ideal for building larger homes that appeal to Life style block owners.

I believe latest design Wastewater systems are adequately supported on areas down to 1 Ha and do not require connection to a Town system. Storm water is not an issue here. There is adequate groundwater to support homes within these areas.

Generally I don't believe this draft strategy provides sufficient additional residential land in areas like Selwyn, now the impact of the Christchurch earthquakes is apparent. Many homes remain on Soft soils including TC3. There is some concern that new subdivisions within Christchurch are also being opened up on soft underlying land.

I wish to be heard in support of my submission

Submitter  
 Robin Cullen  
 1221 Shands Road Christchurch 7676  
 Telephone Home 03 3252480  
 robinc@clear.net.nz





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Megan Williams  
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3 March 2014

Chris Friedel  
Strategy and Policy Planner  
Selwyn District Council  
PO Box 90  
ROLLESTON 7643

Dear Chris

## Rural Residential Strategy - Consultation Draft

Thank you for the opportunity for Transpower New Zealand Limited (Transpower) to comment on the Selwyn District Council Rural Residential Strategy 2013 – Consultation Draft (RRS13).

Transpower understands that RRS13 is at consultation draft stage and has been prepared in response to requirements under the Land Use Recovery Plan. RRS13 proposes an initial policy position and preliminary locations for rural residential development in the District, comprising 356 allotments adjoining the township boundaries of Rolleston, Lincoln, Prebbleton and West Melton which will be rezoned to Living 3 Zone.

As you will be familiar with from previous submissions, Transpower is the State Owned Enterprise that owns, maintains, operates and develops New Zealand's high voltage transmission network, the National Grid. The National Grid comprises of a network of steel towers, poles, lines and substations which transports the electricity generated by power stations to the distribution networks (and some intensive electricity consumers) of each region, which in turn conveys electricity energy to domestic, commercial and industrial users in the region.

The following high voltage transmission line assets are located within the Selwyn District:

- Coleridge – Brackendale D (COL-BKD-D) 66kV line on poles
- Coleridge – Otira A (COL-OTI-A) 66kV line on towers and poles
- Brackendale – Hororata A (BKD-HOR-A) 66kV line on towers
- Islington – Springston A (ISL-SPN-A) 66kV line on towers
- Hororata – Islington E (HOR-ISL-E) 110kV line on poles
- Benmore – Islington A (BEN-ISL-A) 220kV line on towers
- Roxburg – Islington A (ROX-ISL-A) 220kV line on towers
- Christchurch – Twizel A (COH-TWZ-A) 220kV line on towers
- Bromley – Islington A (BRY-ISL-A) 220kV line on towers
- Benmore – Haywards A (BEN-HAY-A) 350kV direct current line on towers
- Coleridge, Hororata and Springston substations.

The National Grid is, on the whole, not protected by designations or easements and is therefore vulnerable to the adverse effects of land use changes. More intensive subdivision and changing land use activities (including rural residential development) is of particular interest and concern for Transpower as incompatible development and activities in the immediate vicinity of existing National Grid network infrastructure pose a risk to, or can be at risk from, the efficient operation of the network.

The effects of activities carried out by others beneath the National Gridlines and within encroachment areas represent the single most significant risk to existing National Grid corridors. Development and/or activities within the National Grid corridor can raise concern regarding amenity and actual or perceived health and safety issues, and result in an increased risk to both the safety of people and property and the operation of the network. Encroachment may also restrict the future upgrading of existing infrastructure, which could restrict the ability of the National Grid to meet increasing energy demands.

The **National Policy Statement on Electricity Transmission 2008 (NPSET)** confirms the national significance of the National Grid and the need to appropriately manage activities and development close to it. The NPSET establishes national policy direction to recognise the benefits of the National Grid. It recognises the importance of security of supply for the well-being of New Zealand and New Zealanders, and makes it explicit that the National Grid is to be considered a matter of national significance under the RMA in order to meet the electricity needs of present and future generations.

In response to developing criteria to identify 'preferred locations' for rural residential development and activities in the Selwyn District, Transpower considers it appropriate that the existing National Grid infrastructure be identified as a constraint for development occurring in 'less favorable locations'.

RRS13 will need to give effect to the NPSET and in particular to:

- Ensure and protect the ability for ongoing operation, upgrading, development and maintenance of the network;
- Enable the existing network to be upgraded in order to meet growth in power demand; and
- Protect the existing network from the activities of others.

The issue of the effects of activities carried out by others on the safe and secure operation of the National Grid has been recognised in the development of the NPSET, most specifically in Policies 10 and 11.

This is consistent with the Regional Policy Statement, specifically Objective 5.2.2(2)(a) Integration of Land Use and Regionally Significant Infrastructure, Policy 5.3.2 Development Conditions (Wider Region), Policy 5.3.9 Regionally Significant Infrastructure (Wider Region), and Method 5.3.9(4)(b) in that the location of development is to avoid adverse effects on the operation, use and development of regionally significant infrastructure.

Selwyn District Council is currently preparing a Plan Change to give effect to the NPSET which will address the issues relating to development within National Grid more comprehensively throughout the entire Selwyn District.



**TRANSPOWER**

*Keeping the energy flowing*

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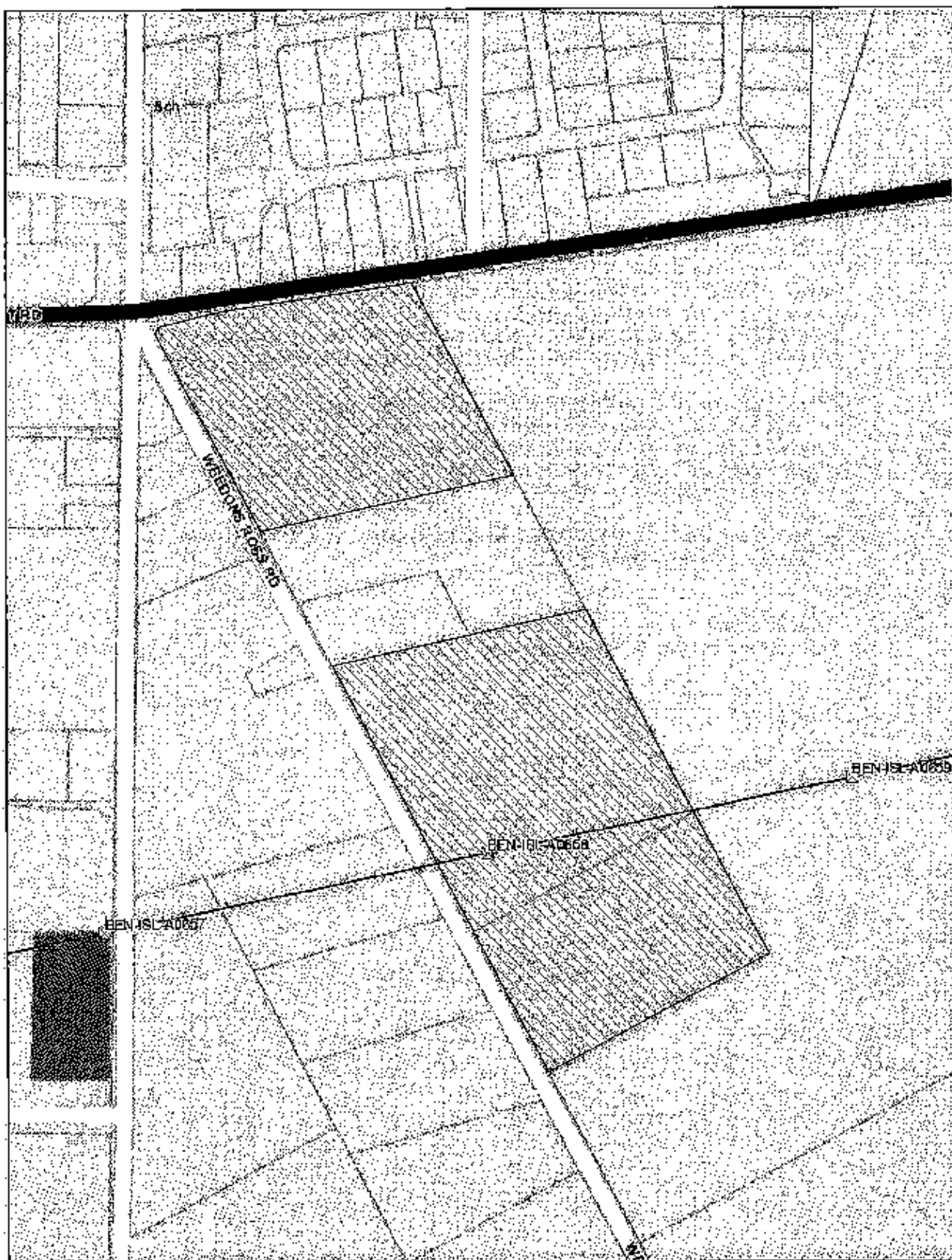
Under the notified version of RRS13, National Grid assets are located within the 'Preliminary Area 2' which identifies for rural residential intensification in West Melton. The Benmore - Islington A 220kV transmission line traverses the southern portion of Area 2 in a west-east direction and includes tower 858, as shown on the attached map. Transpower is not opposed to rezoning in this area, provided that the potential adverse effects on National Grid infrastructure are managed appropriately.

Transpower looks forward to continuing to work with Selwyn District Council to ensure the NPSET policies are incorporated into the planning framework for managing rural residential development in Selwyn under RRS13, and will address rezoning rules at the appropriate time whether this is district-wide or only in relation to the areas identified under RRS13.

Please contact me on (04) 590 7898 if you have any questions with regard to these preliminary comments on RRS13.

Yours sincerely  
TRANSPOWER NEW ZEALAND LIMITED

Megan Williams  
Senior Environmental Planner



**TRANSPOWER**

# **RRS13 Consultation Draft - Area 2**

3/03/2014 2:34:58 pm

Projection: NZTM 2000

Scale: 1:5,000

Pen Size: A4P



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If you have any questions or comments about this map, please contact the project manager at 0800 800 800 or visit the project website at [www.transpower.co.nz](http://www.transpower.co.nz). If you have any comments or suggestions, please contact the project manager at 0800 800 800 or visit the project website at [www.transpower.co.nz](http://www.transpower.co.nz).

<p><i>Policy B4.3.65</i>  <i>Discourage further expansion of Prebbleton township north or south of the existing Living zone boundaries adjoining Springs Road.</i></p> <p><i>Policy B4.3.67</i>  <i>Consider any potential adverse effects of rezoning land for new residential or business development at Prebbleton on the 'rural-urban' landscape contrast of the area with Christchurch City, as identified in the RPS.</i></p>	<p>The site is located to the east of Springs Road and does not facilitate ribbon development along Springs Road.</p> <p>The site is located to the east of Prebbleton, and therefore will not create adverse effects on the rural – urban landscape contrast with Christchurch City</p>
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Overall it can be seen that the site is appropriate for rural residential development, and will facilitate an appropriate eastern edge to the Township in a manner consistent with SDP's objectives and policies. It is recognised that a number of features will be required to be addressed at the time of developing an ODP or subdivision layout, including the blue network and movement network for the site.

<p><b>Policy B4.2.12</b>  <i>Ensure that subdivision designs encourage strong, positive connections between allotments and the street and other features, whilst avoiding rear allotments where practical.</i></p>	<p>Whilst subject to specific design, the site is of a size, location and orientation where by appropriate road linkages should be achievable to reduce the number of rear allotments where practical, and to provide strong positive connections.</p>
<p><b>Residential and Business Development</b></p> <p><b>Objective B4.3.1</b>  <i>The expansion of townships does not adversely affect:</i></p> <ul style="list-style-type: none"> <li>– Natural or physical resources;</li> <li>– Other activities;</li> <li>– Amenity values of the township or the rural area; or</li> <li>– Sites with special ecological, cultural, heritage or landscape values.</li> </ul> <p><b>Objective B4.3.4</b>  <i>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 and phased development approach.</i></p> <p><b>Objective B4.3.5</b>  <i>Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.</i></p> <p><b>Objective B4.3.7</b>  <i>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.</i></p> <p><b>Policy B4.3.1</b>  <i>Ensure new residential, rural residential or business development either:</i></p> <ul style="list-style-type: none"> <li>– Complies with the Plan policies for the Rural Zone; or</li> <li>– The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or</li> <li>– The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.</li> </ul> <p><b>Policy B4.3.6</b>  <i>Encourage townships to expand in a compact shape where practical.</i></p>	<p>The proposal will create an appropriate eastern edge to Prebbleton Township. The site is located on the edge of the Township and includes transpower lines. Specific design off an ODP or subdivision will be required to take into consideration the physical resource of the power lines. Consideration of reverse sensitivity will be required to be made, noting that no identified intensive farming activities are identified in the vicinity of the Site. The site will retain a strong element of 'ruralness' and 'openness' through the ODP provisions and location adjoining the extended domain and rural zoned land.</p> <p>Appropriate infrastructure and movement networks will be required to be considered with the development of either an ODP or a subdivision design and will take into account the need for phasing as part of infrastructure development.</p> <p>The proposal makes up part of the area of land required to provide for additional houses in Selwyn in a consolidated and efficient manner.</p> <p>The site is located outside but on the edge of the urban limits, and it is considered that an outline development plan for the site would be appropriate. Provision of services can be made in a timely, efficient and integrated manner.</p> <p>The site, if rezoned rural residential, will be consistent with the second point of Policy B4.3.1, providing appropriately zoned land and an outline development plan.</p> <p>The site ensures that the township remains compact in shape by providing a logical edge to the township area.</p>
<p><b>Prebbleton Specific Policies</b></p>	

<p>facilities for their intended or likely uses.</p> <p><b>Objective B4.2.3</b>  <i>The maintenance and enhancement of amenities of the existing natural and built environment through subdivision design and layout.</i></p> <p><b>Objective B4.2.4</b>  <i>That subdivision provides for variety and efficiency in its design, form and function.</i></p> <p><b>Policy B4.2.2</b>  <i>Ensure any allotment created by subdivision (including any balance allotment) has the services, facilities and characteristics appropriate to the proposed likely use of the land.</i></p> <p><b>Policy B4.2.3</b>  <i>Ensure any new allotment on which a building may be created has all of the following features:</i>  <ul style="list-style-type: none"> <li>– Access to sunlight;</li> <li>– Adequate size and appropriate shape for a building platform;</li> <li>– Adequate size and shape for outdoor living space in Living zones or car parking and storage space in Business zones; and</li> <li>– Easy and safe access for motorists, pedestrians and cyclists.</li> </ul> </p> <p><b>Policy B4.2.4</b>  <i>Encourage the retention of natural, cultural, historic and other features within a subdivision and for allotment boundaries to follow natural or physical features, where it maintains the amenity of an area.</i></p> <p><b>Policy B4.2.5</b>  <i>Ensure any temporary, adverse effects from the preparation of land for subdivision or installing utilities, are avoided, remedied or mitigated.</i></p> <p><b>Policy B4.2.10</b>  <i>Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.</i></p> <p><b>Policy B4.2.11</b>  <i>Encourage subdivision designs within Outline Development Plan areas to provide for a variety of section sizes that are designed to cater for different housing types.</i></p>	<p>This will be provided at the specific design stage, but given the site's relatively flat topography, and ideal location on the edge of Prebbleton, and likely adjacent to an extended domain, Objective B4.2.3 is able to be achieved.</p> <p>While subject to specific design, which would be undertaken as part of the development of an ODP or subdivision layout, the site certainly lends itself to providing an appropriate design form and function taking into account potential future pedestrian linkages and the rural character of the Township.</p> <p>Services to enable the development of the site for rural residential purposes, are available from the reticulated system, and specific engineering work would be required to ensure the most appropriate and cost effective methods of providing these is achieved. The sites location, adjoining the urban extent of a township ensures service provisions can be extended, rather than the need to create new services.</p> <p>The redevelopment of the Site for rural residential purposes will ensure larger allotments consistent with the L3 zone, and will provide for the features listed in Policy B4.2.3. Also the location of the site adjoining a potential extension to the domain will provide for safe access for pedestrians and cyclists in particular.</p> <p>The site does not include any specific identified features, other than the transmission lines which bisect the Site.</p> <p>Appropriate sediment control protocols will be required to be established as part of the subdivision of the site, this is likely to include avoiding sediment laden water entering a water body, and ensuring dust nuisance is kept to a minimum.</p> <p>While subject to specific design, it is likely that the site will achieve this. The site is located close to the centre of Prebbleton, ensuring access to public transport and community infrastructure. The potential new domain between the site and the Township centre will provide opportunities for walking and cycling.</p> <p>The proposal seeks rural residential development specifically, and is therefore limited in the minimum allotment size available, however allotment sizes are anticipated to range with typical rural residential allotment sizes to provide variety and to take into account the transpower lines on the site.</p>
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## Growth of Townships – SDC Objectives and Policies

The following relevant objectives and policies have been considered with respect to redevelopment of the Site to provide for rural residential sections:

Policy Objectives and Rationale	Information to be sought by the Council
<p><b>Residential Density</b></p> <p><b>Objective B4.1.2</b> New residential areas are pleasant places to live and add to the character and amenity values of townships.</p> <p><b>Policy B4.1.2</b> Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones.</p> <p><b>Policy B4.1.3</b> To allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they will achieve the following:  <ul style="list-style-type: none"> <li>– A compact township shape;</li> <li>– Consistent with preferred growth options for townships;</li> <li>– Maintains the distinction between rural areas and townships;</li> <li>– Maintains a separation between townships and Christchurch City boundary;</li> <li>– Avoid the coalescence of townships with each other;</li> <li>– Reduce the exposure to reverse sensitivity effects;</li> <li>– Maintain the sustainability of the land, soil and water resources;</li> <li>– Efficient and cost-effective operation and provision of infrastructure.</li> </ul> </p> <p><b>Policy B4.1.7</b> Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500m<sup>2</sup> and in the Living 3 Zone at the lesser of 10% or 500m<sup>2</sup>, unless any adverse effects on the spacious character of the area will be minor.</p> <p><b>Policy B4.1.9</b> Avoid erecting more than one dwelling per site in low density living (Living 2 and 3) Zones.</p> <p><b>Policy B4.1.11</b> Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):  <ul style="list-style-type: none"> <li>– Retaining existing trees, bush, or other natural features on sites; and</li> <li>– Landscaping public places.</li> </ul> </p>	<p>The development of the Site will be subject to a design phase which will include the generation of an ODP for the Site, particularly if there are multiple ownerships involved. However it is anticipated that the resultant development will be a pleasant place to live, and will add to the rural character and amenity of Prebbleton Township.</p> <p>At densities of 1 – 2hh/ha the rural residential area would have a significantly lower density than L1 zones.</p> <p>The site is on the edge of the township ensuring it provides a compact shape. It will be possible to provide smaller sections closer to the existing living environments with larger sections along rural boundaries to maintain a distinction between rural and township areas. The Site is on the south eastern side of Prebbleton, and away from Christchurch City and other Townships. Living 3 sized sections will reduce the exposure to potential reverse sensitivity effects by reducing the potential number of neighbours an existing rural activity will be subject to. The location of the site adjoining the urban limits of Prebbleton will ensure land, soil and water resources are utilised in an appropriate manner, and the provision of infrastructure is cost effective.</p> <p>Any future development of this site will be subject to site coverage limits or a resource consent will be required and matters addressed at that time.</p> <p>Any future development will be subject to the Living 3 zone rules which set out the number of dwellings per site. Any compromise to these rules will have to be achieved via a resource consent where the individual merits will be assessed.</p> <p>While specific design of any future development of the site will have to be considered in light of Policy B4.1.11, the site is of sufficient size and location to provide enhancement to aesthetic values of Prebbleton.</p>
<p><b>Subdivision of Land</b></p> <p><b>Objective B4.2.1</b> Subdivision of land for various purposes is recognised and provided for.</p> <p><b>Objective B4.2.2</b> New allotments created have appropriate characteristics and</p>	<p>In this case the subdivision of a variety of L3 sized allotments will provide for development for rural residential purposes.</p> <p>The new allotments will have the intended use of rural residential allotments, and will be of a suitable size and shape to facilitate this use.</p>



## **Appendix C – Assessment Against Prebbleton Structure Plan and SDC objectives and Policies relating to Growth of Townships**

### **Prebbleton Structure Plan**

The Prebbleton Structure Plan 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 Rolleston Structure plan pre-dates Plan change 17 (since been withdrawn) and the Rural Residential Background Report, which is the previous version of the current RRS. The proposal is located on east 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

It is our understanding that since the writing of this structure plan many of the sewer connection issues have been resolved with development of a new treatment system near Rolleston.

The specific design of the site will need to ensure a sensitive rural/urban boundary is achieved. This could possibly be achieved by providing smaller sections closer to the centre of the Township, and larger sections on the rural side, and as well as consideration of boundary treatments to ensure a rural aesthetic is achieved.

The site is located adjoining an area identified on the structure plan map as potential future domain extension. It is the Trust's understanding that this has progressed to becoming a reality in the near future. This will provide a distinction between the urban areas of Prebbleton and rural residential development on the site. Additionally this will provide for suitable opportunities for walking and cycling between the site and the township centre.

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)		potentially liquefaction zone and with the DBH TC rated zone, site specific investigations and appropriate remedial actions will be necessary as part of any future development.
<b>Environmental, cultural and heritage values</b>		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Tree located on Ladbroke 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 (Over 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 Treants Chilcote KM (H208) (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 I and II land, as is most of the land around Prebbleton but Given the site's location adjoining the urban boundary and the relatively small size of the individual titles, it is considered such a loss will have a minimal effect to the District's productivity.
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 8)	SS	Investigations will be required at the time the site is developed, and any appropriate remediation carried out prior to development 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 eastern boundary of the Township
<b>Strategic infrastructure</b>		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the 6Waters Activity Management Plan and Transportation Activity Management Plan)	C	Achieved – the site location adjoining the township ensures reticulated services can be provided.
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 6: Transpower high voltage transmission lines, Oxley electricity substation on the southern outskirts of Prebbleton (OR11), Shands Road cemetery (D172), SH1 four-laning and CMS2, Ladbroke Primary School (ME22) and Broadfield Primary School (ME17)	C	Achieved – specific design around the Transpower lines provides an opportunity to create a suitable planning solution which avoids any adverse effect on the efficient operation of the Transpower Infrastructure.
<b>Natural hazards</b>		
Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains Flood Areas and associated land drainage issues (including drains, springs and waterways) (see Appendix 2 – Map 15)	SS	While part of the site is included in the area identified as high groundwater, specific engineering design and appropriate management will ensure that development of rural residential development will not have an adverse effect on ground or surface water or create a flood risk.
Avoid locations where liquefaction and lateral spreading was	SS	Part of the site has been assessed as being within the

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		
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 an eastern extent to the township, reducing further impacts on services, beyond the site.
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 Hamptons 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
<b>Rural character and productivity</b>		
Support localities 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 no intensive farming activities in the vicinity of the site.

between urban and rural residential activities to limit peri-urban sprawl		urban and rural residential activities.
<b>Landscape values</b>		
Discernibly logical boundaries determined by strong natural or physical features	C	The domain extension, Tosswill Road and the Transpower lines provide logical boundaries for 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 site is on the east 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	A relatively small rural residential node of 45 lots is proposed. The small size will avoid any potential for cumulative visual effects of a large number of rural residential lots.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	SS	Specific design would ensure that consideration of these constraints is made.
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	The specific design of the site, coupled with the site location on the edge of the urban limits, will ensure that a degree of 'ruralness' is achieved.

<b>PREBBLETON ENVIRONS STUDY AREA CRITERIA</b>		
<b>Urban form and growth management</b>	<b>Critical or site specific matter</b>	<b>Proposal site</b>
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	C	Achieved

		Site, preclude this area from being an obvious residential growth path. If Prableton is to maintain the character of a village with a compact and walkable form (as discussed in paragraphs 57-58 of Environment Court decision C72006), then there are limited appropriate residential growth paths. Significant further residential growth to the east would not maintain a compact urban form.
Support locations that directly adjoin and are able to consolidate with Townships and residential Priority area to support the provision of economically viable infrastructure and to promote social cohesion and ready access to recreational, employment and other services established within Townships	C	The proposal adjoins the urban limits to the west and south-west of the site and is appropriately able to consolidate the Township which is part of 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 enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved.	SS	The site can accommodate 1 – 2 h/ha with a range of section sizes. The shape and location of the site will enable specific design to ensure anticipated rural residential form, function and character will 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.	SS	The site is not located in an area that is likely to compromise the quality of ecosystems or indigenous biodiversity or adversely affect the important cultural features of these criteria. Particular care when considering stormwater management will ensure water quality and quantity is not compromised.
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries	SS	The use of Tossell Road and the potential new domain extension will provide for a definitive boundary between

<b>Port Hills</b>		
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 site will potentially adjoin an extension of the domain, and will support this infrastructure in particular.
Not give rise to significant adverse reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure	SS	There are no practices which result in objectionable noise or odour at present on land adjoining the Site and therefore 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	There are no known areas of significant vegetation or habitats of significant fauna 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	There are no known sites identified on the site.
Avoid adverse effects on existing surface water quality	SS	While stormwater management has not been designed for the Site, the Trust is confident that appropriate stormwater management will ensure that any potential effects on surface water quality will be avoided.
Integrate into, or consolidate with, existing settlements	C	The proposal is located adjoining the Urban limits of Prebbleton, both to the west of the site and immediately across Tasswell Road, and is therefore able to consolidate with 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 required to be developed and will ensure the form of development does not have the character of being in transition to full residential forms of development.
Rural residential form, function and character		
Avoid locations that are obvious residential growth paths	C	The Transpower lines running broadly north-south, between Hodgson and Tasswell Road, including within the

## Appendix B – 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

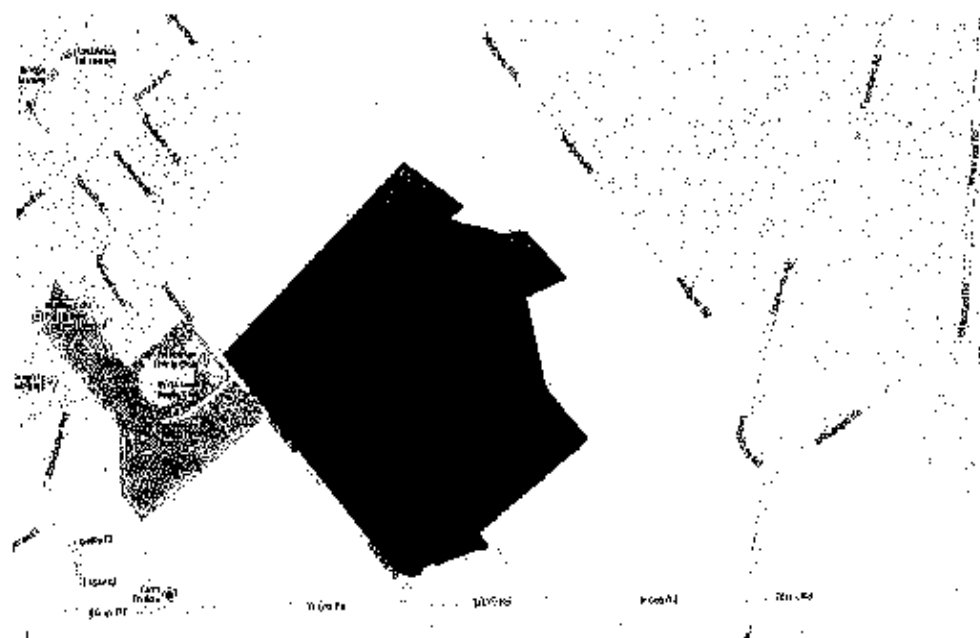
**SS** = Site specific issues that require detailed assessments and contextual analysis to determine how any identified potentially adverse effects could be avoided, remedied or mitigated

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

Generic Criteria	Prebbleton	Proposed Site
<b>Chapter 6 of the CRPS (LURP)</b>		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside of identified priority areas
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal	C	Adjoins the urban limits of Prebbleton along its eastern side, and runs along Tossell Road, through which services exist. Although investigations will have to determine the most economic method of providing such services the Trust is confident the site 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	Access to rural residential lots will be from new roads located within the development.
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	NA	This criteria does not apply to this site.



## Appendix A – Map of Elle Subject to Submission



**BASELINE**  4

township. This further confirms that this Site is appropriate for development. Copies of these decisions are attached as Appendix D to this submission.

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 this submission establishes that the use of the Site for rural residential development is an efficient use of land and infrastructure which does not limit future urban growth, and does not create adverse effects with surrounding rural land.

#### **Relief Sought**

That SDC adopt the Draft RRS as the Final RRS but amended to include land covered in this submission as a location for rural residential development, and include any consequential amendments to accommodate this.

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**

Pandora Trust considers that its land, in conjunction with other land set out in this submission, is ideally placed adjoining Prebbleton to be developed as rural residential. The Site can be accommodated with reticulated services, has willing landowners with aspirations to rezone the land for rural residential activity (for the most part), is located so as to be integrated with the Township, provides for a consolidated Township shape, and creates a logical and discernible boundary to the proposed rural residential location relating to the proposed domain extension, and the Transpower lines.

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



Anna Mackenzie (Flora Aston  
Consultancy Ltd), on behalf of  
Baseline Planning Ltd

4. Signed:..... 3 March 2014

5. Address for service of submitter:

Postal Address: C/- Baseline Planning Ltd PO Box 100, Leeston 7656  
Telephone: 03 3248206  
Email: john@baselineplanning.co.nz

In this case the site subject (as shown in Appendix A) ('the Site') is located adjoining the urban limits of Prebbleton Township, which will ensure that appropriate connections to reticulated services can be made economically.

The Site is located on the boundary of Prebbleton Township, is across Tosswill Road (to the north-east) from an area with a Living 1A zoning (density of 8 hh/ha), and adjoins the urban limits to the west set under the LURP provisions. This ensures that the Site can be integrated with the existing Township, and will not undermine the consolidation principles of the LURP, Canterbury Regional Policy Statement, Selwyn District Plan, or the Draft Rural Residential Strategy.

The location of Transpower lines within the Site could potentially be viewed as a significant constraint on the development of this site, however appropriate design in accordance with Transpower standards will ensure some development around the lines could be achieved. The maps appended to the Draft RRS do not indicate any other significant constraints to development of the Site to rural residential densities.

Pandora Trust owns the 9.92ha block that would form the outermost edge of the Site (from the centre of Prebbleton Township). It is the Submitter's intention to work with Council to develop an Outline Development Plan for this area, including the land on the northern side of Tosswill Rd closer to the new Urban Limit of Prebbleton. This will enable a cohesive and integrated development over the various land parcels and therefore Council can have the confidence that this area will be developed in an integrated manner, bringing forward rural residential allotments to the market to meet the demand for such sections. In addition, it is the Submitter's understanding that some of the land contained in this area is being considered for purchase by SDC for the purpose of extending the Prebbleton domain and providing additional stormwater treatment. This would effectively provide additional community infrastructure in close proximity to the Site and could be incorporated easily into an ODP.

Overall it is considered that the Site meets the identified pre-requisites and represents a suitable area to be rezoned rural residential. The development of the Site would provide an appropriate buffer of lower density sections (1 – 2 hh/ha as set out in the Draft RRS) between the existing urban limits and the Rural Inner Plains zone where densities are more typically around 4ha with some existing smaller lots in the 2-4 ha range.

Additional consideration of the Site with respect to the Prebbleton Structure Plan, and the Selwyn District Council Objectives and Policies relating to the growth of townships has been made in Appendix C to this submission. This outlines that the Site is suitable for rural residential development.

Furthermore, in Environment Court Decision ENV C007 – 2006 Selwyn District Council v Bales and others, Judge Smith sets out at paragraph 53, that he considers the eastern extent of Prebbleton to be located approximately along a line from the junction of Tosswill Road and Trices Road, north to meet Hodgins Road, which includes most of the land subject to this submission as being within the Prebbleton boundaries. In a subsequent judgement (ENV C118 – 2008) Judge Smith goes on to approve a map for inclusion in the District Plan showing the Site subject to this submission within residential boundaries for the

**Submission on The Draft Rural Residential Strategy**  
**3 March 2014**

**Submitter:** Alastair Joyce  
 184 Trices Road  
 RD4 Christchurch, 7674  
[abj184@gmail.com](mailto:abj184@gmail.com)

I support the need for providing alternative zoning for those who want a lifestyle block smaller in size than the 4 hectare minimum Rural Inner Plains zone. However I oppose the proposal that Living 3 Rural Residential zones should be the sole method to provide this and as such oppose in part the draft rural residential strategy. My submission relates to the Prebbleton area only.

It is clear that a huge amount of time and ratepayer money has already been absorbed firstly with PC17 where Council initiated zones were provided (Land Owners were given the opportunity to submit areas for consideration) This should have resulted in a robust process to finalise what were to be the first living 3 zones. Proposed PC17 was withdrawn and replaced with proposed PC32, one of the reasons being that Chapter 12A limited the number of rural residential lots in the foreseeable future. Reverting back to a first in basis was the major difference. The submissions received included opposition to options offered.

This Draft Rural Residential Strategy includes possible initial Rural Residential zones and includes some of areas council initiated with PC17 where no privately requested plan changes have been received, but not all. The previously proposed zone in Prebbleton has not been included, if the original selection criteria were robust there seems no logical reason for any change and this should be reinstated as an initial possible Rural Residential zone. There was a weak southern boundary to this and my original submission to PC17 had asked for this to be extended using a strong road/stream boundary as the southern limit. There can be the option of deferral of part of this available. I objected to a complete move away from Council initiated zones with PC32 as it is effectively going to revert back to what was never satisfactory before. This area is already classified as TC2 land. This is no reason for this land not to be included as there are compelling reasons that this could be the most suitable for lower density rural residential or similar subdivision:

- a) Slower draining land which retains soil moisture most suitable for horticulture and residential gardens as less irrigation required, saving the water resource
- b) It is closer to the centre of Prebbleton than the two areas where private plan changes have been submitted
- c) There is a proposed reserve extension into this area and if this proceeds it would be logical to expect some form of rural/residential to surround this.
- d) Modified layout would overcome any possible conflict of interest with Transpower. The areas surrounding transmission towers would be ideal for storm water retention areas and/or the larger lot sizes
- e) There are already a high proportion of rural residential size properties along Trices Road (only two properties meet the present Rural Inner Plains zone minimum of 4 hectares.)
- f) There is certainty as to requirements for building foundations. TC2 and even TC3 land seems ideal for providing the best solution for cost effectiveness in lower density areas. It should ensure uptake is a considered choice rather than just because other areas are all that are available.

However there are many barriers to meeting the proposed desired objectives wanted from rural residential zones. My objection to Living 3 rural residential as being the sole means to provide smaller than the present Inner Plains four hectare minimum is based on the following:

- a) The strategy gives much emphasis on fencing. While this can be achieved with the initial presentation of area it is logical to accept that individuals will have reasons to alter this including the need for shelter, security, etc. On the open plains of Canterbury it is accepted that the open vista is the first to disappear as households are established via shelter belts, high barrier fencing, etc. We see many of these options even in Outer Plains zones areas. Individuals will have their own tastes on the result they want, this is clear from areas such as the Aberdeen, Kingcraft, Stonebridge, etc. The initial standards are changed to suit. In short planning will not control long term outcomes.
- b) There does not appear to have been any specific research done on whether the demand for smaller than 4 hectare rural use areas is best met within a mixture of residential area. Has the uptake of the larger 1-2 hectares lots in subdivisions such as Aberdeen been because that was all that was available?
- c) The 1-2 households per hectare average is very broad, this should more specific.
- d) There are considerable opportunities for reverse sensitivity or conflict by only providing rural residential zones for those who want to use the larger lots for farming activities. These include objection to animal noise & odour, dust & agricultural machinery noise.
- e) To achieve a better outcome the larger 2 hectare lots need to be separated from the smaller large residential purposes only lots. If this cannot be achieved within a rural residential zone then provision for subdivision of inner plains areas within a specified proximity to townships should be provided with another zone designation. The split between 2 households per hectare to one per 4 hectares is too large in these areas. It has been established that many of these within proximity to high growth areas such as Prebbleton are no longer utilised as intended for varying reasons including being tied closer to the urban proximity. A separate zone would assist in overcoming the issues around private plan change applications when there is no compromise for proximate areas not included.
- f) While a point has been raised that Subdivisions such as Kingcraft has impeded the possibility of infill to residential there it should be noted that within Christchurch City there are areas such as Fendalton where there are still very large lot sizes. Having this mix helps maintain a high socio-economic area, something Prebbleton needs to also retain.
- g) Urban sprawl is an issue and the LURP is addressing this with proposed infill around key activity centres. Prebbleton is not one of these but the desire to live there is high and this demand in and around Prebbleton has to both be met and managed to satisfy all interests.
- h) The requirement to provide reticulated sewerage and potable water to all lots within a rural residential is both restrictive as to the layout of these zones and uneconomic. I have already submitted on PC32 that onsite sewerage treatment is very cost effective for larger lots. The resulting clear water can be used for irrigation and/or pumped off site to the reticulated system. Shared potable water from a private well is already utilised without issues between households on rural subdivisions now.

In summary I seek the following decision from the Selwyn District Council:

- Include the area of land proposed as a rural residential zone in PC17, Prebbleton area including the amendment as proposed in my submission to extend the boundary to Trices Road to the south and Prebble Drain to the east,  
or: provide a separate zone designation to better provide the around 2 hectare requirement as the buffer between rural residential and rural inner plains,  
or: allow resource consent application to subdivide to around 2 hectares in the rural inner plains zone within a designated area around townships.
- Investigate if the rural element of a rural residential zone is actually meeting the requirements of all who desire around 2 hectares.
- Remove the inflexibility for sewerage & potable water provision within rural residential zones.

I would like to be heard in support of my submission.

Alastair Joyce  
3 March 2014



# 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: 3<sup>rd</sup> March 2014

Clients: S and Z Crofts and J Williams

Prepared by: Anna Mackenzie

*Anna Mackenzie*

Date: 03/03/14

Reviewed by: Fiona Aston

*Fiona Aston*

Date: 03/03/14



## **SUBMISSION ON SELWYN DISTRICT COUNCIL'S DRAFT RURAL RESIDENTIAL STRATEGY**

To Selwyn District Council, [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
Attention: Craig Friedel, Strategy and Policy Planner

**Full Name of Submitter: S and Z Crofts and J Williams**

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:

### **Submitters**

The site subject to this submission ('the Site') is made up of two 4ha blocks in two different ownership on the western edge of Tai Tapu, south of Lincoln Tai Tapu Road, and immediately adjoining the township along Hauschilds Rd (see location plan and certificates of titles attached as Appendices C and D). S and Z Crofts own the southern of these two blocks, while J Williams owns the northern block. The entire 8ha area is currently zoned Rural Inner Plains.

### **Background**

Detailed design and servicing investigations have led to the development of a conceptual subdivision plan for the Site to provide for 16 rural residential allotments at densities of approximately 2hh/ha. A copy of the concept design plan and the potential servicing options for these 16 allotments is provided in Appendix A to this Submission.

Features of this design include:

- Smaller sections along Lincoln Tai Tapu Road which utilise existing vegetation to provide privacy and screening.
- Larger sections at the rear of the site, with houses clustered around laneways to provide open spaces to enable continued rural outlook for residents opposite the site on Hauschilds Road.<sup>1</sup>
- Stormwater detention areas to provide for both functional infrastructure and increased amenity across the site, and to provide a natural buffer between dwellings and neighbouring rural land, avoiding any potential for reverse sensitivity effects.

<sup>1</sup> There are six existing residential properties along the developed portion of Hauschilds Road. Some are oriented to achieve an outlook towards the west over the adjoining land but several have existing planting which largely screens this view and/or are not oriented with indoor or outdoor living areas in this direction.

- Access is provided off Hauschlds Road (not the main Lincoln Tai Tapu Road) and utilises School Road for connections into the village centre.

#### **Rural Residential Strategy**

We support the RRS including the criteria for identifying rural residential sites (except for as discussed elsewhere in this submission) subject to the inclusion of the Site as a suitable site for rural residential development.

An assessment of the Site has been made against the criteria of the Draft RRS and is attached in Appendix B. This clearly demonstrates that the Site is suitable for rural residential purposes.

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 for the following principal reasons:-

#### ***Servicing***

The attached servicing report (Appendix A) sets out that the Site can be economically service with reticulated water and wastewater services.

#### ***Integration***

The location of the Site adjoins the existing village of Tai Tapu, and is located such that efficient pedestrian, cyclist and vehicle access to the centre of the Tai Tapu village can be made via School Road. The inclusion of the Site as a rural residential development is able to be integrated with the established township and promotes the urban consolidation principles of the LURP, CRPS, SDP and RRS13.

#### ***Urban consolidation and intensification principles***

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. This sets out urban intensification targets as a potential of overall urban growth over the period to 2028 (see Appendix E).

Rural residential development meets a different market demand to urban residential development with those seeking large rural residential lots more likely to purchase 4 ha lots rather than urban sized lots if there are no suitable rural residential lots available. There is one existing L2A zoned area at Tai Tapu adjoining the Halswell River which has been zoned for some time but remains undeveloped. It is subject to constraints which do not apply to the

subject site, including an existing intensive farming buffer (see Map 9 of the RRS), recorded flood sites (Map 16) and post-earthquake lateral spreading buffer along the Halswell River (Map 20).

#### *Constraints*

As set out by the servicing report and the Concept design plan attached in Appendix A, the site is not affected by any constraints which cannot be dealt with through engineering and design. It is noted that the site is located in a high groundwater zone, for which appropriate engineering solutions will ensure appropriate stormwater management, and avoidance of any flooding or ponding risk. The site is significantly 'higher and drier' than other parts of Tai Tapu including the existing undeveloped L2A zone. The northern part of the site is zoned TC3 but the geotechnical report attached in Appendix G can be appropriately mitigated for rural residential development.

#### *Owner aspirations*

Both of the owners of this site wish to proceed with the development of this site for rural residential purposes as soon as it is confirmed as a rural residential location in the RRS, including the Crofts developing one of the sites in the southern block as their own family home (they currently live opposite in Haukechids Road). They will pursue rezoning for rural residential purposes and seek that this be achieved in collaboration with the Council, and in the most efficient and effective manner, including potentially under streamlined CER Act processes.

#### *Amendments to RRS*

Notwithstanding the above general support for the RRS location criteria, we oppose the wording in the RRS location criteria under 'Rural residential form, function and character' which specifies a rural residential lot size range of 3000m<sup>2</sup> – 2 ha lots. There will be circumstances where lots around 2000m<sup>2</sup>-2500m<sup>2</sup> are suitable and can still achieve the degree of 'ruralness' and 'openness' anticipated for rural residential areas. Generally this will be where there are clusters of residential activity with a high level of open space surrounding and/or where they adjoin higher density development on one boundary and are an appropriate transition at the boundary between urban and rural forms of development. We seek amendment to this wording as set out in Appendix F. In the event that detailed geotechnical investigations indicate that a 150m no dwelling setback is required from the Halswell River (which is considered to be highly unlikely as the geotech letter attached as Appendix G considers mitigation is possible), the upper proposed rural residential cluster may need to be included as part of the middle cluster, subject to appropriate design elements to maintain 'ruralness' for all lots. Under this scenario, some of the lots may need to be around 2500m<sup>2</sup> but will have rural outlook to large open spaces surrounding, including the central stormwater management area.

#### *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 this site for rural residential development has been demonstrated 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. A total of only 16 rural residential lots are proposed, which is consistent with making "limited" provision for rural residential development.

#### Relief Sought

- 1) That SDC adopt the Draft RRS as the Final RRS subject to including the site subject to this submission being included as a location suitable for immediate rural residential development and the amendment to the RRS criteria as set out in Appendix F; and
- 2) any consequential changes to give effect to this submission; and
- 3) That in relation to Action 18 of the LURP, SDC recommend to the Minister of Earthquake Recovery that the Site 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 Submitters consider that the Site meets the criteria set out in the RRS for sites suitable for rural residential development, including criteria specific to Tai Tapu.

As noted in the criteria, Tai Tapu has a *"discrete and rural town character and rural outlook"* which should not be undermined by any proposed rural residential development. Great care has been taken, utilising the skills of a recognised and experienced local design expert, to develop a concept design for the Site which respects and builds on the special very high amenity character of the existing township.

Further significant residential development outside existing zoned areas at Tai Tapu is constrained by the lack of additional wastewater connections, given that Tai Tapu is outside the area covered by the Eastern Selwyn Sewerage Scheme. A servicing solution for the Site has been developed in consultation with Council Assets staff involving overnight storage and pumping outside peak hours, which ensures the development will not 'offend' the existing service agreement with Christchurch City relating to Tai Tapu.

The Site is located adjoining the existing township and can make cost effective and efficient connections to services, and the Site will provide appropriate sections to meet the market demand in this area. The Site meets the criteria of the RRS, and its development for rural residential purposes is appropriate in the context of the provisions of LURP, 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](mailto:fiona@fionaaston.co.nz)

## **Appendix A – Concept Design Plan and Servicing Report**

File No 32571

28 February 2014

Selwyn District Council  
PO Box 90  
ROLLESTON 7643

Dear Sirs,

#### **TAI TAPU – HAUSCHILDS ROAD RURAL RESIDENTIAL DEVELOPMENT – PRELIMINARY SERVICING**

This letter summarises the preliminary servicing options for a 16 lot rural residential development on Hauschields Road in Tai Tapu (Lot 1 and Lot 2 DP 436571). This letter is intended to support a submission by the applicants to the Selwyn District Council's (SDC) draft Rural Residential Strategy.

There are three Strategic Infrastructure considerations listed in the draft Rural Residential Strategy, each consideration is discussed below.

#### **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*

##### High Pressure Water

There is a 100 mm uPVC main in Hauschields Road that can likely provide suitable high pressure water reticulation to the development. During detailed design the high pressure water network will be designed to supply each residential lot with a high pressure water connection along with fire hydrants in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.

##### Stormwater Runoff

Stormwater will be managed within the applicant's site. The concept design shows an integrated stormwater management system which will be designed to provide treatment and flow attenuation during detailed design. An Environment Canterbury (ECan) stormwater discharge consent is likely to be required for the development and would be obtained by the applicant at the time of subdivision consent. The design and performance criteria for the stormwater management system will depend on the requirements of the ECan discharge consent.

##### Roading

New rights of way can be constructed off the existing Hauschields Road formation and will be designed and constructed in accordance with SDC's district plan requirements. The concept design shows one option for the layout of the rights of way.

### Reticulated Wastewater

As noted in the draft Rural Residential Strategy consideration Tai Tapu is not connected to SDC's ESSS. The current agreement between SDC and the Christchurch City Council (CCC) allows for a maximum annual volume of 80,000 m<sup>3</sup>/year with a peak flow of 7.5 l/s. There are currently 279 lots allocated for connections within Tai Tapu<sup>1</sup>.

Based on SDC's Engineering Code of Practice (ECOP) Section 6.4, the 279 allocated lots will have an average flow 1.92 l/s with a peak design flow of 9.8 l/s. This equates to approximately 60,500 m<sup>3</sup>/year of sewerage.

The applicant proposes to utilise a low pressure sewer system which will incorporate an enlarged onsite tank, e.g. an Ecoflow 2014IP tank. The pumps are proposed to pump only during off peak times and utilise the enlarged tank for storage during other times and therefore will not increase the peak flow from Tai Tapu. The optimal off peak time would be determined in consultation with SDC's asset management team. This would ensure the peak flow aspect of SDC's agreement with CCC is not breached.

With the proposed addition of 16 rural residential lots the total volume discharged per year is approximately 64,000 m<sup>3</sup>, which is still below the volume limit mentioned above. In combination with the off peak pumping the proposed 16 rural residential lots would have a less than minor effect on Tai Tapu's sewer reticulation.

Each of the onsite tanks would discharge into a common low pressure rising main which would be vested as a council asset. The rising main would discharge into an appropriate gravity reticulation sewer manhole determined during detailed design. The onsite tanks and associated pumps would remain under private ownership.

*A significant constraint to development in Tai Tapu is that no connection to the ESSS is planned and Christchurch City Council has no further connections available to the Bromley wastewater treatment plant*

The response to the Reticulated Wastewater consideration above demonstrates that an economic solution to this constraint currently exists.

*Avoid locations that may undermine the efficient operation of the strategic infrastructure referred in the District Planning Maps and the associated Study Area Maps contained in APPENDIX 2 - Map 9*

The proposed development area does not undermine the strategic infrastructure in Tai Tapu.

<sup>1</sup> Email correspondence with M. England, Strategic Asset Manager, Selwyn District Council  
 \\dop\jobdata\project\325132571 - Tai Tapu\140228\ Preliminary Servicing Report.docx



**Conclusion**

Based on the above information we believe that there are suitable solutions to the apparent development constraints for the applicant's land in Tai Tapu. The constraint identified in the draft Rural Residential strategy that no further connections are available to CCC's Bromley treatment plant can be managed by the use of a low pressure sewer system with extended duration storage tanks and off peak pumping.

It should be noted that the above assessment is based on the information available at the time of writing and that no detailed design has been undertaken for the proposed development. We expect that further investigation is required to confirm the economic viability of the development based on current market conditions.

If any clarification is needed of the above, please don't hesitate to contact the undersigned.

Yours faithfully  
**DAVIS OGILVIE & PARTNERS LTD**



**JEREMY REES**  
Senior Civil Engineer  
BE Civil (Hons) CPEng MIPENZ

E-mail: [jeremy@do.co.nz](mailto:jeremy@do.co.nz)



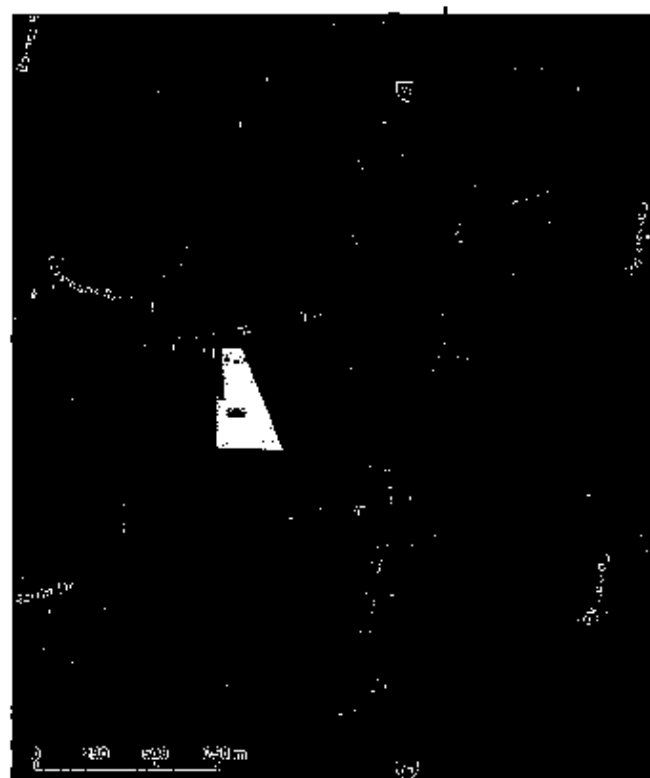
**Yol. Shengli Park**

**Yol Yaghi Township**  
 A landscape of the intersection of historical Shirvan and the Chaharmahal-Bakhtiari road, Yol Yaghi is central to the township's village character. It features the 'village centre' with several small houses and the local school.

There are two dedicated near-LTA and L2/L3 ports for a limited amount of external growth within the urban block of 'old' L2. The L2/L3 ports complete the standard residential development of approximately 12 to 15 dwellings for the combined village footprint. The L2/L3 also provides the opportunity for a limited amount of land reformation at the far northern edge of the township. The prepared site line within this defined urban limit of the township's edge is shown in the length of boundary line and "hugging" the township's township.



Formerly, knowledge of the township is still shared with people in performing their brokade. Household brokade is the rural environment of there and therefore either spoiled or undisrupted. From the dense building infilling into the adjacent rural or village. The process of development will create a more appropriate to reality in the process of rural to village and rural with the concern about news on sustainable will still maintain the rural culture.



## KEY

-  extent of planned residential  
 golf course / recreation / sports  
 proposed rural residential development  
 Tai Tapu town centre  
 Tai Tapu primary school  
 golf course links Tai Tapu township  
 rural dwellings and farmhouses  
 major roads  
 local roads

## Rural residents left and George's friends

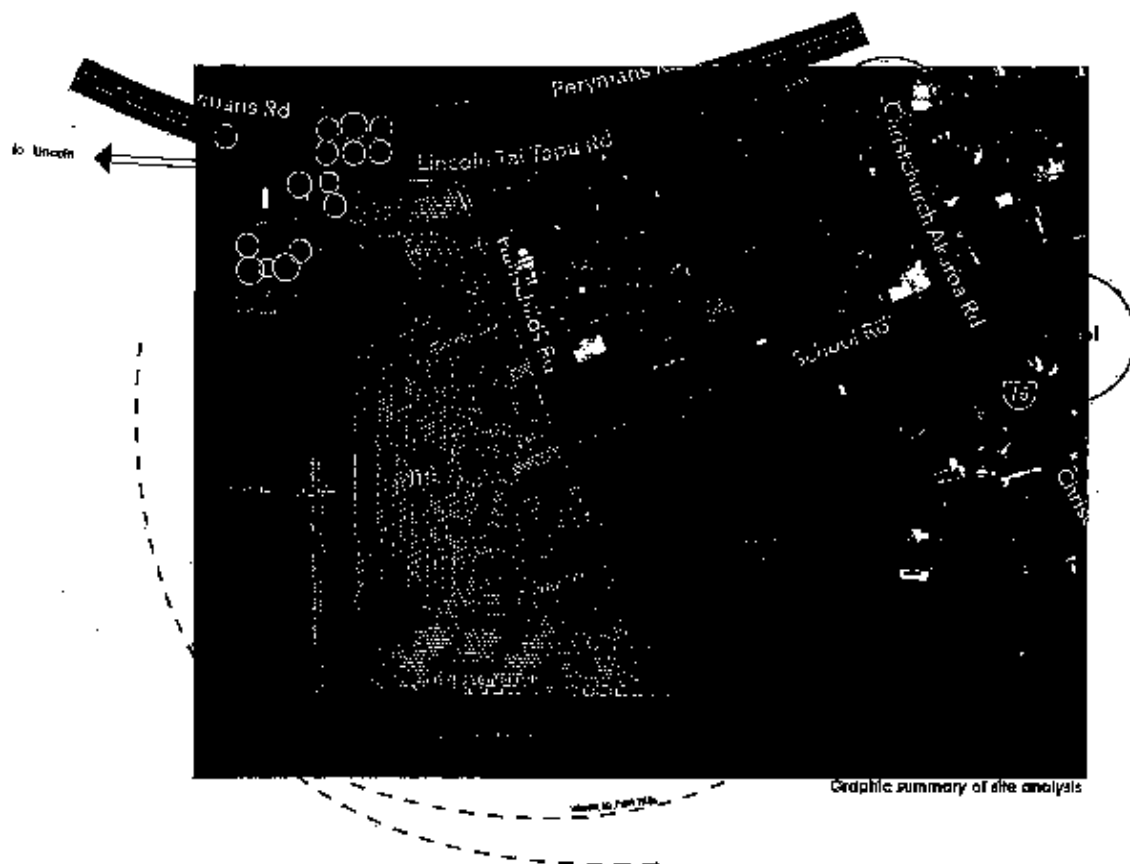
**Junco Residence and George Jacobs**  
There are several farm houses located on lots of varying sizes along the road appropriate to Tai Tapu. They are often well surrounded by either bush and established vegetation or having a similar pattern to the majority of rural residential development in Canterbury.  
The proposed subdivision and development of lots 1 and 2 would not be considered to represent the proposed future housing pattern of rural residential development on a site which is adjacent to all other rural residential lots. It is noted that the risk of gradual encroachment by Lincoln or other rural residential areas along the Lincoln Tai Tapu Road, the proposed development connects directly onto Haunui Road and only has a very minor frontage to Lincoln Tai Tapu Road which will be landscaped.

The proposed development is relatively small and is keeping with the unique character of 'al' Baput. The 8 lots have been divided into 4 development groups and 3 clusters which allows for a greater openness to the surrounding landscape, whilst maintaining a natural character for existing neighbours and creating a natural environment that respects the overall character of the area.

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**Gateways**  
3 gateways along the main approaches to Toli Toli have been identified by the OIAI Rural Residential Strategy as linkages from the rural environment into the township and around the village a hierarchy of Toli Toli is defined and projected, the proposed development forms part of this western gateway which is framed by mega settlements and the building structure of the halauwalewa and aroki.





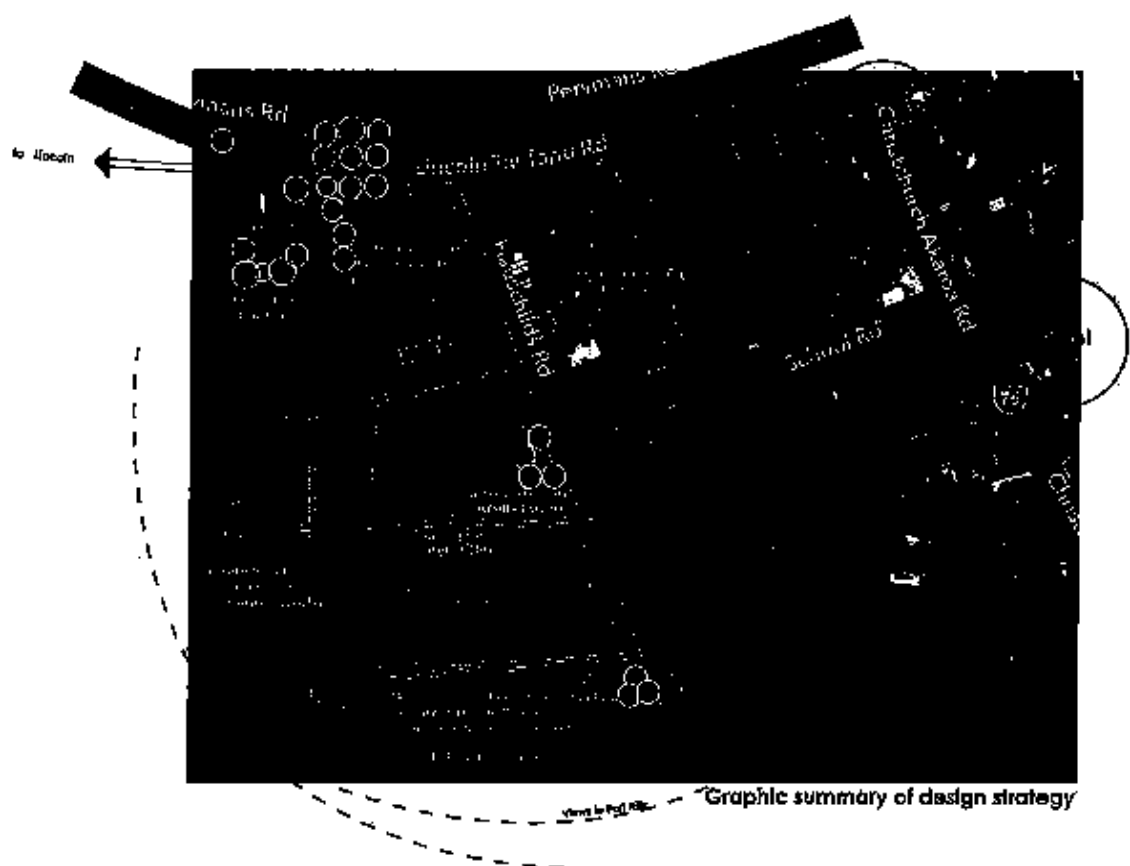
a+urban  
URBAN DESIGN  
LUXURY DESIGN

PROJECT LOCATION: 10  
100-100  
100-100  
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100-100

### Tai Topu Household Road Development

scale:  
date:  
designer/drawn:

not to scale  
27 Feb. 2014  
N.L. version 2



a+urban  
CREATING  
CITYSCAPES

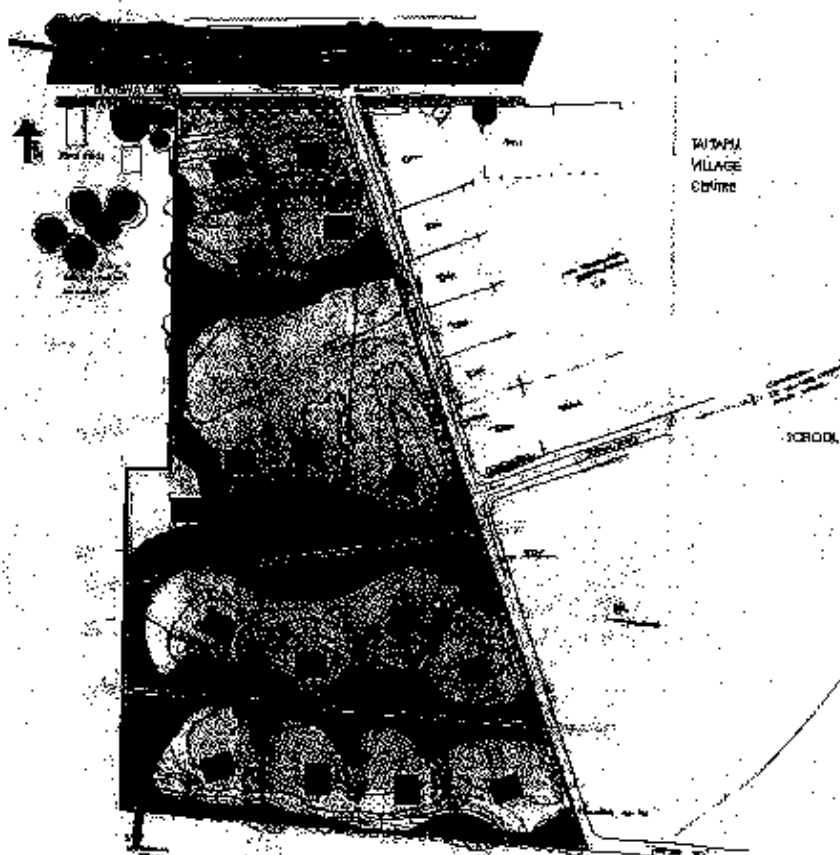
PROJECT LOCATION  
PROJECT NAME  
PROJECT TYPE  
PROJECT AREA

Tal Talu Municipal Road Development

scale:  
date:  
designer: a+urban

not to scale  
27 Feb. 2010  
1:1 scale

0+



**a+urban**  
STUDIO 100  
0700 001111

1. CONSULTATION  
2. DESIGN  
3. CONSTRUCTION  
4. COMPLETION  
5. HANDOVER

**Tot Tapu Naupia Road Development**  
Concept D

author  
date  
designer/drawn

ref. to code  
22 Feb 2014  
NL revision 2



#### Appendix B - Assessment Against RRS criteria for Tai Tapu

##### 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	Tai Tapu	Proposed Site
<b>Chapter 6 of the CRPS (LURP)</b>		
Located outside the identified priority areas for development and existing urban areas	C	The Site is located outside of identified priority areas
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal	C	The attached servicing report sets out that the Site 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	Access will be Hauschild Road and not Lincoln Tai Tapu Road
Avoid noise sensitivity activities occurring within the 60 dBA L <sub>90</sub> 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 the Site.
Avoid the groundwater recharge zone for Christchurch City's drinking water	NA	This criteria does not apply to the Site.
Avoid land required to protect the landscape character of the Port Hills	SS	This does not include land identified as required to protect the Port Hills
Not compromise the operational capacity of the West Melton	NA	This criteria does not apply to this Site.



<b>Military Training Area or Burnham Military Camp</b>		
Support existing or upgraded community infrastructure and provide for good access to emergency services	C	The development of the Site will not impede access for emergency services, and will not have an impact on existing community infrastructure.
Not give rise to significant adverse reversible sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure	SS	An appropriate buffer is proposed as set out in the concept design plan to provide separation from rural activities on neighbouring rural sites and a more appropriate transition into the productive rural landscape than the current 'sharp' boundary between rural and urban residential development. There are no existing intensive farming activities in the vicinity of the Site.
Avoid significant natural hazard areas, including steep or unstable land	SS	The Site is flat, and consideration of earthquake hazards will be made in conjunction with more detailed design of the Site. The Site is zoned Green TC2.
Avoid significant adverse ecological effects	SS	There are no known significant ecology in the area given the historical use of the Site for farming.
Not significantly adversely affect ancestral land, water, sites, wahi tapu and wahi tapanga to Ngai Tahu	SS	There are no known sites identified on the Site.
Avoid adverse effects on existing surface water quality	SS	The servicing report contains information on how the stormwater system will ensure that adverse effects on surface water quality will not occur.
Integrate into, or consolidate with, existing settlements	C	The Site is located adjoining the L1A zone to the west of Tai Tapu and is able to be integrated with and consolidate the village. The Site 'hugs' the western boundary of the existing township and the design concept provides for excellent connectivity to the existing village centre and school.
Development site supports the development of an ODP and is not seen as a transition to full residential forms of development	C	The design concept plan provides the basis for an appropriate ODP.
<b>Rural residential form, function and character</b>		
Avoid locations that are obvious residential growth paths	SS	There is no intended future residential growth path for Tai

		<p>Tapu. Further residential development outside existing zoned areas are not envisaged or planned for. The township is not a Key Activity Centre and SDC Intention is to essentially retain the existing high amenity 'small village' character and not provide for significant further growth. Tai Tapu is outside the area covered by the Eastern Selwyn Sewerage Scheme and there are no further wastewater connections available. The small scale rural residential development proposed in this submission is appropriate and feasible in this context for all the reasons outlined in the submission.</p>
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	<p>The Site adjoins the township and facilitates residential development (albeit at low, rural residential densities) on both sides of Haushild Road, rather than just one side, as provided by the existing urban zoning. This is a more efficient use of existing infrastructure. The Site is 500m from the centre of the township and is readily accessible via School Road. It is 400m from Tai Tapu school. The main access points to the site are located in close proximity to School Road which provides a strong connection to the village centre.</p>
Support locations that can sustain a mixture of housing densities ranging from 0.9ha 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	<p>A small rural residential node of just 16 lots is proposed. The concept design assumes that all lots will enjoy open outlooks with a high level of 'ruralness' as anticipated for rural residential areas in the RRS.</p>
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	SS	<p>The stormwater management proposal, as set out in the Infrastructure Report (Appendix A) will ensure that post development stormwater runoff (including at peak times) is not greater than the pre development state and that there will be adverse effects on water quality in the receiving catchment. There are no springs on the Site.</p>

Elasmere/Ta Waihora, springs and any associated mahinga kai sites.		
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit peri-urban sprawl	SS	The Site is a logical and appropriate peri-urban location for rural residential development at Tai Tapu. It relates well to the existing urban form, with the southern boundary following the existing southern boundary of residential boundary (undeveloped) on the opposite side of Hauechilde Road. The northern boundary is Lincoln Tai Tapu Road, the eastern boundary existing Living 1 zoning, and the western boundary follows cadastral boundaries. The design concept proposes a much more appropriate high amenity rural/urban edge on the west side of the township than currently exists which provides a more appropriate transition into the productive rural landscape beyond the site to the west and south. Currently the western town edge is ill defined with houses in-pairs turning their back onto Hauechilde Road and the rural environment as there is no transition, either spatial or landscaped, from the denser residential development to adjacent rural activities.
<b>Landscape values</b>		
Demonstrably logical boundaries determined by strong natural or physical features	C	The northern and eastern Site boundaries are defined by existing strong physical features - Lincoln Tai Tapu and Hauechilde Road respectively. The western boundary follows cadastral boundaries but is logical in location and extent to consolidate with the existing township and achieve a concentric urban form. The stormwater ponds have been located in the naturally occurring low points within the site creating a primary structure. They are located at the western end of the Site and in the middle area. Together with associated vegetation they provide a buffer between the residential and rural activities to the west and a natural boundary between the 3 rural residential clusters. The recently planted trees along the southern boundary function as

		a future shelterbelt and in combination with the stormwater ponds and southern swale provide a natural buffer and setback to the rural activities to the south.
Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch	SS	Achieved – the Site does not compromise the open space landscape character between Tai Tapu and other townships, or the around Tai Tapu. The concept design enhances the open space character at the western edge of Tai Tapu.
Protection of natural features, significant trees and vegetation	SS	There are no noteworthy natural features or significant trees or vegetation on the Site. However, the design concept maximises the existing features and qualities of the site. The layout of northern rural residential cluster retains the only established vegetation on the site and uses it to create a natural access point. The lots are smaller and more enclosed by the existing vegetation. The recently planted shelterbelt on the southern boundary will be retained and will function as a future shelterbelt and in combination with the stormwater ponds and southern swale provide a natural buffer and setback to the rural activities to the south.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	C	A small rural residential node of just 10 households is proposed which is of a size that avoids any potential for collective visual effects of intensified land use.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscapes Architect (see Appendix 1 RRS13)	SS	There are no landscape constraints to development on Map 2 of the RRS13 which affect the Site.
Locations to adjust Township boundaries to have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	C	A high degree of 'ruralness' will be achieved. Proposed house sites are deliberately clustered around private lanes/accessways keeping large areas of the site open to allow rural outlook and to accentuate the open space character of the site and surrounding rural landscape. The layout enables a good outlook for all lots either over rural land or open spaces and generous stormwater ponds within the site. Household Road retains its rural character with simple interventions only at intersecting points (see design concept in Appendix A for

		further design characteristics).
<b>TAI TAPU ENVIRONS STUDY AREA CRITERIA</b>		
<b>Urban form and growth management</b>	<b>Critical or site specific matter</b>	<b>Proposal site</b>
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 that preclude development from extending along both sides of the Christchurch to Akaroa Highway (SH75), which would further fragment the Township and undermine the opportunity to achieve a compact concentric urban form for Tai Tapu.	C	Achieved - the northern part of the site adjoins developed L2 zoned land, while the southern part of the site adjoins land zoned L2 but not yet developed. The Site will not extend the township along SH75. The Site location achieves a compact urban form for Tai Tapu.
Tai Tapu 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	Achieved - the concept design will ensure that the Site is well integrated into the rural landscape providing and retaining rural outlook and enhancing the discrete rural town character and rural outlook which contribute to the very high amenity character of the existing township.
The existing Living 2A zone remains undeveloped and provides the opportunity for a range of low-density sections within Tai Tapu, which satisfies the need for significant areas of additional rural residential land in the short to medium term (refer to APPENDIX 2 - Map 5).	C	Achieved - The site does not represent a significant amount of development (only 16 lots with sizes within the range 2500m <sup>2</sup> - 8000m <sup>2</sup> ). The existing L2A zone is subject to significant development constraints which do not apply to the Site (including an existing intensive farming buffer (see Map 9 of the RRS), recorded flood sites (Map 16) and post-earthquake lateral spreading buffer along the Halswell River (Map 20). The subject Site is 'higher and drier' than other zoned parts of Tai Tapu. The development constraints applying to existing

		<p>zoned areas is acknowledged in District Plan Policy B4.3.9a. Encourages new residential or business activities to locate on sites that have the least risk of being subject to flooding. The Explanation states "This may mean avoiding some sites in the existing Living 1A or 2A Zones in favour of rezoning a new area. In this case, the Council considers it better promotes sustainable management to utilise sites that are less prone to natural hazards, even if it results in a less consolidated township." In the case of the subject Site, the twin objectives of utilising sites less prone to natural hazards and achieving a consolidated township are both achieved.</p>
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 Tai Tapu, including development north and south along the Christchurch to Akaroa Highway (SH75) (refer to APPENDIX 2 – Map 6).	SS	<p>Achieved – the Site provides a very small 'face' along the Lincoln Tai Tapu Road with most of the development located along Hauschild Road to provide a compact township shape. Additionally the location of key trees on Lincoln Tai Tapu Road to the west of the Site, provide for a more natural 'gateway' to the Village as set out in the graphics contained in Appendix A.</p>
Avoid locations that may contribute to the long term coalescence of the Tai Tapu urban form with the Township of Lincoln (refer to APPENDIX 2 – Map 2b).	C	<p>Achieved – the location of the Site essentially 'hugging' the existing L1A zone of Tai Tapu, and providing a clustering effect with good, clear connections to the centre of the village ensures that the Site will not contribute to coalescence with Lincoln. Additionally the western side of the Site can be clearly identified at the existing western gateway to Tai Tapu as outlined in the design concept (Appendix A). When approaching Tai Tapu along the Lincoln Tai Tapu Road the established trees of the Halswell River corridor which commence at the Site together with the mature tree clusters on the opposite side of the street (on land immediately the west of the Site) create a natural gateway into the township.</p>
<b>Rural character and productivity</b>		

Support locations that maintain appropriate separation from the intensive Farming Activities legitimately established on the periphery of Tai Tapu (refer to APPENDIX 2 – Map 5)	SS	Achieved – adjoining land uses include low intensity activities such as grazing and hay production.
Preserve the rural character and the productive capacity of large rural land holdings surrounding Tai Tapu and the Rural (Outer Plains) zone to the south of Tai Tapu (refer to APPENDIX 2 – Map 5)	SS	Achieved – An appropriate edge treatment on the western side of the Site, including setbacks, as part of future development will ensure there are no reverse sensitivity effects with adjoining rural activities (refer to the concept plan in Appendix A). Additionally the two sites are 4ha in area each and do not represent large productive land holdings in their current state.
Maintain the visual distinction and amenity contrast between the rural periphery of Tai Tapu and the larger urban forms of Lincoln and Christchurch (APPENDIX 2 – Map 5)	C	Achieved – the concept plan (Appendix A) includes clusters of rural residential dwellings with large open spaces between them, which is in contrast to the existing L1A zone development on the opposite side of Hauschick Road, and provides views from the L1A zone to the rural zone beyond the Site. The use of mature trees around accessways and buildings is consistent with the character of shelter belts typical of the rural area surrounding Tai Tapu.
<b>Strategic Infrastructure</b>		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the SWaters Activity Management Plan and Transportation Activity Management Plan)	C	The Servicing Report in Appendix A of this submission outlines the ability to connect to reticulated services through existing service provisions, in a cost effective manner. This includes outlining the existing and potential capacity of reticulated wastewater services, and water services.
A significant constraint to development in Tai Tapu is that no connection to the ESSS is planned and Christchurch City Council has no further connections available to the Bromley wastewater treatment plant	C	The Servicing report in appendix A to this submission outlines the capacity of the connections to the Bromley wastewater treatment plant and how the proposed site could be serviced without impacting on the system beyond the agreed volumes and rates.
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	C	The site is located such that it will not impact on the efficient operation of strategic infrastructure.

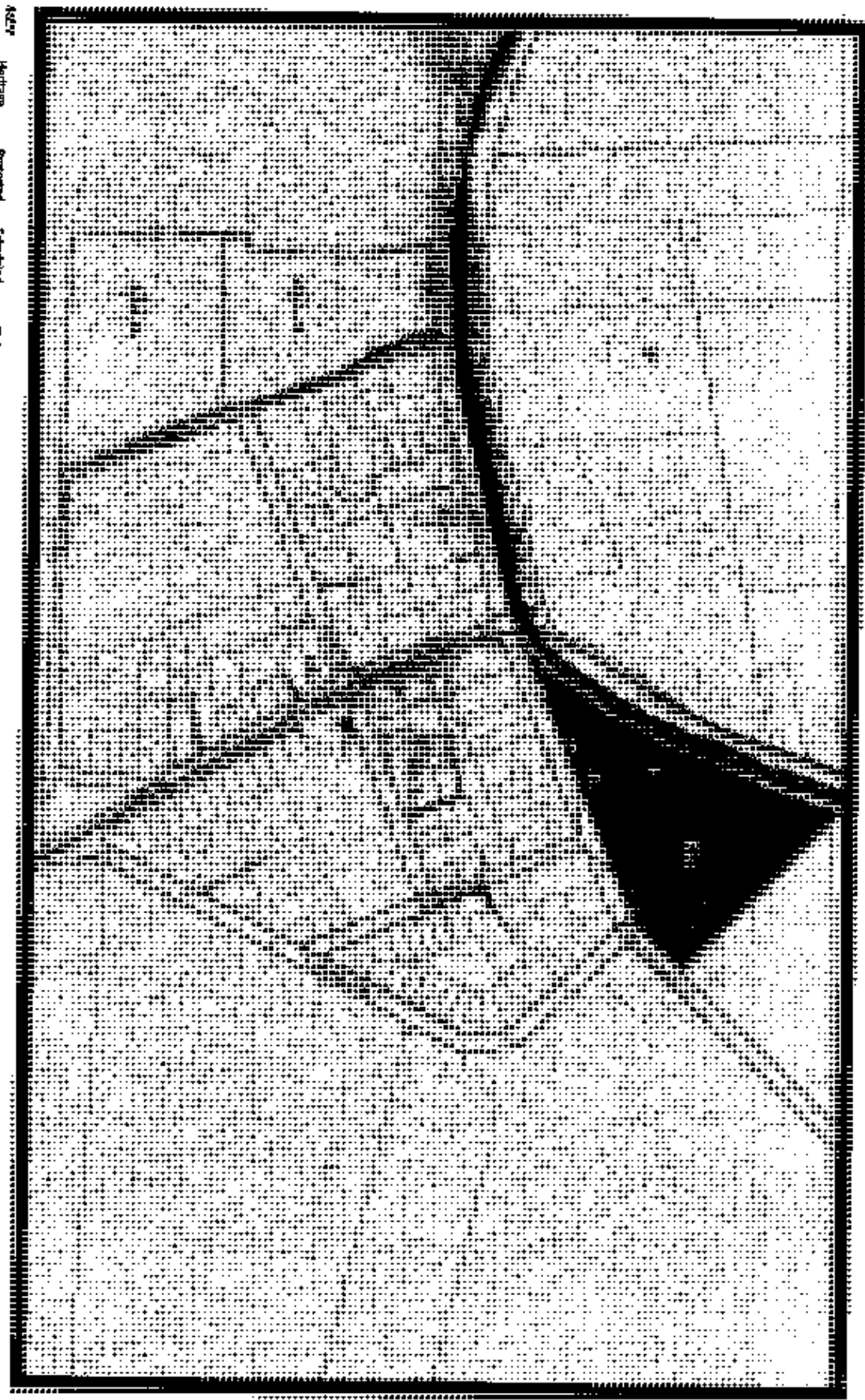
APPENDIX 2 – Map 9: Regional Council works yard on Lincoln Tai Tapu Road (CR9), Council water wells on Holmeswood Rise (D407), Lincoln Tai Tapu Road (D103) and Tai Tapu Domain (D198)		
<b>Natural hazards</b>		
Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains and Lake Ellesmere Flood Areas and associated land drainage issues (including drains, springs and waterways) (see APPENDIX 2 – Map 16)	SS	The Site has a high groundwater table, and is within the Lower Ellesmere Flood Area.
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 future earthquake events (see APPENDIX 2 – Map 20)	SS	The attached Geotechnical letter (attached in Appendix A) sets out the groundwater conditions and liquefaction risk for the site. It is noted that specific detailed design of the site will require remediation of the site to make it suitable for residential use, and that this is achievable and appropriate.
<b>Environmental, cultural and heritage values</b>		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Trees located within the grounds of Ladbrooks School (T103 & T104) and on Lincoln Tai Tapu Road (T80) (see APPENDIX 2 – Map 9)	SS	Achieved
Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site in various locations surrounding Tai Tapu (Caves (C64 & C60), Pile (C65 & 68), Oven (C66), Pā/Pits (C67), Ovens/Midden (C69), Artifact (C81), Pits (C82), Burials/ovens (C83) and Midden/oven Oven (C84)) and Silent File areas (Duck Pond Road (C89), Ahuiri Lagoon (C100), Coppers Knob (C101) and Cass Peak (C102)) (see APPENDIX 2 – Map 9))	SS	Achieved – the proposal includes the use of ponds and swales for stormwater management, to ensure that appropriate treatment of stormwater is achieved and to assist in the creation of open space. None of the specific sites listed are located on the site.
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity of Tai Tapu, including specifically: Knocklyn Homestead (H304), Ellesmere Arms Tavern (H305), Memorial Gate (H306), Stables/coach stop (H307) and Otahuna Estate and ancillary buildings (H308 to H314) (see APPENDIX 2 – Map 9)	SS	Achieved



Avoid locations that may reduce the visual amenity attributed to areas within the Outstanding Landscape and Visual Amenity Landscape zone (see APPENDIX 2 – Map 6)	SS	The Site is not located such that it will reduce visual amenity relating to VAL or ONL sites.
Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Tai Tapu (see APPENDIX 2 – Map 21)	SS	All of the area around Tai Tapu is Class I or II soils. The Site is mostly Class II soils. It is relatively small and not viable for significant farming activity. It is currently leased to the adjoining farmer for hay making. The Site is located immediately adjoining the village, therefore the loss of this small area of soils to rural residential development will have insignificant effects.

## **Appendix C – Certificates of Title**

## **Appendix D – Location Plan**



- Legend**
- Heritage Building** (Icon of a building)
  - Protected Tree** (Icon of a tree)
  - Scheduled Site** (Icon of a star)
  - Historic Heritage Site** (Icon of a circle with a cross)
  - Visual Impact Area** (Icon of a rectangle with diagonal lines)
  - Statutory Assignment Site** (Icon of a rectangle with a cross)
  - Contours**
    - Above Sea Level
    - 10m
    - 50m
    - 2.75m
  - Zones**
    - High Density
    - Permitted
    - Industrial
    - Development Area
  - State Highway** (Icon of a line with a cross)
  - Railway** (Icon of a line with cross-ticks)
  - Parcel**
    - Living 1
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    - Living 100
  - Land Parcel** (Icon of a rectangle)
  - Water Body** (Icon of a wavy line)
  - Archaeological Site** (Icon of a circle with a cross)
  - Other** (Icon of a rectangle)



MAP  
131  
SHEET 2

## **Appendix E – Relevant LURP Provisions**

### **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.*

## **Appendix F – 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 ~~strike through~~

<b>Policy Objective</b>
<b>Avoid locations that are obvious residential growth paths</b>
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 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
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

## **Appendix G; Letter on natural hazards**

File No: 32571

3 March 2014

Selwyn District Council  
PO Box 90  
ROLLESTON 7643

Dear Sir/Madam

**POTENTIAL SUBDIVISION OF LOTS 1 AND 2 DP 438571 – TAI TAPU, NEW ZEALAND**

**1. PURPOSE OF LETTER**

Davis Ogilvie & Partners has been requested to comment of the potential natural hazards associated with aforementioned subdivision.

Selwyn District Council has identified two natural hazards as outlined in the draft rural residential strategy:

1. High groundwater table.
2. Liquefaction and lateral spreading that was observed during the Canterbury Earthquakes.



**Figure 1 – Hauschild Road Development Concept Plan**



## 2. SITE DESCRIPTION

The proposed subdivision (8 Ha in area) is situated in Tai Tapu, Canterbury, upon relatively flat level ground (slight gradient to the south, away from River – from 7.4 to 6.6 m above Lyttelton datum 1937) which is currently utilised as arable farmland.

The Halswell River can be observed to be approximately 25 metres north of the site, flowing east, alongside the Lincoln Tai Tapu Road. Research of aerial photography has identified low lying areas (6.1 m above Lyttelton Datum) along the southern fringes of the proposed site; these have been identified to be areas of ponding water.

Following the Canterbury earthquake series moderate disruption to services and infrastructure was observed in the area, only a portion of the site is covered by LINZ Aerial Imagery (24 February 2011), however surface evidence of liquefaction and associated lateral spreading is evident towards the north of the Lot 1; towards Halswell River. The farmland north of the river was subject to significant liquefaction ejecta, as observed upon LINZ imagery, and associated lateral spreading towards the river.

## 3. PUBLISHED INFORMATION

According to the Environment Canterbury (ECan) Liquefaction Assessment Area Map (2012)<sup>1</sup> the site is within MBIE TC Zoned Area.

Lot 2 is entirely within the Department of Building and Housing (DBH, 2012)<sup>2</sup> Technical Category of TC 2, which identifies that minor to moderate land damage from liquefaction is possible in future large earthquakes, however northern boundary of Lot 1 is within close vicinity to the Halswell River, and part of this lot is within a 150 m "buffer" zone categorised as TC-3 which identifies that moderate to severe land damage from liquefaction is possible in future large earthquakes, as shown upon Figure 2.

The site is in the Green Zone as per the Canterbury Land Information Map released by the Canterbury Earthquake Recovery Authority (CERA, October 2011).

The published site geology is identified as being dominantly grey river alluvium, comprising gravel, sand and silt, in active floodplains (Quaternary)<sup>3</sup>. Auger hole logs from the site investigation show sand, silt and gravel which confirms the published geology.

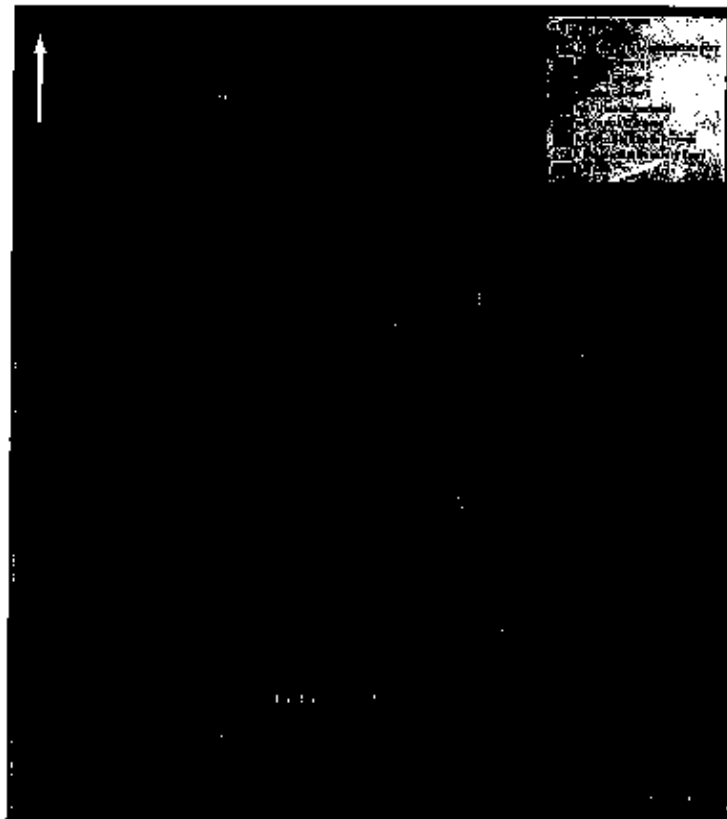
The nearest Environment Canterbury (ECan) wellcard that holds relevant ground water data is located 180 m west of the site; wellcard M35/0945 indicates an initial water level of 0.9 m below

<sup>1</sup> Review of Liquefaction hazard Information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts. Environment Canterbury Report R12/83, December 2012.

<sup>2</sup> Department of Building and Housing Technical Classes (October 2012). Obtained with the use of online map viewer ([http://maps.cera.govt.nz/technical-classes/?viewer=CERA\\_Public](http://maps.cera.govt.nz/technical-classes/?viewer=CERA_Public))

<sup>3</sup> Forsyth, P.J., Barnett, D.J.A., Jongens, R. (2008) (compilers), Geology of the Christchurch Area, Institute of Geological and Nuclear Sciences 1:250 000 geological map 16, 1 sheet, Lower Hutt, New Zealand, GNS Science, ISBN 987-0-478-19849-8

existing ground level (egl). The borelog of the wellcard also indicates up to 18.5 m of "brown/blue clay" before encountering peat which overlies 6.4 metres (from 18.0 – 24.54 m) of "gravel and sand" – this lithological sequence is repeated until the full depth of the bore of 39.0 m below EGL.



**Figure 2 – DBH Technical Categories**

#### **4. FLOODING**

ECan Report (Ref AD5C-0018, Dated 8 August 2004) holds information on the flood risk in relation to the proposed subdivision. The highest recorded rainfall was recorded during the storm event of July 1977. Interpolating levels recorded at the ECan Depot and Branthwaites Bridge (1.5 km north east of the site) gives an estimated water level of 6.69 m above mean sea level (m.a.m.s.l). Flood modelling for the area has been undertaken and the flood level for a 200 year and 500 year return period 48 hour duration rainfall event without pumps working is 6.86 m and 6.93 m.a.m.s.l. The disposal of storm water from the proposed development will need to be carefully assessed; outlets to the Halswell River have the potential to be severely restricted at times of high river levels and storm water retention systems may be required to mitigate these effects.

## 5. SOIL TESTING REQUIREMENTS

In order to satisfy the MBIE Guidelines<sup>4</sup> (Geotechnical Investigation and Assessment of Subdivision in the Canterbury Region) a minimum of 1 deep test point per house site (16 in total) is required for subdivision consent, however due to the potential liquefiable nature of the under lying soils it may be prudent to do additional testing to confirm ground performance, including reporting to satisfy Section 100 of the Resource Management Act 1991.

## 6. DISCUSSION AND RECOMMENDATIONS

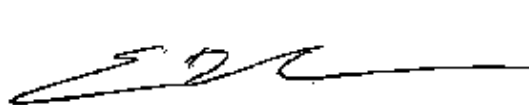
With regards to the two identified hazards onsite, these cannot be avoided however they can be mitigated through engineering. The ground water level is approximately 1.0 m below existing ground level; therefore building platforms can be engineered to be above flood levels and with respect to the liquefaction potential associated with the TC2 and TC3 categories, recommendations can be made regarding future land performance and the extent of any mitigation measures following a detailed geotechnical investigation.

If you have any queries or wish to discuss the report further please feel free to contact either of the undersigned.

Yours faithfully  
DAVIS OGILVIE and PARTNERS LTD



Prepared By:  
**DAVE WRIGHT**  
Senior Engineering Geologist  
MSc, BSc, NZGS  
Email: david.wright@do.co.nz



Reviewed By:  
**ELLIOT DUKE**  
DIRECTOR  
Senior Civil & Geotechnical Engineer  
BE (Hons), MIPENZ, CPEng  
Email: elliot@dop.co.nz

<sup>4</sup> Ministry of Business, Innovation and Employment, December 2012. Repairing and rebuilding houses affected by the Canterbury earthquakes, Version 3, Part A: Technical Guidance.

# 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  
Rollaston 7643  
FAX: 03-347-2799

Full name of submitter: Roger Howard & Jillian Rosemary Marshall

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:

Lot 1 D.P. 26732 and Lot 2 D.P. 26732 for  
West Melton Area 2 as a preliminary  
rural residential area.  
We both support the inclusion of our land.

(give details).

2. \*My submission in SUPPORT ~~OPPOSITION~~ is: West Melton Preliminary Rural  
Residential Area.  
6.38 and 6.39 no comment.  
6.40 We support. Bullet points 1, 2, 3, 4, 5, 6, 8, 9 & 10.  
Bullet point 7. Strongly support due to neighbours  
complaining about noise, smoke, spraying of  
crops, dust etc.

LANDSCAPE VALUES:

Bullet points 11, no comment. 12, 13, 14 support.

WEST MELTON ENVIRONS STUDY AREA GUIDANCE

Bullet points 15, 17, 18, 20 & 12 Support

Bullet point 16 no comment

also in support of our submission our land has  
a very good deep well.

The water race could be utilised as a feature.

Our land would become land locked, with more complains  
re farm operations

\*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. J.R. Marshall & J. Hillier ..... 03/03/2014  
Signature of submitter (or person authorised to sign on their behalf) ..... Date

6. Address for service of submitter:

Takorangi 664 Weedons Ross Road  
R.D. 6 Christchurch 7646

Telephone: 3478539

Fax: .....

Email:

jilliamme.xtra.co.nz

Contact person: Jillian Marshall Title M/s (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.*

~~Monday~~

**SUBMISSIONS CLOSE AT 5PM ~~FRIDAY~~ 3<sup>rd</sup> 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](mailto:submissions@selwyn.govt.nz)

## 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  
**Email:** submissions@selwyn.govt.nz

**Full name of submitter:** Amanda Jane Cartridge

**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:**

- Section 6.1 regarding future development as a Rural Residential area
- Section 6.9 regarding being considered as a priority area for future development

**2. My submission in SUPPORT is:**

That the strategy provides for the following:

- Identification of our land at 27 Allendale Lane and the adjoining properties as an area for future development as rural residential.
- That our land at 27 Allendale Lane and the adjoining properties are considered a priority area for development.

We recently purchased the land at 27 Allendale Lane from K McIntosh who has previously submitted on this issue. It has been brought to our attention since purchasing that the rural activities which we intend to carry out on the property may be opposed by existing neighbours and/or future neighbours due to the subdivisions underway and due to be completed in the next 3-7 years.

**3. I DO 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.**

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

**31/3/14**  
 Date:

**6. Address for service of submitter:**  
 27 Allendale Lane, Lincoln 7608

**Telephone:** 021 024 96500

**Fax:** N/A

**Email:** ajc734@gmail.com

**Contact person:** Amanda Cartridge



# JOINT SUBMISSION ON PUBLICLY NOTIFIED DRAFT RURAL RESIDENTIAL STRATEGY

*Local Government Act, 2002*

**To:** Selwyn District Council (SDC)  
2 Norman Kirk Drive  
Rolleston

**NAME OF SUBMITTERS:** Lincoln University, New Zealand Institute of Plant  
and Food Research Ltd, AgResearch Ltd (the  
Organisations)  
(Note address for service below)

## SUBMISSION

Lincoln University, the New Zealand Institute of Plant and Food Research Ltd, and AgResearch Ltd have elected to lodge a joint submission on the draft Rural Residential Strategy. This submission focuses primarily upon the potential impact of the draft Rural Residential Strategy on the Organisations' landholdings and operations. All three organisations carry out rural research on research farms, in close proximity to Lincoln, and are interested in ensuring that rural residential development occurs in appropriate locations to avoid reverse sensitivity effects on their operations.

In broad terms, the Organisations are supportive of the Strategy. Some specific amendments to the provisions are required however, to ensure that adequate consideration of reverse sensitivity effects occurs during the planning for, and ultimately establishment of, rural-residential development.

### Lincoln University

Lincoln University was established as a School of Agriculture in 1878 and in 1896 offered its first degree. That year it also became the Canterbury Agricultural College, later becoming a college of the University of New Zealand. When the University of New Zealand was dissolved in 1961 the college became Lincoln College, a constituent College of the University of Canterbury. The college was granted autonomous university status in 1990 as part of the major reforms of tertiary education in New Zealand.

Over the past 24 years, the University has continued to develop as a nationally and internationally renowned university specialising in commerce and management, primary production, natural resources, science, engineering and social science.

The University's main facilities are located on its 58 hectare campus in Lincoln and this houses modern teaching spaces, student services, accommodation, recreation, conferencing, consulting and research facilities/activities. The main Campus is zoned Business 3 in the Plan.

In addition to this, the University conducts trials, research and tuition on farms and other sites in the District alongside and away from the main Campus.



#### The New Zealand Institute of Plant and Food Research Ltd

Plant & Food is a New Zealand-based science company formed in December 2008 through the merger of HortResearch and Crop & Food Research. As a Crown Research Institute, Plant & Food's scientific research is primarily undertaken for the wider benefit of New Zealand. Plant & Food provides research and development that adds value to fruit, vegetable, crop and food products.

Plant & Food have significant assets and operational interests in land within the Greater Christchurch area and the Canterbury Region, particularly in Lincoln where they operate a Research Campus at the Canterbury Agriculture and Science Centre on the north side of Gerald Street within the Business 3 Zone. Plant & Food owns additional landholdings in the Inner Plains, Outer Plains and L2 zones in northern Lincoln.

#### AgResearch Ltd

AgResearch is a Crown Research Institute (CRI) wholly owned by the New Zealand Government and incorporated in 1992. The Lincoln facility, including nearby research farms, is one of its four campuses throughout New Zealand. The Corporate Office is located on the Ruakura Campus in Hamilton.

AgResearch is an independent research and development company and the Lincoln research facilities focus on biocontrol and biosecurity, land management, plant breeding, seed technology, wool and skin biology and issues facing the textiles sector.

AgResearch's main administration offices, research facilities, laboratories and related buildings are located on the south-east corner of the Springs Road/Gerald Street intersection within the Business 3 zone. AgResearch owns additional landholdings in the Inner Plains and Outer Plains rural areas near the Lincoln Township. These rural sites are essential in providing facilities for research field trials to be undertaken.

#### **THE SPECIFIC PROVISIONS SUBMITTED ON:**

The specific provisions of the draft Rural Residential Strategy that the Organisations' submission relates to are as follows:

- Page 27 - "Issues attributed to rural residential forms of development" table in the "Rural Residential context and 'issues' identification" section
- Page 31 - "Benefits of the peri-urban rural residential form" table in the "RRS13 guiding principles and outcomes" section
- Appendix 1 - "Lincoln Environs Study Area Criteria"

#### **NATURE OF SUBMISSIONS:**

The Organisations support the draft Rural Residential Strategy in part.

The Organisations are generally supportive of the Strategy, which outlines a number of areas suitable for rural residential development in the Greater Christchurch part of Selwyn District.

In particular, the Organisations are supportive of the Strategy insofar as it identifies only one area of land suitable for rural residential development in the Lincoln area, which the Organisations have previously had the opportunity to comment on. The Strategy also recognises the potential for reverse sensitivity effects on rural industry.

The Organisations consider, however, that additions to the Strategy could be made to better recognise the importance of their operations, and the potential for reverse sensitivity effects on these activities.

#### **DETAILS OF SUBMISSIONS:**

##### **Introduction**

The Organisations are generally supportive of the Strategy, as it clearly outlines where rural residential development will occur, particularly with respect to the Organisations landholdings and operations.

With a research farm in particular, where adjoining land uses are predominantly farming operations, there is generally a higher level of acceptance and tolerance towards typical research related activities and associated environmental effects. Where the adjoining area becomes a rural residential or residential area, the level of acceptance and tolerance towards such activities can reduce significantly and they can be impacted by reverse sensitivity effects.

This section outlines the planning context, and the specific comments the Organisations have on elements of the Strategy, with a view to ensuring that reverse sensitivity effects on tertiary education and research activities are clearly articulated within the document.

##### **Planning Context**

A number of Regional and District planning documents have noted the importance of tertiary education and research activities. For example, the Greater Christchurch Urban Development Strategy & Action Plan 2007 ("UDS") states the following:

- *"National and regional assets will be protected including...the agricultural research centres and farms as these are essential infrastructure."*
- *"Greater Christchurch also contains a number and range of research centres and agricultural research farms located in close proximity to each other that are of strategic importance from a local and national perspective. Their retention and continued operation is of importance to the regional economy."*

Further, the UDS outlines several 'Key Approaches' which include the need to:

- *"Manage adverse effects on strategic nationally and regionally important research centres and farms."*

While the UDS is not in itself a statutory document under the Resource Management Act 1991 (RMA), it is a broad scale, long-term, land-use strategy prepared under the Local Government Act 2002, which is intended to guide the future development of Greater Christchurch, and to be implemented through statutory documents.

Statutory backing to the UDS is provided through the Land Use Recovery Plan gazetted in December 2013, which makes amendments to the Canterbury Regional Policy Statement (RPS). The Strategy has been prepared as directed by this document and with respect to the Organisation's submission, the following provisions are noted (emphasis added):

##### **Issue 6.1.5 – Rural residential impacts**

*Rural residential development, if unconstrained, has the potential to change the character of rural areas and to create adverse effects on established rural, farming (including*

agricultural research farms) and quarrying activities through reverse sensitivity. It also can result in dispersed settlement patterns, and inefficient forms of development and provision of services.

**Policy 6.3.9 – Rural residential development**

*In Greater Christchurch, rural residential 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 an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to the following:*

- ...
- (g) avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;
- ...

The Organisations have also made similar submissions on SDC's Plan Change 32, and previous rural residential plan changes, seeking to recognise reverse sensitivity effects arising from inappropriately located rural residential development.

It is within this context that the Organisations continue to address the importance of ensuring rural residential development proposals adequately recognise reverse sensitivity effects on their facilities, and it is considered that parts of the Strategy could be enhanced to better ensure these effects are taken into account.

**Rural Residential Strategy Provisions**

As set out in the sections above, the Organisations generally support the Strategy and seek the following amendments to the document to ensure reverse sensitivity effects on their operations are taken into account. Suggested amendments are set out in **bold and underline**. The rationale for seeking the amendments is also provided below.

• **Submission Point 1**

Page 27 - "Issues attributed to rural residential forms of development" table in the "Rural Residential context and 'Issues' identification" section

The Organisations seek the inclusion of the term ***"Tertiary Education and Research Activities"*** in the bullet point which discusses reverse sensitivity effects where new residents establish adjacent to farming, rural industry or strategic infrastructure.

**Suggested amendments:**

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

**Reason:**

The RPS recognises reverse sensitivity effects on agricultural research farms as an important urban growth issue, and it is therefore considered important that the Strategy also identifies these effects as an issue to consider in the development of land for rural residential purposes. Within the context of the Organisations' submissions, there is a strong link between the research and tertiary education activities. These terms have been suggested as the Selwyn District Plan already defines the terms "research" and "tertiary education", and therefore any adoption of the Strategy recommendations into the District Plan will have consistent terminology.

- **Submission Point 2**

Page 31 – “Benefits of the peri-urban rural residential form” table in the “RRS13 guiding principles and outcomes” section

The Organisations seek the inclusion of the term *“Tertiary Education and Research Activities”* in the bullet point which discusses rural residential form which avoids reverse sensitivity effects with productive rural land uses and strategic infrastructure.

**Suggested amendments:**

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

**Reason:**

The RPS directs that rural residential growth occurs in a manner which does not give rise to significant reverse sensitivity effects on agricultural research farms, and it is therefore considered important that the Strategy also recognises the benefits of appropriately located peri-urban form with respect to avoiding these effects. As stated above, these terms have been suggested as the Selwyn District Plan already defines the terms “research” and “tertiary education”, and therefore any adoption of the Strategy recommendations into the District Plan will have consistent terminology.

- **Submission Point 3**

Appendix 1 – “Lincoln Environs Study Area Criteria”

The Organisations seek the inclusion of criteria under the “Urban Form and Growth Management” section which recognises the importance of avoiding reverse sensitivity effects on *Tertiary Education and Research Activities*.

**Suggested additional criteria:**

“Avoid locations which may result in reverse sensitivity effects on tertiary education and research activities”

**Reason:**

The RPS directs that rural residential growth occurs in a manner which does not give rise to significant reverse sensitivity effects on agricultural research farms. It is therefore considered important that the Strategy requires avoidance of locations in the Lincoln area which, if developed for rural residential purposes may result in reverse sensitivity effect on the Organisations. The inclusion of criteria which specifically require consideration of these effects in the Lincoln context would safeguard the Organisations in the event any additional parcels of land are included in the Strategy through the public consultation process.

**General Considerations**

The Organisations also seek that Selwyn District Council does not identify any further areas as suitable for rural residential development in the Lincoln area, particularly to the west of the township, without first consulting with the Organisations to determine whether any reverse sensitivity effects may arise.

**Summary**

The Organisations are generally supportive of the draft Rural Residential Strategy, particularly that it will give certainty around the location of rural residential development in the District for the foreseeable future. The Organisations seek specific amendments to ensure that reverse sensitivity effects on their landholdings and operations are recognised, and provided for, when private plan changes are considered by the Council to rezone land for rural residential development.

**HEARING**

The Organisations wish to be heard in support of their submission.

Submission signed for and on behalf of Lincoln University, the New Zealand Institute of Plant and Food Research Ltd and AgResearch Ltd:



Darryl Millar  
Director  
Resource Management Group Ltd  
Dated: 3 March 2014

**Address for service of submitter:**

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3 March 2014

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**Submission by Mahaanui Kurataiao Ltd**

**On behalf of**

**Tē Taumutu Rūnanga**

**To: Selwyn District Council**

PO Box 90  
Rolleston 7643

**Submission on a publicly notified Consultation Draft**

**Executive Summary**

This submission is being made by Mahaanui Kurataiao Ltd on behalf of Tē Taumutu Rūnanga.

Tē Taumutu Rūnanga is one of the Papatipu Rūnanga that make up Tē Rūnanga o Ngāi Tahu. The Rūnanga are the collective of the hapū and whānau of Ngāi Tahu who hold manawhenua in the takiwā that includes the Tē Waihora catchment and also extends to the wider Selwyn District and south to the Hakatere/Ashburton River.

#### Status of Papatipu Rūnanga as Manawhenua

The Tē Rūnanga o Ngāi Tahu Act 1996 (the TRoNT Act) and the Ngāi Tahu Claims Settlement Act 1998 (the Settlement Act) give recognition to the status of Papatipu Rūnanga as kaitiaki and manawhenua of the natural resources within their takiwā boundaries.

Notwithstanding its statutory status as the representative voice of Ngāi Tahu Whānui "for all purposes" (as set out below), Tē Rūnanga o Ngāi Tahu accepts and respects the right of individuals and Papatipu Rūnanga to make their own submissions to the consent authority. In this case Tē Rūnanga o Ngāi Tahu is not submitting on this matter as it is a matter of local significance for which the Papatipu Rūnanga hold concerns.

### Tē Rūnanga o Ngāi Tahu

Tē Rūnanga o Ngāi Tahu is the tribal representative body of Ngāi Tahu Whānui. It is a body corporate established under section 16 of the TRoNT Act. Section 15(1) of the TRoNT Act states:

Tē Rūnanga o Ngāi Tahu shall be recognised for all purposes as the representative of Ngāi Tahu Whānui.

In paragraph 7 of section 6 of the Settlement Act (recording the Crown's apology) Ngāi Tahu is recognised "as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui." It has therefore been clearly affirmed in statute that Tē Rūnanga o Ngāi Tahu is the sole representative of Ngāi Tahu Whānui, the iwi that is tāngata whenua within the Ngāi Tahu Takiwā.

### Tē Taumutu Rūnanga

Tē Taumutu Rūnanga is one of the Papatipu Rūnanga that makes up Tē Rūnanga o Ngāi Tahu. The Rūnanga are the collective of the hapu and whānau of Ngāi Tahu who hold manawhenua in the takiwā that centres on Taumutu and the waters of Tē Waihora and adjoining lands. Tē Taumutu Rūnanga have strong cultural associations with the land and waters including wai-puna (springs) of Selwyn District area, and these natural resources and the associations held, form an important part of Tē Taumutu Rūnanga cultural identity. The social wellbeing of Tē Taumutu rūnanga is strongly identified and impacted by changes to the rural environment and the social impact of changes of any changes if of significance. This includes impacts on health, education and wider aspects of cultural identity and well-being. Explicit recognition of such taonga and cultural associations in rural residential development will support the well-being of tangata whenua through necessary recognition and protection of valued resources and places.

### Mahaanui Kurataiao Ltd

Mahaanui Kurataiao Ltd is owned by the six Rūnanga of Christchurch and is mandated by each Rūnanga to engage in resource management on their behalf. Mahaanui Kurataiao Ltd (MKT) is an agent for the Rūnanga and has no interests of its own in relation to the proposed activity. Selwyn District Council should consider this submission as if it were directly provided by the Rūnanga involved.

### 2.0 Arahanga: Ngā Māramatanga e hiahiatia ana e te Kaitiaki Take Kōwhiri

Following are the requirements of the relevant legislative provisions related to protecting and enhancing tangata whenua values in relation to rural residential development. The aspects considered particularly important are highlighted in bold:

#### Resource Management Act 1991 (RMA)

Part II of the RMA contains a number of specific provisions relating to tangata whenua that must be considered in decisions made under the RMA:

- Sections 6(e) and 6(f) require that *"the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga"* and *"the protection of historic heritage from inappropriate subdivision, use and development"* is recognised and provided for.
- Section 7(a) requires that particular regard is given to *'kaitiaki tangā'*.
- Section 8 requires that the principles of the Treaty of Waitangi are taken into account.

Under section 74 when preparing or changing a district plan, a territorial authority shall have regard to:

- (b) (ii) *any relevant planning document recognised by an Iwi authority affected by the district plan.*

The relevant planning documents recognised by Tē Rūnanga o Ngāi Tahu as the Iwi authority are the Tē Taumutu Rūnanga Natural Resource Management Plan; Tē Rūnanga o Ngāi Tahu Freshwater Policy Statement and the Tē Waihora Joint Management Plan. The relevant policies from each document are outlined below:

#### Tē 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 water body.

**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.

#### Tē Waihora Joint Management Plan

##### 2.3 Nga wai

**Method 2.3 (f) Advocate;**

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

#### Selwyn District Plan

The Water Objectives B1.2.2 of the Selwyn District Plan in relation to expansion of townships include reference to; not adversely affecting wahi tapu or wahi taonga and ground and surface water; maintaining or enhancing the ecological habitats values of waterbodies and their margins and mahinga kai sites.

#### Mahaanui Iwi Management Plan

The relevant policies and objectives of Mahaanui Iwi Management Plan require due consideration and the incorporation of the appropriate, recognisable and meaningful statements from this plan be incorporated into the document.



**NOT THE MATTER FOR DISCUSSION OF THE DRAFT RURAL RESIDENTIAL STRATEGY DRAFT 2013**

The whole draft document:

The submission is: Tē Taumutu Rūnanga opposes specific matters of the Rural Residential Strategy – Consultation Draft 2013 as identified below.

**3.1 OUTLINE DEVELOPMENT PLANS**

Tē Taumutu Rūnanga wish to reiterate their position on Outline Development Plans (ODPs) as stated in their submission to plan change 32. This position is that Tē Taumutu Rūnanga support the requirement for Outline Development Plans (ODPs) as part of rezoning land for rural-residential development; however Tē Taumutu Rūnanga opposes the requirement that ODPs are to be prepared by the private developer as part of their private plan change rather than prepared by Council as proposed under plan change 17.

**3.1.1 Need to Recognise and Provide for Tangata Whenua Values**

Outline Development Plans (ODPs) are a key planning mechanism which can effectively recognise and provide for the protection and enhancement of tangata whenua values in the zoning and development of land. As such, Tē Taumutu Rūnanga considers it is critical that tangata whenua values and wāhi taonga are identified in the preparation of ODPs. However, with the significant change in approach in the development of ODPs in plan change 32 from that in plan change 17, tangata whenua values are considered at risk of not being effectively included in the preparation of ODPs.

Tangata whenua values must be recognised and provided for in plans and plan changes, to achieve the purpose of the Resource Management Act 1991 (RMA) and to discharge the Council's duties under s32, 74 and 75 of the RMA.

Tē Taumutu Rūnanga supports the concept of ODPs as a planning method as they are an effective tool for identifying tangata whenua values and areas for protection. In order to recognise and provide for Tē Taumutu Rūnanga's values it is imperative that these are clearly identified on the Outline Development Plans (ODPs). For example, the absence of the identification of waipuna or springs in an ODP would seriously undermine the ability for the district plan to recognise and provide for the associations held by Tē Taumutu Rūnanga with the ancestral waters of the area. Therefore, not recognising and providing for tangata whenua values in ODPs would undermine Tē Taumutu Rūnanga's cultural associations to their ancestral lands, water, sites, wahi tapu, and other taonga. This would not be consistent with Part II of the RMA in particular Sections 6(e) and 6(f) which require that "the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga" and "the protection of historic heritage from inappropriate subdivision, use and development" is recognised and provided for. It would mean the lack of visibility of Tē Taumutu Rūnanga's cultural identity and values in the development of rural residential zones.

### 3.1.2 Approach to ODPs

Tē Taumutu Rūnanga opposes the approach of relying solely on private plan change processes to rezone land as it removes the Council's proactive role of developing ODPs which occurred under proposed plan change 17. During the proposed plan change 17 processes whereby Council was responsible for developing the ODPs, rūnanga was involved early on in the development and had direct input into these ODPs. This process provided rūnanga assurance that their values would be included in the ODPs. However, with the applicant developing the ODPs under a private plan change process, there is a risk that rūnanga will no longer have a direct, proactive input into the ODPs as they did under proposed PC17. It would most likely result in rūnanga being positioned in a reactive mode by challenging private plan changes at the submission and hearing stage rather than having direct, proactive input in the ODP process. The local authority cannot require an applicant for a private plan change request to consult with rūnanga as part of developing the ODPs, or determine whether and how any values identified will be recognised and protected if consultation does occur.

### *Chapter 6 Regional Policy Statement*

The role of the private plan process to develop ODPs for rural residential development is considered an insufficient process to adequately ensure that the ODPs will fulfil Council's responsibility prescribed in Chapter 6, Policy 6.3.9 of the CRPS for managing rural residential development. This includes Policy 6.3.9 (5) that "the location and design of any proposed rural residential development shall: *support the protection and enhancement of ancestral land, water sites, and wāhi tapu and wāhi taonga of Ngāi Tahu*".

**Tē Taumutu Rūnanga seek the following decision from the Selwyn District Council:**

Tē Taumutu Rūnanga seek that the Rural Residential Strategy Consultation Draft adopts the 'Council developed ODPs approach' proposed in PC17 as this process provides greater certainty to the rūnanga that their values would be included.

If, the developer prepared ODPs approach as under proposed plan change 32 is to proceed, then Tē Taumutu Rūnanga's second preferred relief is that a process be formalised between Tē Taumutu Rūnanga and Selwyn District Council to assure all steps are taken to:

- Encourage any private plan change applicant to consult with rūnanga in the development of ODPs; and
- That when the Council receives a plan change request, those requests are forward to rūnanga for comment before being accepted for processing under Clause 25 of Schedule 1 of the RMA.

### 3.3. RURAL RESIDENTIAL LOCATION CRITERIA – GENERIC CRITERIA (APPENDIX 1)

#### 3.3.1 Chapter 6 of the CRPS (LURP).

**3.3.1.1 Not significantly adversely affect ancestral land, water, sites wāhi tapu and wāhi taonga of Ngāi Tahu**

Tē Taumutu Rūnanga consider that the above wording in the criterion above under "Chapter 6 of the CRPS (LURP)" relating to Ngāi Tahu values does not give adequate weight to the protection of their cultural values. The wording – "*Not significantly adversely affect ancestral land, water, sites, wāhi tapu and wāhi taonga of Ngāi Tahu ....*" does not provide a proactive direction or outcome to protect, enhance and restore Ngāi Tahu cultural values in rural residential development. These values are expressed in the Mahaanui Iwi Management Plan (IMP) which includes 'Ngāi Tahu subdivision and development guidelines'. These guidelines provide proactive measures relating to cultural landscapes, stormwater, earthworks, waste treatment and disposal, design guidelines, and landscaping and open space.

Furthermore, the wording in the Draft Strategy does not reflect the wording in Chapter 6, Policy 6.3.9 (5) (i) of the CRPS which states that the "*the location and design of any proposed rural residential development shall: ...support the protection and enhancement of ancestral land, water sites, and wāhi tapu and wāhi taonga of Ngāi Tahu*". This wording provides a more proactive protection of cultural values through the words "support" and "enhance" rather than merely "*not significantly adversely affect*".

Tē Taumutu Rūnanga seek the following decision from the Selwyn District Council:

Tē Taumutu Rūnanga seek that the wording under the Rural Residential location criteria table in Appendix 1 under "Chapter 6 of the CRPS (LURP)" relating to Ngāi Tahu values be changed to the following wording (changes in bold):

***Support the protection and enhancement of ancestral land, water, sites, and wāhi tapu and wāhi taonga of Ngāi Tahu***.

### 3.3.1.2 Avoid adverse effects on existing surface water quality.

Tē Taumutu Rūnanga considers that the above criterion needs to include groundwater quality as well as surface water quality. Groundwater quality is increasingly a significant issue due to the rapid increased intensification of landuse in the district. There is a criterion in the Draft Strategy related to groundwater which states the "*avoidance of the groundwater recharge zone for Christchurch's drinking water*" however this does not adequately protect groundwater in the whole district area. The protection and restoration of groundwater quality is addressed in the following policy in the IMP:

Wai Māori, Policy WM 6.3 *To require that clear and effective targets are established for restoring water quality in the takwā, with immediate attention to: (a) Lowland and coastal streams; and (b) Groundwater.*

In addition, the absence of reference to 'groundwater quality' in the Draft Strategy is inconsistent with Chapter 6, in the CRPS. Policy 6.3.9 (5)(i) does not limit water quality to surface water but water quality in general. It states that the "*the location and design of any proposed rural residential development shall: ...avoid adverse effects on existing water quality*". Policy 6.3.3 – "Development in accordance with Outline Development Plans" also includes the "*..., protection and enhancement of surface and groundwater quality....*" (Policy 6.3.3 (10)).

In addition, Tē Taumutu Rūnanga considers that it is critical that water *quantity* in both surface water and groundwater is also protected from adverse effects along with the protection of water quality. Degraded water quantity in the rivers and other waterways in the Selwyn district is a critical issue. Large areas in the Selwyn district are in the "red zone" which means that which means

that the water allocation exceeds the precautionary trigger levels by 100% or more as illustrated in the CWMS (figure 2: Groundwater allocation zones in Canterbury). Water is a taonga to Te Taumutu Rūnanga and the quantity of water needs to be protected and included in the Draft Strategy.

There also needs to be specific reference to 'drains and water/stock races' as these are often overlooked as not legitimate 'surface waterways'. Most drains or races were once natural waterways that fed into Tē Waihora and are as such still valued by Tē Taumutu Rūnanga as important taonga. Protection of the water quality and quantity of these waterways would help towards restoring the cultural health of the waterways and hence its mauri and provide for the relationship of Tē Taumutu Rūnanga with water as a significant taonga.

**Te Taumutu Rūnanga seek the following decision from the Selwyn District Council:**

Tē Taumutu Rūnanga seeks that the criterion "Avoid adverse effects on existing surface water quality" be changed to the following wording (changes in bold):

*Avoid adverse effects on water quality and quantity of surface water (including drains and water/stock races) and groundwater.*

### 3.3.2 Landscape values

#### *3.3.2.1 Protection of natural features, significant trees and vegetation.*

Tē Taumutu Rūnanga consider that the exclusion of provision for the protection and restoration of indigenous flora and fauna in the above criterion undermines the Rūnanga's relationship with native, indigenous species as they provide mahinga kai and biodiversity values and are a taonga. The Canterbury Plains are a highly modified landscape and the natural character of the plains has been seriously degraded with land intensification. Historically it was a rich source of mahinga kai. The protection and restoration of indigenous flora and fauna is advocated in the Mahaanui Iwi Management Plan 2013, Tane Mahuta, Policy 3.1:

*To approach the restoration of indigenous biodiversity in the takiwā based on the following principles:*

- a) Restoration of indigenous biodiversity is about restoring original and natural landscapes, and therefore the mauri of the land; and*
- (b) Restoration of indigenous biodiversity is about restoring the relationship of Ngāi Tahu to important places and resources; including planning for customary use.*

The restoration of indigenous species is also outlined in the CWMS target area for 'enhanced Indigenous biodiversity across the Zone' in the *Selwyn Waihora - Zone Implementation Programme*, of which Tē Taumutu Rūnanga have had an integral part in its development. The target specifically requires that "indigenous biodiversity corridors are created across the plains including waterway corridors" (p.11).

In addition, the protection of 'cultural landscapes' needs to be included in the criterion above. The Mahaanui IMP – Chapter 5.8 Ngā Tōtōhu Whenua, defines 'cultural landscapes' as "a geographical area with particular (and often related) traditional, historical, spiritual and ecological value to Ngāi Tahu". The IMP describes how "the whole of the Canterbury region has cultural landscape value: Ngāi Tahu travelled through, engaged with and named the land, and tāngata whenua history is part of the landscape". The importance of providing for cultural landscapes in council planning is stated in Policy CL1.2 in the IMP (see below).

*CL1.2 To require that local and central government give effect to cultural landscapes in policy, planning and decision making processes as a tool to:*

- (a) enable holistic assessment of effects on cultural values;*
- (b) Recognise the relationship of Ngāi Tahu to particular areas and sites; and*
- (c) Provide a wider context for cultural heritage management and the protection of individual*

**Te Taumutu Rūnanga seek the following decision from the Selwyn District Council:**

Te Taumutu Rūnanga seek that the criterion *"Protection of natural features, significant trees and vegetation"* be changed to the following wording (changes in bold):

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

### **3.3.3 Categorisation of criteria**

Te Taumutu Rūnanga consider that several criteria need to be categorized into the 'red star' group instead of the 'yellow triangle' due to their high cultural significance. These include the following criteria:

- *Protection of natural features, significant trees and vegetation*
- *Avoid adverse effects on existing surface water quality*
- *Avoid significant adverse ecological effects*
- *Not significantly adversely affect ancestral land, water, sites wāhi tapu and wāhi taonga of Ngāi Tahu*
- *Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water and the wāhi and wāhi taonga of Te Taumutu Rūnanga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Tē Waihora, springs and any associated mahinga kai sites.*

The above criteria all need to be 'critical outcomes' in rural residential development as these matters are of critical significance to Te Taumutu Rūnanga. These issues are articulated in the Mahaanui IMP. Furthermore, the outcomes above are required under 'Policy 6.3.9 (S) (d), (l), (j), (i) - Rural residential development' in Chapter 6 of the CRPS.

**Te Taumutu Rūnanga seek the following decision from the Selwyn District Council:**

Te Taumutu Rūnanga seek that the above listed criteria are re-categorised into the 'red star' group as critical outcomes that are required to be achieved.

### **4. STUDY AREA CRITERIA**

Due to time and capacity constraints, the 'study area criteria' in the Draft Strategy have not been assessed as to whether they adequately protect and provide for the cultural values of Te Taumutu Rūnanga. However, it is assumed that the changes to the "generic criteria" sought by Te Taumutu Rūnanga in this submission will sufficiently cover any issues that may arise in the 'study area criteria'.

**TE TAUMUTU RŪNANGA'S APPROVAL OF THE PROPOSED DECISION**

Tē Taumutu Rūnanga supports in part the following provision:

*Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water and the wāhi and wāhi taonga of Te Taumutu Rūnanga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Tē Waihora, springs and any associated mahinga kai sites.*

However, there needs to be more emphasis on 'protecting, enhancing and maintaining' their values rather than just avoiding any 'compromise' of them. This provides a stronger outcome to be achieved in protecting these cultural values.

**Tē Taumutu Rūnanga seek the following decision from the Selwyn District Council:**

Tē Taumutu Rūnanga seek that the above criteria is changed to the following wording to better provide for their cultural values.

*Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas **protect, enhance and maintain** ancestral land, water and the wāhi and wāhi taonga of Te Taumutu Rūnanga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Tē Waihora /Lake Ellesmere, springs and any associated mahinga kai sites.*

**TE TAUMUTU RŪNANGA'S COMMENTS**

Tē Taumutu Rūnanga appreciates the opportunity for public participation provided through the Resource Management Act (1991). Tē Taumutu Rūnanga does wish to be heard at any hearing for the resource consent. Correspondence on this submission to be made to Chief Executive, Mahaanui Kuratalao Ltd, PO Box 3246, Christchurch 8140 or [Bryan.McGillan@ngatāhū.lwl.nz](mailto:Bryan.McGillan@ngatāhū.lwl.nz)

Prepared by: Frania Zygaldo, Planning Advisor, Mahaanui Kuratalao Ltd.

Reviewed by: Bryan McGillan, Resource Consent Planner, Mahaanui Kuratalao Ltd.

Approved for Submission: Terrianna Smith Kaitiaki Portfolio Chair, Tē Taumutu Rūnanga.



**Submission on the Selwyn District Council Rural Residential Strategy – Consultation  
Draft December 2013**

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

Full Name of submitter: Mr A E and Mrs B E George and Mr E and B Jeffs

- 1 This submission is on the Draft Rural Residential Strategy 2013 and in particular, the Prebbleton preliminary rural residential areas.
- 2 This submission seeks the amendment of Section Six: Rural residential area assessment and the inclusion of an additional rural residential area outlined in green on the **attached plan**.
- 3 The proposed area is located on the periphery of the southern boundary of Prebbleton and covers blocks with four road frontages – namely Trices, Birchs, and Hamptons.
- 4 Currently the area is zoned Rural (Inner Plains).

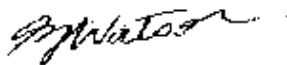
**Assessment of area for inclusion**

- 5 The northern end of the proposed area adjoins existing Living zone environments ensuring that the costs of connecting the area to reticulated water and wastewater systems will be minimised.
- 6 The proximity of the proposed area to the Prebbleton Village and the Prebbleton Domain promotes social wellbeing through the ability to access open space reserves, community facilities, employment opportunities. The proposed area is well within 1km of the urban limit around Prebbleton, ensuring that alternative methods of transport, such as walking and cycling can be promoted.
- 7 None of the following constraints affect this area:
  - 7.1 natural hazards ;
  - 7.2 significant ecological areas;
  - 7.3 historical sites or buildings;
  - 7.4 pylons;
  - 7.5 Statutory acknowledgement sites.



- 8 The inclusion of this area within the Rural Residential Strategy 2013 will support the aim of providing definitive boundaries to manage growth ensuring that future development is consolidated within the Prebbleton Township.
- 9 We consider that proposed area satisfies the pre-requisites used by the Selwyn District Council to select the preliminary sites included within the Draft Rural Residential Strategy.
- 10 We wish to be heard in support of our submission.
- 11 If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Date 3 March 2014



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Sarah Watson as agent for the submitter

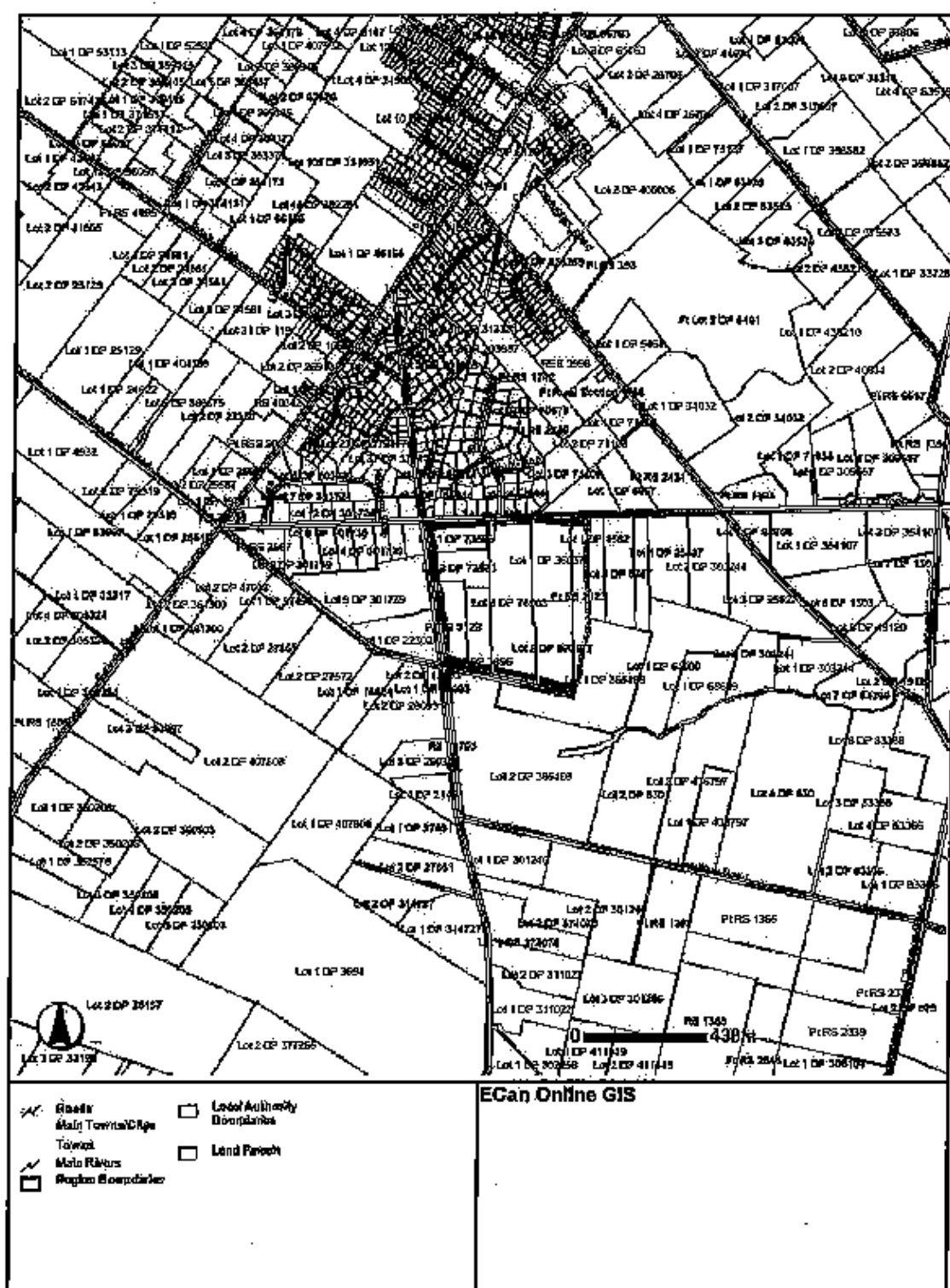
**Address for Service of submitter:**

CA- Duncan Cotterill, P O Box 5, Christchurch 8140

Attention: Sarah Watson

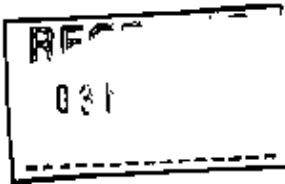
Email [sarah.watson@duncancotterill.com](mailto:sarah.watson@duncancotterill.com)

Telephone (03) 372 6517



Urban Development | Buildings | Transport | Energy | Water  
Civil | Structural | Survey  
Project Management | Asset Management

52  
**spiire**



**SUBMISSION ON COUNCIL'S RURAL RESIDENTIAL STRATEGY**

**Consultation Draft and the  
associated Statement of Proposal**

**To:** Selwyn District Council  
Attn: Craig Friedel, Strategy and Policy Planner  
P O Box 90  
Rolleston 7643

**Submission on:** The Draft Rural Residential Strategy

**Name of Submitter:** Ernest John Smith & Gillian Gabriella Smith  
Terrence John Smith & Janet Smith  
Robert McArdle & Pamela Denese McArdle  
Bromac Lodge Ltd  
Jeffrey Kevin Holmes & Marise Beverley Holmes

**Address:** C/- Spiire NZ Ltd  
Attn: Graham Fowler  
P O Box 13875  
Christchurch 8141

**The specific provisions of the Draft Rural Residential Strategy that this  
submission relates to are:**

**The whole of the Rural Residential Strategy Consultation Draft**

Spiire New Zealand Ltd T 64 3 374 8515 [spiire.co.nz](http://spiire.co.nz)  
Level 4, 323 Madras St PO Box 13875 Christchurch 8141 New Zealand

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Page  
1

**The submission in SUPPORT is:**

The submitters support the Draft Rural Residential Strategy and including the five Preliminary Rural Residential Areas identified in the Consultation Draft but subject to additional areas being included for Rural Residential development, and including Lot 1 DP 26618, Part of Lot 1 DP 83697, Lot 2 DP 449171, and Lots 1 to 7 DP 305324.

In respect of the location of the Rural Residential growth areas, the RR strategy should meet the following pre-requisites:

- Can be economically serviced with reticulated water and waste-water services
- Are able to be integrated into existing townships
- Do not significantly undermine the urban consolidation and intensification principles of the LURP
- Are not affected by any significant constraints
- Are owned by parties who have aspirations to rezone the land

It is considered that the identified properties meet the above pre-requisites.

**1. Site Description**

The site is located at the western intersection of Hamptons Road and Springs Road and extends 200 metres northwest along the Hamptons Road and 780metres southwest along Springs Road. The ten properties included within the site are described as being;

Lot 1 DP 26618	4.1277ha	Terrence John Smith & Janet Smith
Part of Lot 1 DP 83697	4.34ha	Ernest John Smith & Gillian Gabrielle Smith
Lot 2 DP 449171	7.1746ha	Ernest John Smith & Gillian Gabrielle Smith
Lot 1 DP 305324	4.0148ha	Robert McArdle & Pamela Denese McArdle
Lot 2 DP 305324	4.0424ha	Robert McArdle & Pamela Denese McArdle
Lot 3 DP 305324	4.0706ha	Robert McArdle & Pamela Denese McArdle
Lot 4 DP 305324	4.0890ha	Robert McArdle & Pamela Denese McArdle
Lot 5 DP 305324	4.0552ha	Robert McArdle & Pamela Denese McArdle
Lot 6 DP 305324	4.0638ha	Jeffrey Kevin Holmes & Marise Beverley Holmes
Lot 7 DP 305324	4.0552ha	Bromac Lodge Ltd

**The submission in SUPPORT is:**

The submitters support the Draft Rural Residential Strategy and including the five Preliminary Rural Residential Areas Identified in the Consultation Draft but subject to additional areas being included for Rural Residential development, and including Lot 1 DP 28618, Part of Lot 1 DP 83697, Lot 2 DP 449171, and Lots 1 to 7 DP 305324.

In respect of the location of the Rural Residential growth areas, the RR strategy should meet the following pre-requisites:

- Can be economically serviced with reticulated water and waste-water services.
- Are able to be integrated into existing townships
- Do not significantly undermine the urban consolidation and intensification principles of the LURP
- Are not affected by any significant constraints
- Are owned by parties who have aspirations to rezone the land.

It is considered that the identified properties meet the above pre-requisites.

**1. Site Description**

The site is located at the western Intersection of Hamptons Road and Springs Road and extends 200 metres northwest along the Hamptons Road and 780metres southwest along Springs Road. The ten properties included within the site are described as being;

Lot 1 DP 28618	4.1277ha	Terrence John Smith & Janet Smith
Part of Lot 1 DP 83697	4.34ha	Ernest John Smith & Gillian Gabrielle Smith
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Lot 6 DP 305324	4.0638ha	Jeffrey Kevin Holmes & Marise Beverley Holmes
Lot 7 DP 305324	4.0552ha	Bromac Lodge Ltd

The total area of the submission site is 46.0053 hectares.

- 1.1 One of the properties has legal road frontage to Hamptons Road and Springs Road, while the other nine properties have legal road frontage onto Springs Road. Both Hamptons Road and Springs Road are classified as Arterial roads in the road hierarchy of Selwyn District.
- 1.2 Lot 1, DP 26618 and Lot 1 DP 83697 contain existing dwellings. Lot 1 DP 305324 contains a dwelling and stables. All other sites are vacant. Cropping and grazing activities are undertaken on Lot 1 DP 83697 and Lot 2 DP 449171. A horse breeding establishment, together with horse grazing, are activities undertaken on Lots 1 to 7 DP 305324.
- 1.3 The submission site is located on the southern side of Hamptons Road opposite the Living Z zone at the northern intersection of Springs Road and Hamptons Road.

## **2. Development Typology**

- 2.1 It is considered that the development of the submission site would be peri-urban rural residential form, and adjoin the Living Z zone on the northern side of Hamptons Road. The 46 hectare site is proposed to be developed to create not more than 50 rural residential allotments, with allotment areas being not less than 0.5 hectares and sites around the periphery of the submission site containing areas of not less than 1 hectare.
- 2.2 Access to the site would be by the establishment of a new road off Hamptons Road at a distance of 170 metres west of the Hamptons Road / Springs Road intersection and where the sealed driveway to the dwelling on Lot 1 DP 83697 is located. The new road would terminate at a cul-de-sac near the southwestern corner of the site, with a link onto Springs Road at the southeastern end of the site at a distance not closer than 400 metres from the Hamptons Road intersection.
- 2.3 The Christchurch Rolleston and Environs Transportation Study proposes that Hamptons Road be upgraded in the period 2011 to 2021 to District Arterial status. In terms of CRETS, at the Hamptons Road / Springs Road intersection, priority is to be given to traffic movement along Springs Road, giving rise to either a "Stop" or "Give Way" controlled intersections. Giving consideration that the Living Z zone on the northern side of Hamptons Road extends 90 metres to the west of the proposed entranceway off Hamptons Road to service the submission site, there will be a need for a traffic threshold to be established west of the Living Z zone and the traffic speed past the submission entranceway is likely to be 60kph. With the controlled intersection with Springs Road to the east, traffic will be slowing as eastbound traffic passes the entrance to the submission site.

- 2.4 The submission site is located on the southern side of Prebbleton and the rising sewer main from Prebbleton passes along Springs Road. Sanitary sewage from within the development would be reticulated by a gravity sewage system with a pumping station pumping into the rising main.

### **3. Landscape Values**

- 3.1 The northern and eastern boundaries of the submission site are clearly defined by Hamptons Road and Springs Road. There is amenity planting along the Hamptons Road frontage which is indicative of a rural interface with the Living zone. The dwelling at the southwestern corner of Hamptons Road and Springs Road is screened by mature amenity shelter.
- 3.2 The western frontage of Springs Road is predominantly planted with maintained Leyland Cypress. At the southern end of the frontage, there is established macrocarpa shelter excepting for the last 100 metres of the frontage where there is more open fencing. It is considered that the interface with the Rural Inner plains zone on the eastern side of Springs Road will not be compromised by development for rural residential zoning to the west. There is established macrocarpa, poplar and elder shelter on the eastern side of Springs Road.
- 3.3 The southern boundary of the application site is planted with a row of poplars. The western boundary of the application site, and the majority of the external boundaries have amenity shelter which will substantially screen the development from the activities to the west and northwest.
- 3.4 The proposed submission site cuts through Lot 1 DP 83697 some 100 metres to the southeast of the dwelling on that property. This line is fenced but it is probable that the boundary will be planted with amenity and screen shrubs. The western boundary of Lot 1 DP 26618 to Hamptons Road where there the existing roadway to the dwelling on Lot 1 DP 8397 is located, abuts poplar shelter on the western boundary. The roadway would be upgraded to a wider width to service the northern linkage to Hamptons Road.

### **4. Rural Residential Character**

- 4.1 The Rural Residential character has been previously established to a limited degree within this locality. Immediately to the west of the Hamptons Road frontage, and on the southern side of the road adjacent to the submission site, there are two 2 hectare sites containing dwellings. Along the western side of Springs Road, the submission site adjoins sites of 0.40 hectares and 1.00 hectares where dwellings have been erected. On the eastern side of Springs road there are sites with dwellings containing areas of 1.50 hectares and 0.92 hectares. South of these two properties consent has been recently granted for a 2 hectare site and land use for the erection of a dwelling.

- 4.2 The establishment of rural residential allotments within this locality will not restrain the residential growth of Prebbleton which is proposed to be in a westward direction and to the north of Hamptons Road. The proposal will complement the existing rural residential sites, and the existing amenity shelter will substantially screen the additional sites.

## **5. Development Constraints**

- 5.1 The application site is constrained by Hamptons Road to the northeast, and Springs Road to the southeast. The property to the southwest of the submission site is a 20.08 hectare property which is farmed in conjunction with land to the south for a horse stud breeding facility. Properties to the northwest, are in the same ownership containing areas of 43.65 hectares and 20.38 hectares and are extensively farmed. There are no known intensive livestock units within the immediate area which might be impacted by the rural residential proposal.
- 5.2 A potential constraint for all subdivision localities is the consideration for lateral spreading should there be further earthquakes. There were identified areas at the southern end of the submission site where water did surface as a consequence of the earthquakes, but there was limited evidence of liquefaction mounds. The property on the eastern side of Springs Road where the surface water was evident, was subject to geotechnical testing. More recently additional tests have been undertaken and the sites were considered to be TC 2. Geotechnical tests were also undertaken on Lot 6 DP 305324 at the time of determining the suitability of the site for a dwelling. The tests confirmed that there were no substantial issues for erecting a dwelling on the site, and the remedial works were proposed to be limited to placing additional hardfill beneath the dwelling and extending 1 metre beyond the foundation. It is considered that the technical classification of the subject land does not restrict the development of the submission site as proposed.
- 5.3 The free draining soils within the properties will allow for discharge of storm water from roadways with limited potential for contamination of groundwater. The Prebbleton township water supply scheme is to the northeast of the submission site and at a distance of 950 metres.

## **6. Infrastructure Servicing**

- 6.1 There are no power transmission lines crossing through the submission site. Within Hamptons Road and Springs Road, there are overhead power lines. Servicing of power to the sites would be by extending the reticulation from Hamptons Road and Springs Road underground to provide connections to each of the proposed lots.
- 6.2 Underground telephone reticulation is installed within the road frontages and will be extended within the roadway to be formed through the submission area, with a connection being provided to each lot.



- 6.3 There is no existing gravity sanitary sewage reticulation within the road frontages. The rising main pumping sewage from the Prebbleton township to Lincoln to connect to the rising main to the sewage treatment site south of Rolleston, is located on the eastern side of Springs Road. Gravity sewage reticulation will be installed within the submission site and drain to the southern end of the properties where a pumping station will be installed to pump into the rising main.
- 6.4 Hamptons Road and Springs Road are identified as being Arterial roads in the District Roading hierarchy. As discussed above, the CRET's proposal is that at the intersection of Hamptons Road and Springs Road, the traffic along Springs Road will have priority. The control over this intersection will allow for safe access of pedestrian and vehicular traffic from the submission site to travel north to Prebbleton township.
- 6.5 The internal roads within the development will be formed and sealed with stormwater swales on both sides of the roading. Stormwater from the roads will discharge to boulder holes to be constructed at subdivision stage. Stormwater from the roof and hardstand areas within the sites will discharge to ground.
- 6.6 The Prebbleton township reticulated water supply will be extended to the site and reticulation extended to service each site. The design will allow for fire fighting capacity to be available from the reticulation to be installed. The township reticulation will be required to be extended to the Hamptons Road / Springs Road intersection to service the residential zoned land at the northern side of the intersection and the Preliminary Rural Residential zone fronting Hamptons Road and Birchs Road.

## **7. Cultural and Heritage Values**

- 7.1 There are no known Wahi Taonga sites within or immediately adjacent to the submission site. Should any sites be discovered during development, established protocols will come into effect and all development work would cease until the sites were investigated.
- 7.2 The control and management of storm water draining from the property is a fundamental issue to be adequately addressed to ensure that the quality of groundwater is not comprised. There are no drains within the area, but there is a water race along the northern side of Hamptons Road. The water race terminates at the eastern side of Prebbleton Township and the water race connects to a drain which ultimately drains to Lake Ellesmere. The roading and development proposals are not intended to be undertaken in the vicinity of the water race. Should this occur, perhaps due to a connection of the sanitary sewage or water supply to the Living Z zone on the northern side of the road, storm water control will be exercised during the construction phase to ensure that the water race is not contaminated with construction spill.

## **8. Other Considerations**

- 8.1 The Prebbleton Structure Plan does not propose that Residential growth areas should extend south of Hamptons Road. The Land Use Recovery Plan provides for a minor extension of the residential zone west of the area on the Prebbleton Structure Plan, but not south of Hamptons Road. On this basis the proposal does not create any potential for conflict with the possible future residential growth areas of Prebbleton.

The proposal to create sites of not less than 1 hectare along the road frontages would be consistent with the present development of the Interface of the Rural Inner Plains zone with the outskirts of Prebbleton township.

- 8.2 The submission site is not located within the controlled Airport noise contour zones.
- 8.3 Initial investigation indicates that the submission site has not been subject to historic land uses which may have resulted in potential contamination which might endanger public health where more intensive residential use of the land is proposed to be undertaken.
- 8.4 The submission site on the southern side of Prebbleton is considered to an appropriate zoning to transition between the residential zones of Prebbleton and the Rural Inner plains zone to the south, and provides separation with the potential growth areas on the northern side of Lincoln. The site is located at an intermediate distance between Rolleston and Christchurch City. Travel to the business zones of either township is enabled by easy access to the existing and proposed motorways. From a national economic viewpoint, there should be a preference to locating development areas conveniently sited to limit travel distances to places of work. On that basis, Prebbleton is more centrally located than West Melton or Lincoln to the place of work to the majority of workers.

## **Conclusion**

We respectfully ask that the submission site be considered as a location of a rural residential site on the southern side of Prebbleton. The zoning of the site will not restrict the future residential growth of Prebbleton which has been previously determined by the Environment Court as being in a westerly direction from the existing township, but not beyond Shands Road.

Although the submission site adjoins arterial roads, the controlled intersection of Hamptons Road and Springs Road will mitigate the adverse effects of the additional traffic resulting from the inclusion of the site into the rural residential zones. The layout of the subdivision and the inclusion of traffic thresholds will encourage the traffic exiting the subdivision to off Hamptons Road.

It is considered that the development of the submission site is able to be managed in a manner that accords with the Prebbleton Environs Study Area criteria.

**We wish to be heard in support of our submission.**

**If others make a similar submission, we will consider presenting a joint case with them at a hearing.**



**Signature**

.....  
*(signature of submitter or person authorised to sign on behalf of submitter)*

**Date**

**3 March 2014**

**Address for Service**

**C/- Spiire New Zealand Ltd  
P O Box 13 875  
Christchurch 8141  
Attn Graham Fowler, Survey Manager**

**Telephone:**

**03 374 6515**

**Facsimile:**

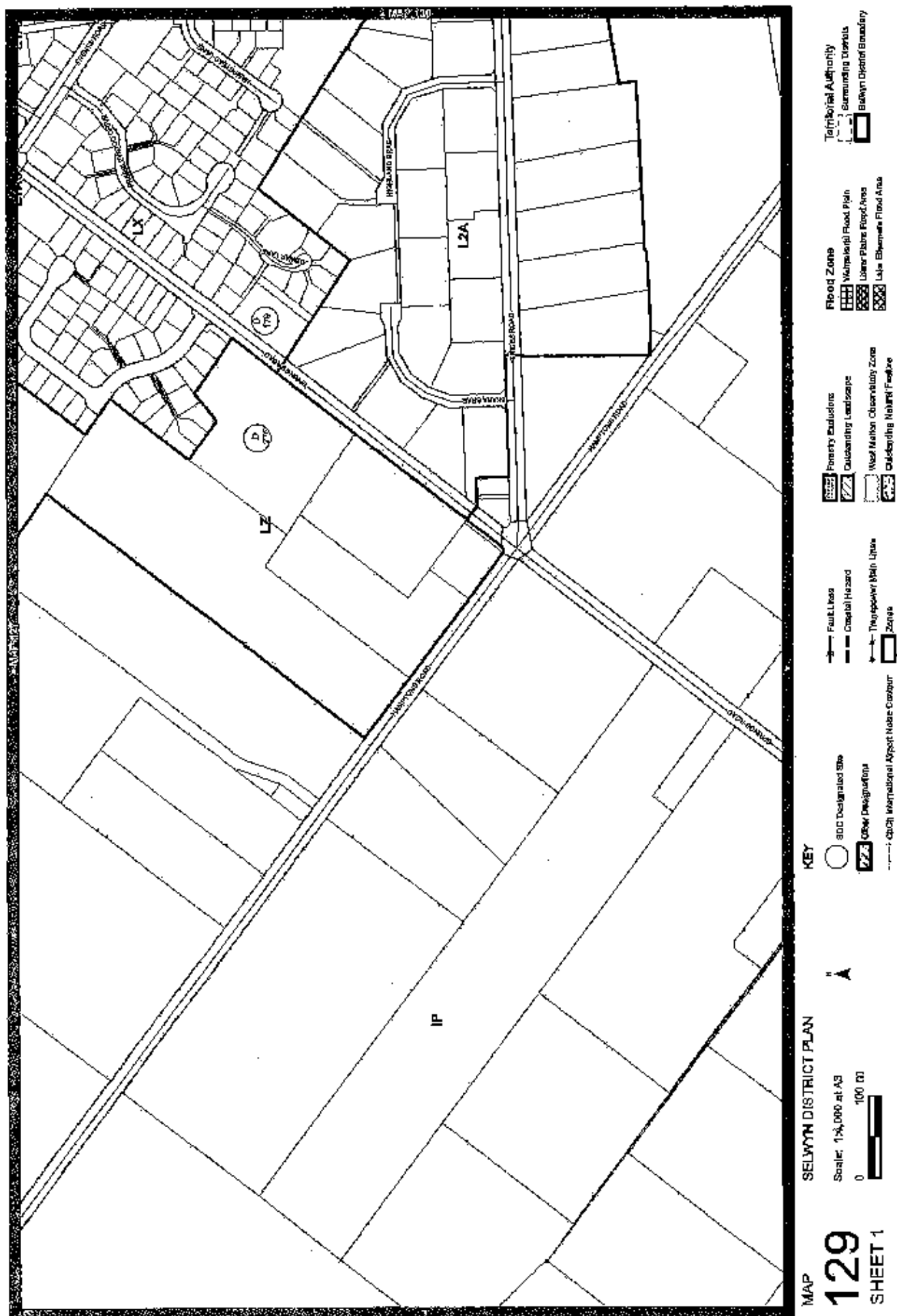
**03 374 6516**

**Email:**

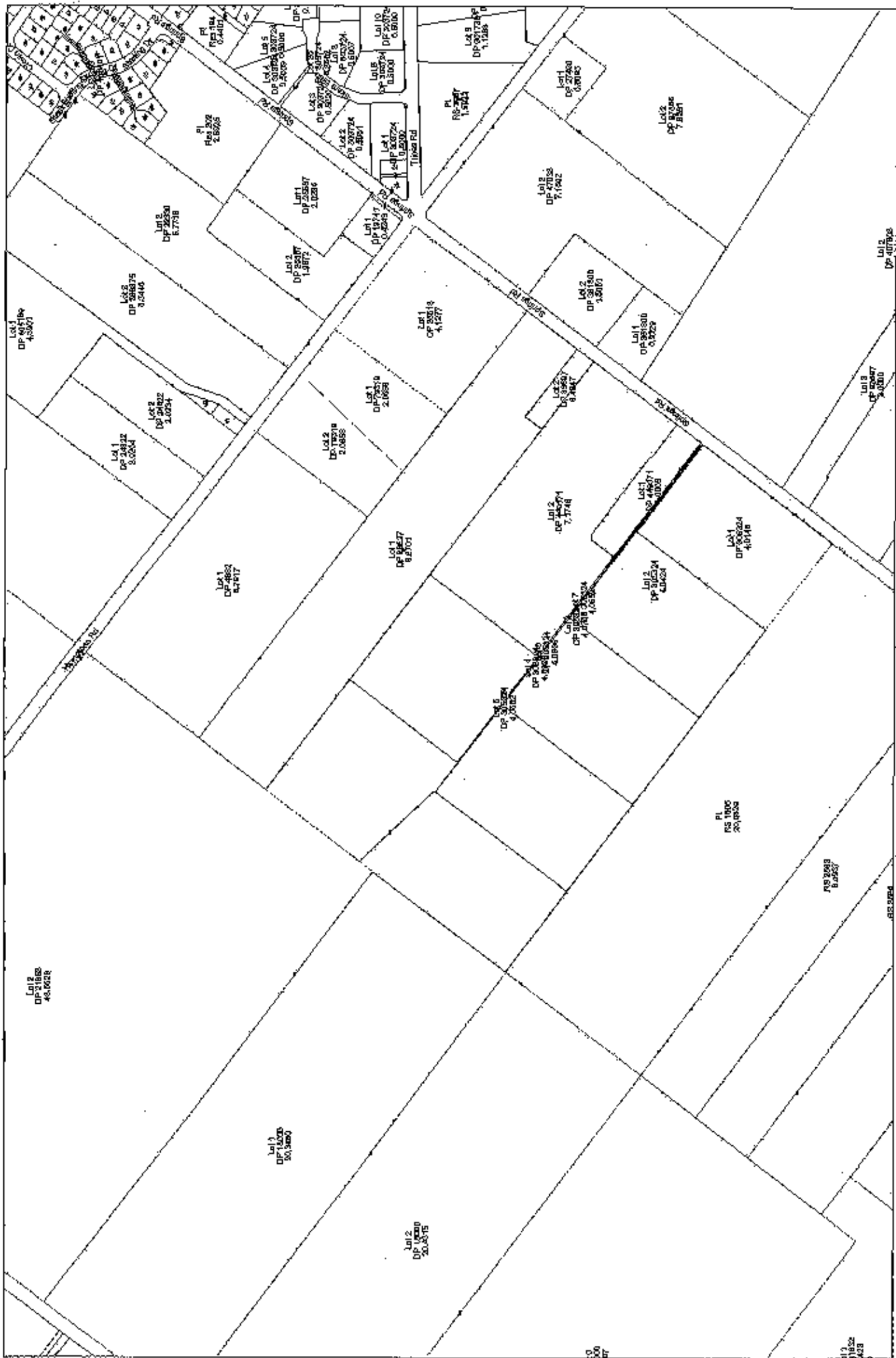
**Graham.Fowler@spiire.co.nz**

**Contact Person:**

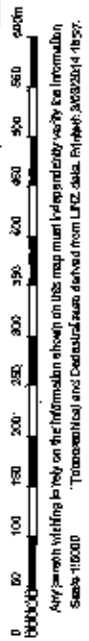
**Graham Fowler  
Survey Manager**



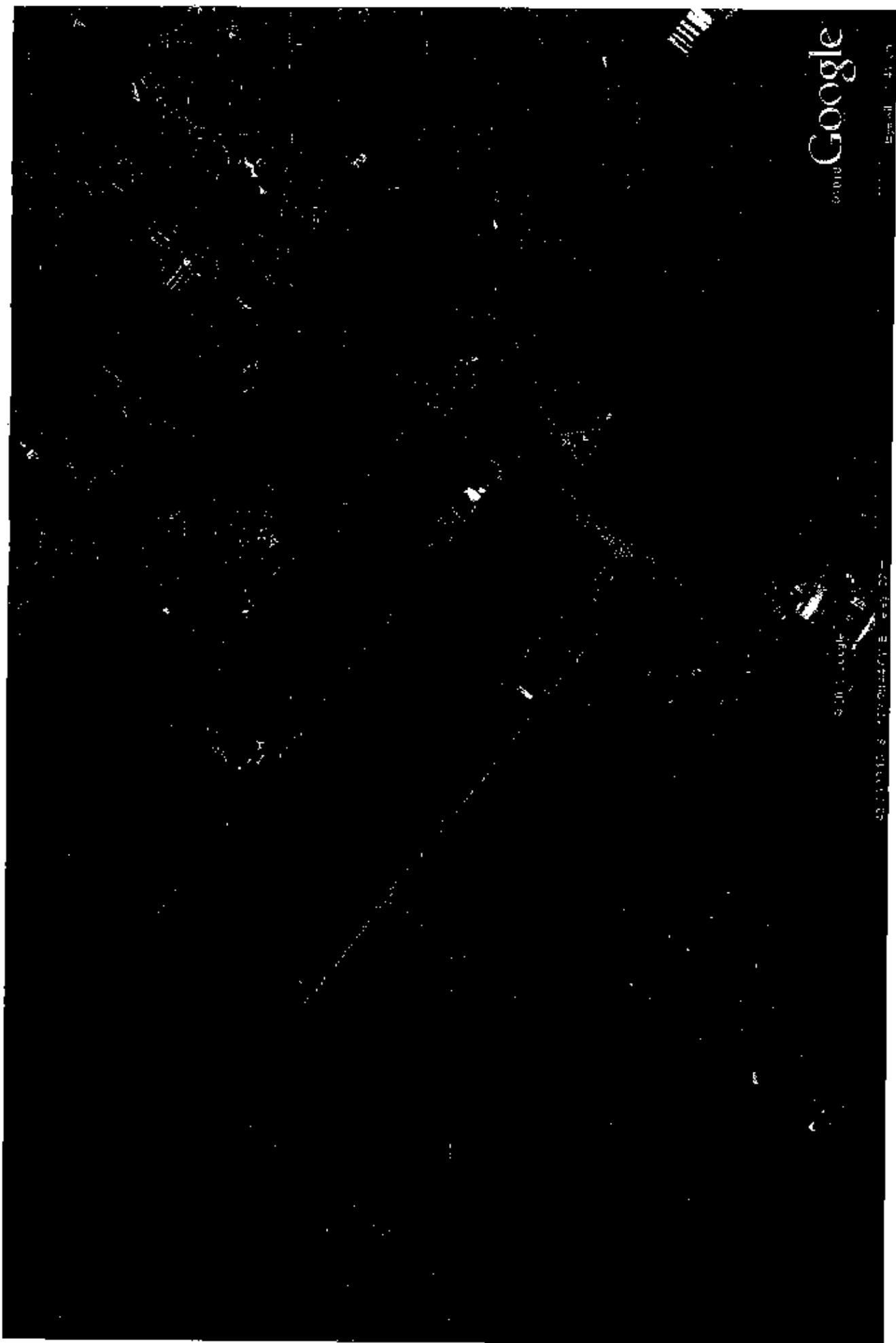




SUBMISSION SITE



QuickMap  
Cassini Software Ltd



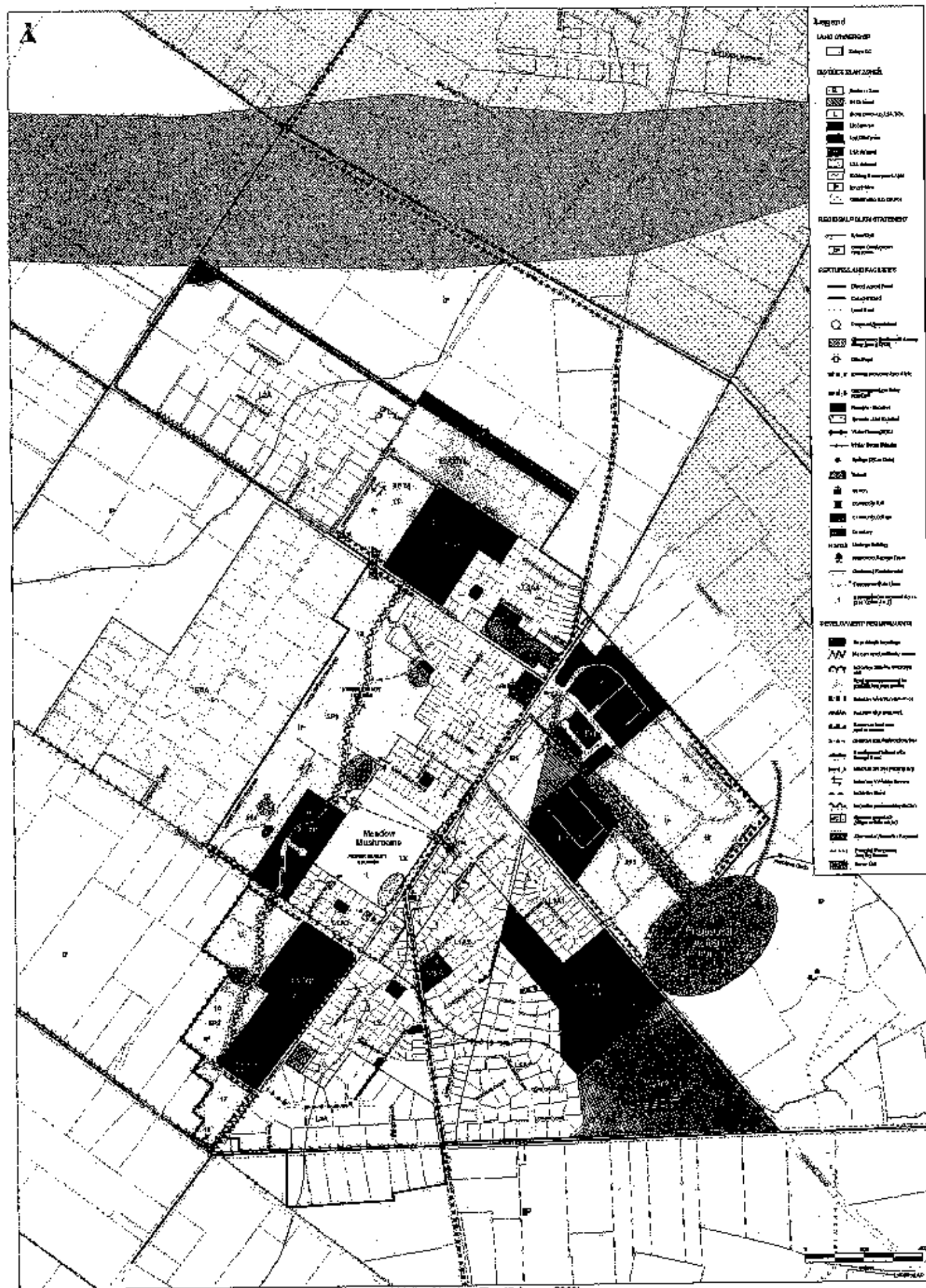
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SUBMISSION SITE

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**SUBMISSION ON COUNCIL'S RURAL RESIDENTIAL STRATEGY**

**Consultation Draft and the  
associated Statement of Proposal**

**To:** Selwyn District Council  
Attn: Craig Friedel, Strategy and Policy Planner  
P O Box 90  
Rolleston 7843

**Submission on:** The Draft Rural Residential Strategy

**Name of Submitter:** Gavin Vaughn Maginness

**Address:** C/- Spiire New Zealand Ltd  
Attn: Graham Fowler  
P O Box 13875  
Christchurch 8141

**The specific provisions of the Draft Rural Residential Strategy that this  
submission relates to are:**

**The whole of the Rural Residential Strategy Consultation Draft**

### **The submission in SUPPORT is:**

The submitter supports the Draft Rural Residential Strategy and including the five Preliminary Rural Residential Areas identified in the Consultation Draft but subject to additional areas being included for Rural Residential development, and including Lot 2 DP 459061.

In respect of the location of the Rural Residential growth areas, the RR strategy should meet the following pre-requisites:

- Can be economically serviced with reticulated water and waste-water services
- Are able to be integrated into existing townships
- Do not significantly undermine the urban consolidation and intensification principles of the LURP
- Are not affected by any significant constraints
- Are owned by parties who have aspirations to rezone the land

It is considered that the identified property meets the above pre-requisites.

### **1. Site Description**

- 1.1 The site is located at 354 Perymans Road and is legally described as being Lot 2 DP 459061 and contains an area of 11.1875 hectares.
- 1.2 The property has legal road frontage to Ellesmere Road, Lincoln TaiTapu Road and also Perymans Road. A new dwelling has been developed on the eastern side of Perymans Road with access off the sealed road.
- 1.3 Historically the property was a 12.689 hectare site containing a dwelling at the intersection of Ellesmere Road and Lincoln TaiTapu Road. A subdivision was undertaken in 2002 to subdivide the dwelling onto a 0.5 hectare lot with an open space covenant placed over a 3.5 hectares area adjacent to the dwelling. Existing stables on the balance, 12.187 hectare area were located within the covenant area.
- 1.4 In 2013 a subdivision was undertaken to subdivide the 12.187 hectare title to create a 1.0 hectare lot and an open space covenant was registered over a further 3 hectares of the resultant 11.187 hectare title.
- 1.5 The property has a developed horse training track within the central part of the property, with access to the stables.
- 1.6 The land on the western side of the Ellesmere Road is zoned Living Z and is part of the land presently being developed by Fulton Hogan Ltd on the northern side of Edward Street.

## **2. Development Typology**

- 2.1 It is considered that the development of this property would be peri-urban rural residential form, and adjoin the living zone on the western side of Ellesmere Road. Access to this rural residential site would be restricted to practical access off Perymans Road, albeit that some one to two lots would front onto Ellesmere Road but access would off the internal roading within the development.
- 2.2 The development would be constrained to the submitter land and consist of not more than 15 allotments with 1 hectare allotments located on the northern and eastern boundaries.

## **3. Landscape Values**

- 3.1 The boundaries of this site are defined by Ellesmere Road to the west Lincoln TaiTapu Road, to the south, Perymans Road to the south east, and Rural Inner Plains zoned land to the east and north. The northern part of the property is screened in Leyland Cyrus shelter from the dwelling on the property on a 4 hectare lot to the north.
- 3.2 The eastern boundary abuts a 10 hectare property containing a dwelling located some 40 metres from the application site. The shelter along the common boundary is more sporadic and allows for views to Christchurch east to Christchurch Port Hills. Any intensification of amenity planting along the common boundary would desirably be of deciduous specimens to generally maintain the easterly outlook.
- 3.3 There is limited amenity planting along Ellesmere Road frontage, but the existing fenceline could be upgraded with amenity planting.

## **4. Rural Residential Character**

- 4.1 The property is located on the eastern side of Ellesmere Road where the Living Z will permit allotments containing an average net area of 600 sq metres and dwellings could be sited 4.5 metres from the road boundary.
- 4.2 The proposed future dwellings within the Rural Residential application site will be restricted to a dwelling setback of no less than 20 metres from Ellesmere Road and no less than 15 metres from internal roads, providing a sense of open space.
- 4.3 It is anticipated that the property would be developed with an internal road off Perymans Road and yield some 15 allotments. An Outline Development Plan will be provided should your Council provide such opportunity at Hearing Stage.

## **5. Development Constraints**

- 5.1 The application site is located to the north of Lincoln TaiTapu Road which is identified on Planning Map 14 as being the northern extent of the Lower Plains Flood Area. Properties to the south of Lincoln TaiTapu Road are some one metre lower than the application site.
- 5.2 The owner has been required to undertake geotechnical tests in specific locations in recent times. The first location was on the eastern side of the property at dwelling consent stage, and the second location was in a central part of the 1.0 hectare title created in 2013. The result of those tests did not indicate any potential for liquefaction.
- 5.3 Provision will be required to be made for treatment of storm water discharging from the proposal internal roadway, which special emphasis on ensuring that the volume of water discharged does not exceed pre-development volumes and that the quality of water being discharged to the open drain along Perymans Road is pre-treated in appropriate swales.

## **6. Infrastructure Servicing**

- 6.1 There are no power transmission lines passing through or adjacent to the property. Overhead high voltage casting is located within Ellesmere Road, Lincoln TaiTapu Road and Perymans Road. Underground low voltage power will be installed through the development.
- 6.2 Underground telephone reticulation is located within the three road frontages and will extend into the property.
- 6.3 Sanitary sewage reticulation is proposed to be extended to Ellesmere Road frontage as part of the servicing requirements of the Living Z zone to the west. It is probable that the depth of the reticulation will not provide for gravity reticulation to the eastern side of the property and a pumping reticulation may be required to be installed adjacent to Ellesmere Road to pump into the gravity reticulation, or alternatively a pressure sewer system installed.

Reticulated water will be extended from the residential zoned land on the western side of Ellesmere Road. There would be no requirement to install the services along Lincoln TaiTapu Road east of Ellesmere Road and into Perymans Road.

- 6.4 Ellesmere Road and Lincoln TaiTapu Road are identified as being arterial roads in the District roading hierarchy. As identified in the CRETTS transportation study, there will be a requirement to upgrade the Ellesmere Road/Lincoln TaiTapu Road intersection. It is acknowledged that traffic movements from the rural residential zone travelling to Lincoln will have to cross into arterial roads. The upgrading is required to meet the Transportation Activity Management Plan, resulting in reduced traffic speeds at the Ellesmere Road/Lincoln TaiTapu Road intersection and the consequent enhancement of vehicle and cyclist safety.

## **7. Cultural and Heritage Values**

- 7.1 There are no known Wahi Taonga sites within or immediately adjacent to the property. Should any sites be discovered during development, established protocols will come into effect and all development work, would cease until the sites were investigated.
- 7.2 The control and management of storm water draining from the property is a fundamental issue to be adequately addressed to ensure that the quality of storm water entering the drainage channels draining to Lake Ellesmere. There will be a requirement to investigate the potential presence of indigenous biodiversity within existing waterways in the southern side of the property.
- 7.3 There are no known spring locations on the property but the existing drain along Perymans Road should be investigated with a view to naturalising the waterway.

## **8. Other Considerations**

- 8.1 The Lincoln Structure Management Plan has identified the growth areas for residential zoning, and the extent of the residential zoning and the extent of the residential growth areas is reinforced by the Land Use Recovery Plan. The location of the proposed rural residential site is immediately adjacent to the eastern side of the Lincoln residential growth area, and assists in ensuring services can be provided in a cost effective manner.
- 8.2 The Maginness land is considered to be Class 2 soils. While intensive land use has not been undertaken on the site, the adjacent land to the east was used for market gardening during the 1980s. The high water table of the adjacent land resulted in the discontinuation of intensive farming use and the land was subdivided into small holdings. While climate change and increased use of groundwater for irrigation may result in lower depths to groundwater, the size of the property is not considered to be appropriate to give confidence that horticultural land based activities would recommence, or be suitable for the site.
- 8.3 The site is located within the Rural Inner Plains zone. It is noted that the Rural residential character elements contained in Clause 5.28 of the Rural Residential

Strategy Consultation Draft preclude intensification of the Rural Outer Plains zone in preference to the Rural Inner Plains zone. The identified Rural residential growth area as identified in the Consultation Draft is located on the western side of Lincoln, is within the Rural Outer Plain zone.

### **Conclusion**

We respectfully ask that the Maginness property be considered as a location of a rural residential zone of Lincoln. The accepted growth strategy of the residential zones of Lincoln will not be conflicted by the location of a rural residential zone in the eastern side of Ellesmere Road, located immediately adjacent to the residential zone. The site will be able to be provided with reticulated water supply and wastewater reticulation without placing pressure for the extension of existing systems.

Provision of rural residential sections on the eastern side of Lincoln had been previously anticipated at the time of preparation of Plan Change 17. The then identified location at the southeastern corner of Lincoln, has since been identified as being low lying and has since been developed as a stormwater basin. The inclusion of the submitter site as a rural residential location restores the balance to meet the demand for rural residential sites in this location without impact on the urban growth areas of Lincoln.

**We wish to be heard in support of our submission.**

**If others make a similar submission, we will consider presenting a joint case with them at a hearing.**



### **Signature**

*(signature of submitter or person authorised to sign on behalf of submitter)*

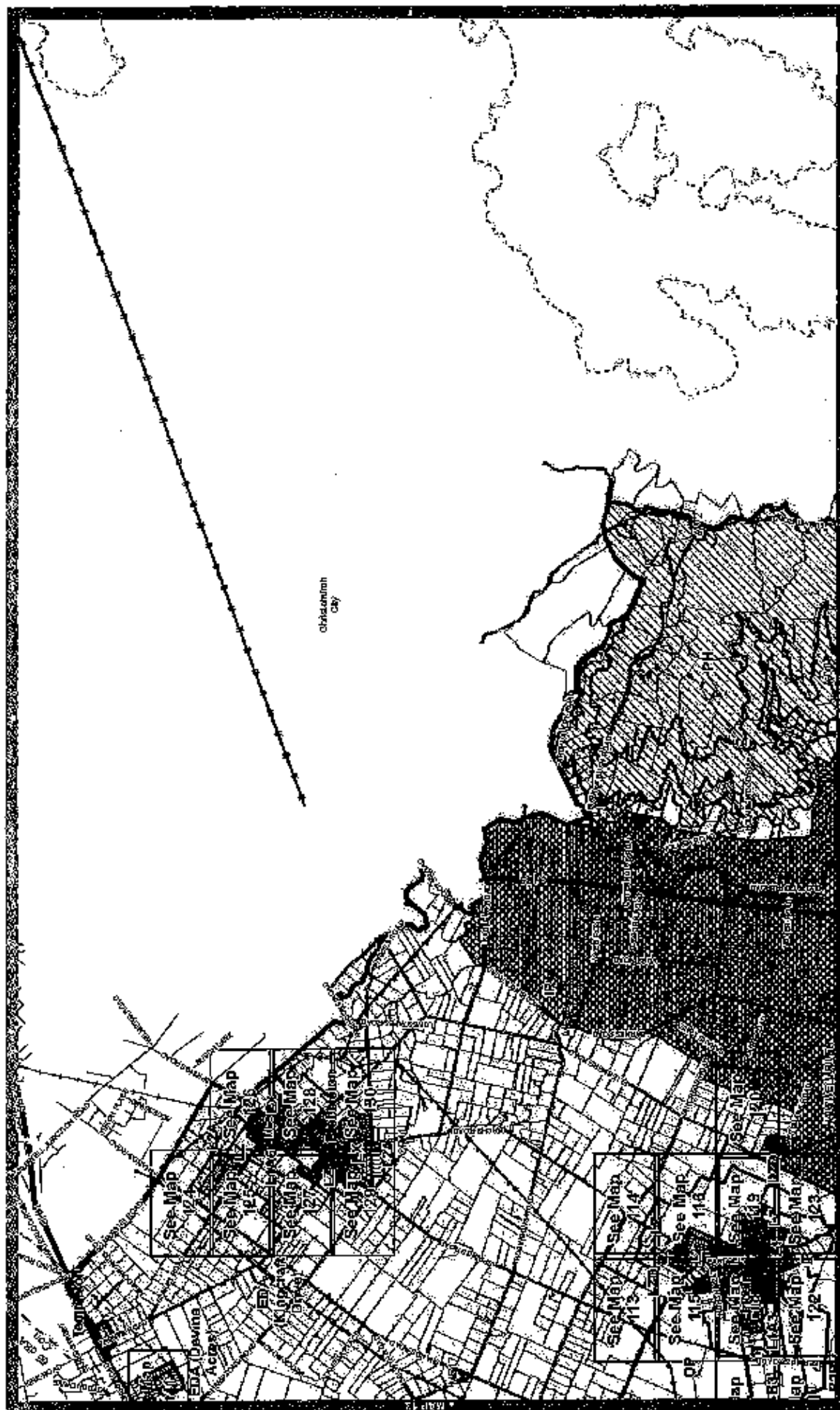
**Date** 3 March 2014

**Address for Service** C/- Spiire New Zealand Ltd  
P O Box 13-875  
Christchurch 8141  
Attn Graham Fowler, Survey Manager

**Telephone:** 03 374 6515

**Facsimile:** 03 374 6516

**Email:** [Graham.Fowler@spire.co.nz](mailto:Graham.Fowler@spire.co.nz)



# MAP 014 SHEET 1

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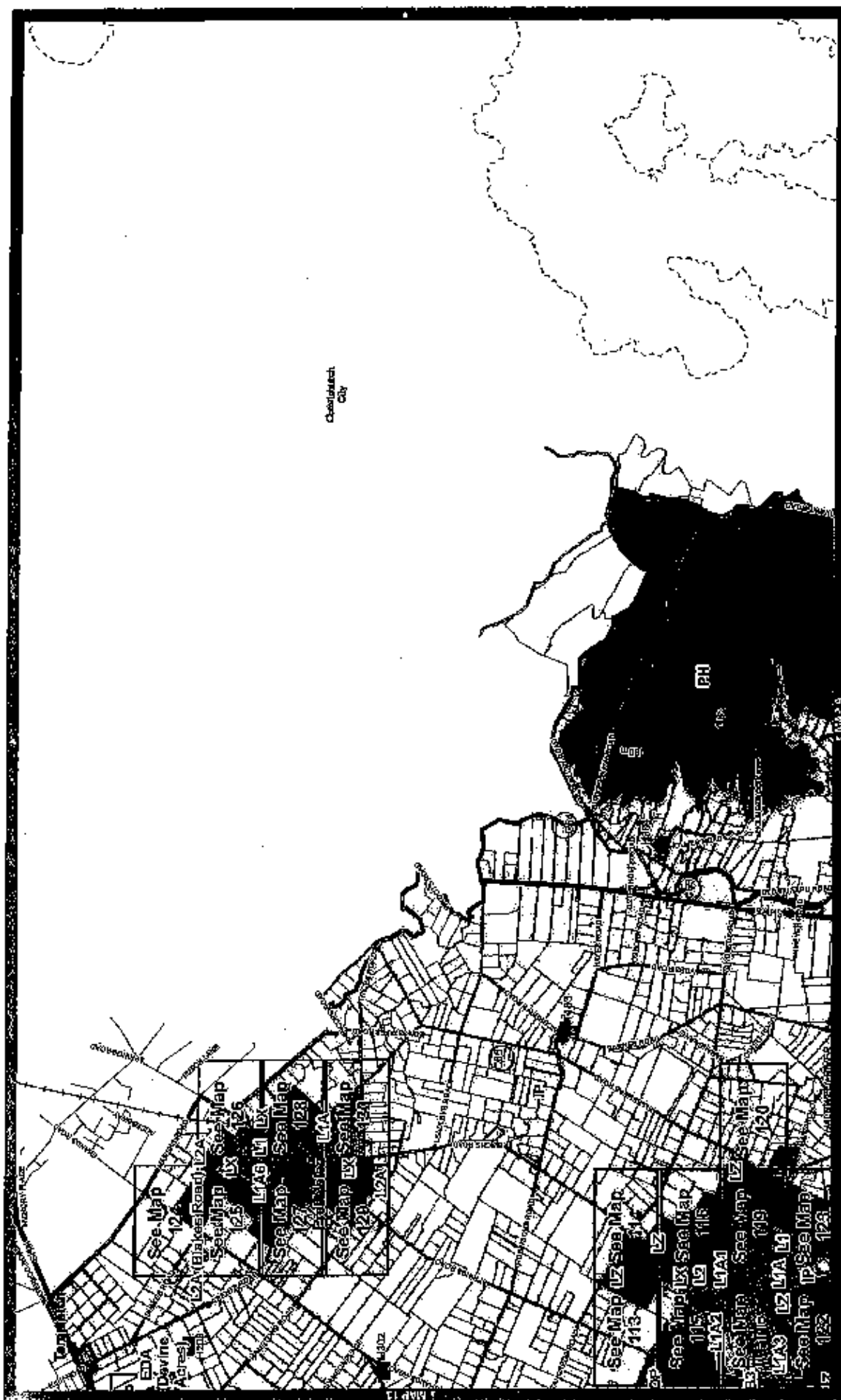


## KEY

- ADC Designated Site
- ▨ Other Designations
- Catch Information at Point Nubur
- ★ NZTA Widening Designation
- Fault Lines
- Coastal Hazard
- Transport Main Lines
- Zoning
- ▨ Erosion
- ▨ Subdividing Landscapes
- ▨ West Nelson Secondary Zone
- ▨ Outstanding Natural Features
- ▨ Flood Zone
- ▨ Mainland Flood Plain
- ▨ Lower Flood Areas
- ▨ Late Eluvial Flood Areas
- ▨ Territorial Authority
- ▨ Selwyn District Boundary

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MAP  
**014**  
SHEET 2

Printed on:  
Thursday, 7 November 2013

**LEGEND**

City Boundary

Water Body

Major Road

Minor Road

Rail Line

Airway

Airport

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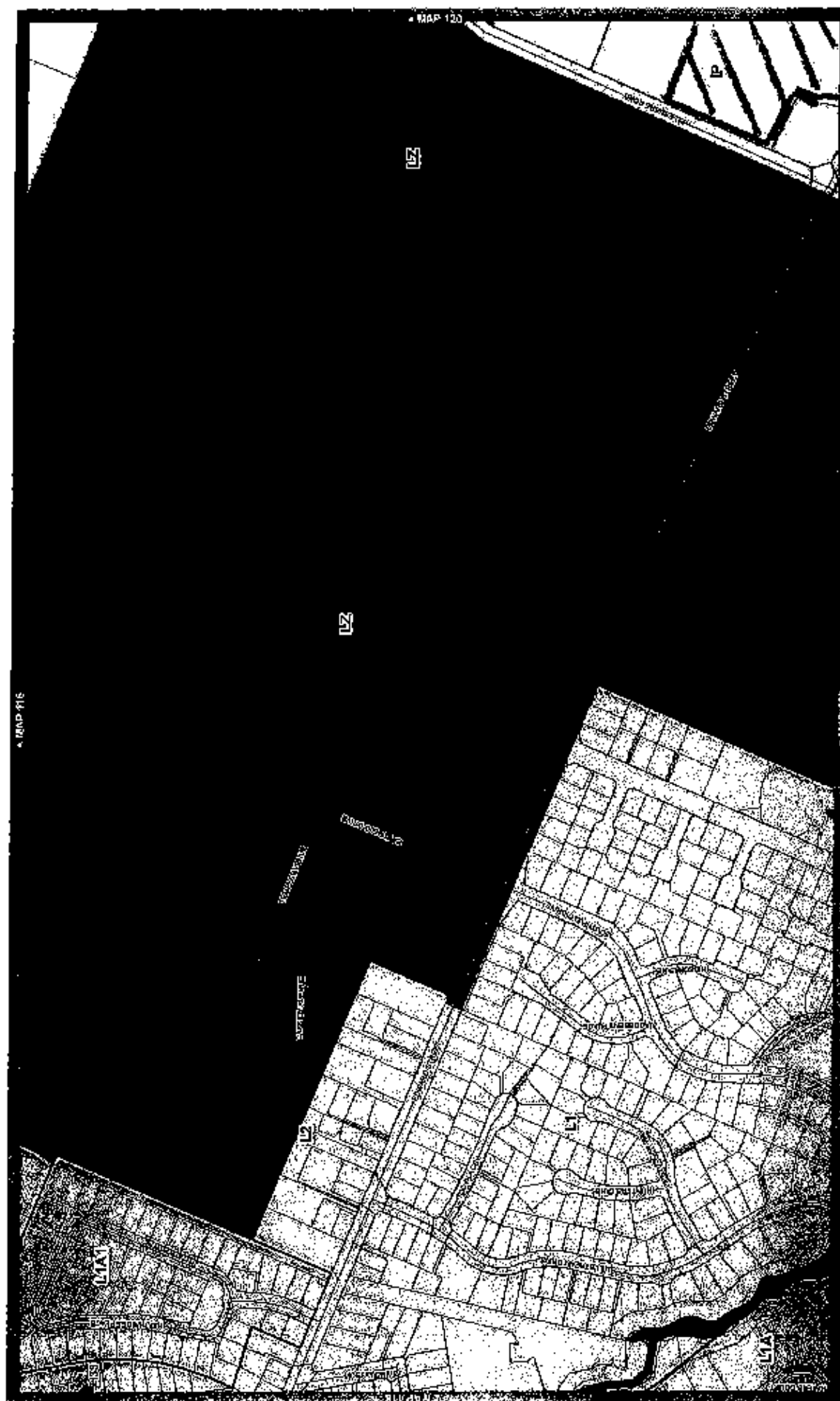
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MAP 119 SHEET 2

Printed on Thursday, 7 November 2013

**KEY**

	Heritage Building		Scheduled Site		Railway		Road		Land Parcel		Water Body		Archaeological Site
	Waste Management Site		Railway Development Site		Living 1		Living 2		Living 3		Living 4		Business 1
	Waste Management Site		Railway Development Site		Living 5		Living 6		Living 7		Living 8		Business 2
	Waste Management Site		Railway Development Site		Living 9		Living 10		Living 11		Living 12		Business 3
	Waste Management Site		Railway Development Site		Living 13		Living 14		Living 15		Living 16		Business 4
	Waste Management Site		Railway Development Site		Living 17		Living 18		Living 19		Living 20		Business 5
	Waste Management Site		Railway Development Site		Living 21		Living 22		Living 23		Living 24		Business 6
	Waste Management Site		Railway Development Site		Living 25		Living 26		Living 27		Living 28		Business 7
	Waste Management Site		Railway Development Site		Living 29		Living 30		Living 31		Living 32		Business 8
	Waste Management Site		Railway Development Site		Living 33		Living 34		Living 35		Living 36		Business 9
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	Waste Management Site		Railway Development Site		Living 41		Living 42		Living 43		Living 44		Business 11
	Waste Management Site		Railway Development Site		Living 45		Living 46		Living 47		Living 48		Business 12
	Waste Management Site		Railway Development Site		Living 49		Living 50		Living 51		Living 52		Business 13
	Waste Management Site		Railway Development Site		Living 53		Living 54		Living 55		Living 56		Business 14
	Waste Management Site		Railway Development Site		Living 57		Living 58		Living 59		Living 60		Business 15
	Waste Management Site		Railway Development Site		Living 61		Living 62		Living 63		Living 64		Business 16
	Waste Management Site		Railway Development Site		Living 65		Living 66		Living 67		Living 68		Business 17
	Waste Management Site		Railway Development Site		Living 69		Living 70		Living 71		Living 72		Business 18
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	Waste Management Site		Railway Development Site		Living 77		Living 78		Living 79		Living 80		Business 20
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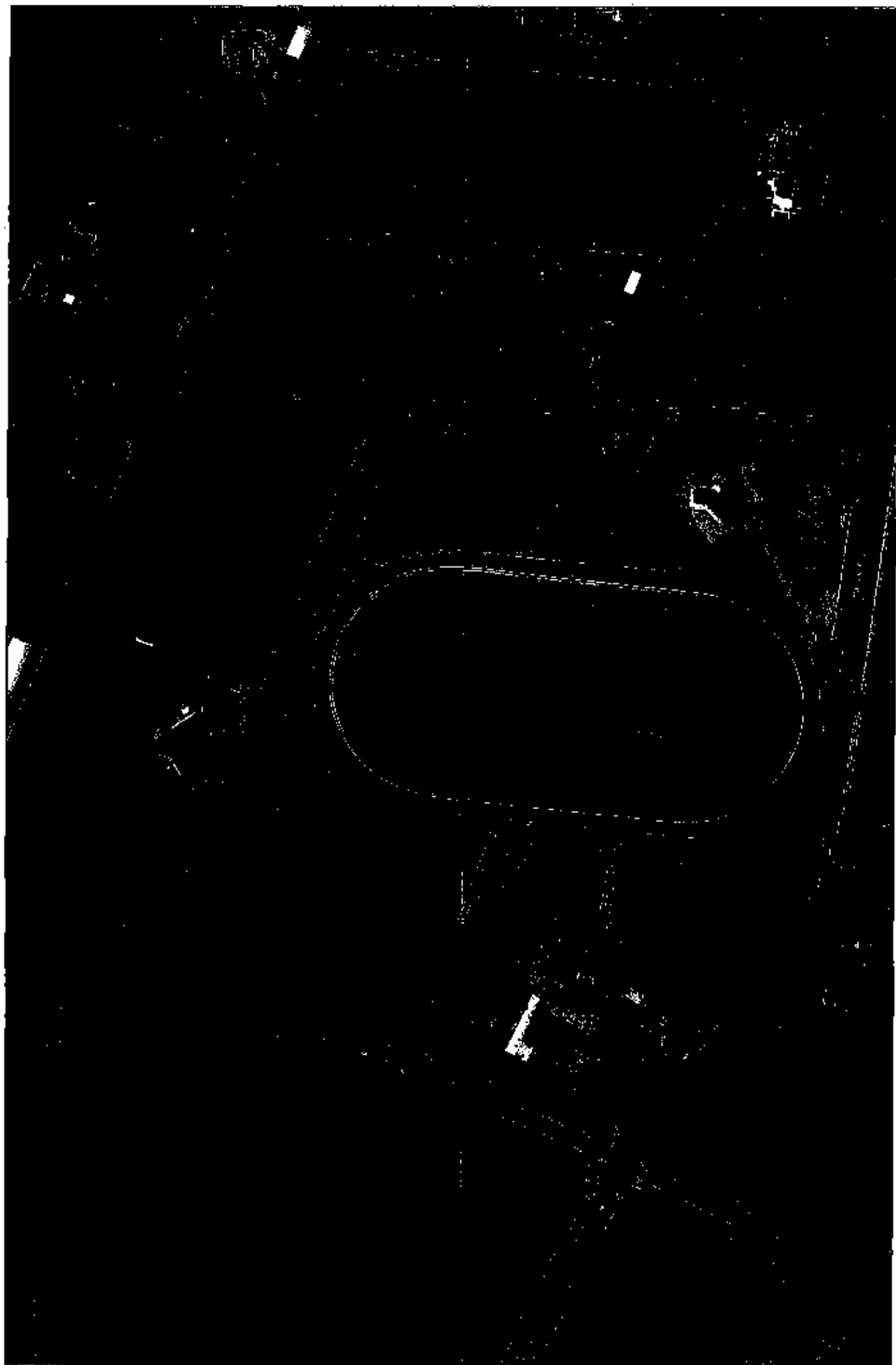
MAP  
120  
SHEET 2

Printed on:  
Thursday, 7 November 2013



- KEY**
- Heritage Buildings
  - Scheduled Site
  - Protected Tree
  - State Highway
  - Railway
  - Road Parcel
  - Water Body
  - Interim Designation
  - Outer Plains
  - Mahem Hills
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Corporation

G.V. MAGINN'S SUBMISSION SITE

## SUBMISSION ON COUNCIL'S RURAL RESIDENTIAL STRATEGY

### Consultation Draft and the associated Statement of Proposal

**To:** Selwyn District Council  
Attn: Craig Friedel, Strategy and Policy Planner  
P O Box 90  
Rolleston 7643

**Submission on:** The Draft Rural Residential Strategy

**Name of Submitter:** Michael Joseph Stratford  
Ronald George Elliot & Patricia Olivia Elliot  
Circle K Ltd  
  
Graham William Drayton & Racquel Manoja  
Drayton  
David Steven Whiten & Elizabeth Irene Whiten  
Valerie Margaret Hutton & David Clapham

**Address:** C/- Spiire NZ Ltd  
Attn: Graham Fowler  
P O Box 13 875  
Christchurch 8141

The specific provisions of the Draft Rural Residential Strategy that this submission relates to are:

The whole of the Rural Residential Strategy Consultation Draft



### **The submission in SUPPORT is:**

The submitters support the Draft Rural Residential Strategy and including the five Preliminary Rural Residential Areas identified in the Consultation Draft but subject to additional areas being included for Rural Residential development, and including Lots 1 to 4 DP 81701, Rural Section 37687, Lot 1 DP 52527, and Lot 1 DP 53113.

In respect of the location of the Rural Residential growth areas, the RR strategy should meet the following pre-requisites:

- Can be economically serviced with reticulated water and waste-water services
- Are able to be integrated into existing townships
- Do not significantly undermine the urban consolidation and intensification principles of the LURP
- Are not affected by any significant constraints
- Are owned by parties who have aspirations to rezone the land

It is considered that the identified properties meet the above pre-requisites.

### **1. Site Description**

- 1.1 The site is located at the south eastern intersection of Shands Road and Blakes Road and extends 785 metres along the south eastern side of Blakes Road and 610 metres south east along the south western side of Blakes Road. The seven properties included within the site are described as being:

Lot 1 DP 81701	3.9995ha	Ronald George Elliot & Patricia Olivia Elliot
Lot 2 DP 81701	4.000ha	Circle K Ltd
Lot 3 DP 81701	4.000ha	Graham William Drayton & Racquel Mariola Drayton
Lot 4 DP 81701	4.000ha	Ronald George Elliot & Patricia Olivia Elliot
Rural Section 37687	3.5273ha	David Steven Whiten & Elizabeth Irene Whiten
Lot 1 DP 52527	8.3340ha	Valerie Margaret Hutton & David Clapham
Lot 1 DP 53113	15.9905ha	Michael Joseph Stratford

The total area of the submission site is 43.8558 hectares.

- 1.2 Four of the properties have legal road frontage to Blakes Road and four properties have frontage onto Shands Road, with one property fronting both roads. Shands Road is classified as an Arterial road in the road hierarchy, and Blakes Road is classified as a Collector road.

- 1.3 Lot 1, 3 and 4 DP 81701 are vacant sites and used for cropping and grazing. A dwelling is erected on the four other properties. Lot 1, DP 53113 fronting Shands Road has a large vehicle entranceway, formed and sealed and includes de-acceleration splays. This latter 15.99 hectare property has a horse training track located in a central part of the property. In addition to the dwelling on this property, the improvements include stalls and farm sheds.
- 1.4 The submission site is located immediately to the northeast of the 9.20 hectare property of DJ and SJ Anderson, identified as Preliminary Area 4 in the Rural Residential Strategy Consultation Draft.

## **2. Development Typology**

- 2.1 The submission site abuts the Existing Development Area (Kingcraft Drive) along the southeastern boundary and Preliminary Area 4 on the south western boundary. The rules within the District Plan provide for subdivision in the Kingcraft Drive Existing Development Area to create sites containing areas of not less than 1 hectare. Proposed Plan Change 41 of the 9.2 hectare area owned by DJ and SJ Anderson, proposed to create sixteen lots containing areas of not less than 0.5 hectares. The possible subdivision plan attached to the Proposed Plan Change 41 provided for an extension of the road entranceway at Trent Road through to the 15.99 hectare Stratford property.
- 2.2 It is considered that the roadway from Trent Road is shown on Preliminary Area 4, should be extended through the submitters land to provide a connection onto Blakes Road. This will provide a more direct route to the commercial area of Prebbleton, and to the local primary school.
- 2.3 Without including within the rural residential zone all of the land to the west of the Kingcraft Drive Existing Development Area, that is the potential for reverse sensitivity effects between the rural residential activities and the more expansive rural activities and that may be undertaken on the larger 4 hectares sites.
- 2.4 The inclusion of all of the land west to Shands Road, and the inclusion the 9.2 hectare area of the land within the Proposed PC41, creates potential conflict with the preferred strategy within the Consultation Draft to limit the size of rural Residential zones to not more than 50 sites. It is however noted that Plan Changes 8 and 9 on the southern side of Rolleston creates 97 and 54 lots respectively.
- 2.5 There is a conflict in the proposal within Proposed PC41 to provide for sites containing areas of not less than 0.5 hectares, and the average allotment area of 0.58 hectares. The adjoining Existing Development Area to the east is permitted to be subdivided to areas of not less than 1 hectare. Should there be a gradation in allotment sizes as the zones are separated from the living zones of Prebbleton, that allotment sizes within Proposed PC41 should be not less than 1 hectare.

2.6 The submission site, as also applies for Proposed PC41 area, is not immediately adjacent to the Living zones and technically development of the sites is not peri-urban in nature. However, it is acknowledged in the Consultation Draft that the Kingcraft Drive EDA bears the traits of being rural residential. On this basis, it is fair to describe the submission site and Proposed PC41 area as adjoining Prebbleton township, and as being an extension of the Rural Residential zone, and the development being peri-urban residential form.

2.7 The 43.8 hectare submission site is proposed to be developed to create not more than 50 rural residential lots, with those allotments adjacent to Shands Road containing areas of not less than 1 hectare, and no allotment containing an area of less than 7000 square metres.

### 3. Landscape Values

3.1 The boundaries of the submission site are clearly defined by existing roads to the north and west, and the Existing Development Area to the east.

3.2 At the southern end of the submission site fronting Shands Road, there is an established and maintained poplar shelter. The dwelling on the Stratford property is screened by existing amenity planting located within the property. North of the entranceway to the dwelling, the property is screened by poplar shelter. There is no amenity shelter along the 180 metre Shands Road frontage of Lot 4 DP 81701, and there is sporadic poplar shelter along the balance frontage of Lot 1 DP 81701 to Blakes Road. There will be a requirement to provide amenity planting where there is limited or no shelter, and consideration will be given to constructing a planted bund along this frontage.

3.3 Along the Blakes Road frontage there is established Leyland Cypress shelter which will be retained.

3.4 Within the separate properties comprising the submission site, there is established shelter around the property boundaries. This shelter will be retained when possible to retain the existing amenity.

### 4. Rural Residential Character

4.1 The Rural Residential character has been established within the Kingcraft Drive Existing Development Area. The proposal is to extend this rural residential character by the retention of amenity shelter into the submission site.

4.2 The establishment of rural residential allotment within this locality will not restrain the residential growth of Prebbleton as the westward extension of the township is constrained by the Existing Development Area. It is considered that the submission site will allow for better access from Proposed PC41 area to

Prebbleton School and Prebbleton commercial area, than presently would be possible should Proposed PC41 area be developed in isolation.

## **5. Development Constraints**

- 5.1 The application site is constrained by Shands Road to the northwest, Blakes Road to the northeast, the Existing Development Area Kingcraft Drive to the southeast and the Preliminary Rural Residential Development Area 4 to the south. Shands Road was identified by a decision of the Environment Court as being the western extent of any residential growth of Prebbleton.
- 5.2 In respect of the existing Rural Inner Plain zoning, only the Stratford property containing 15.99 hectares has any potential for further subdivision. Access onto Shands Road is restricted by the designation of Shands Road as an Arterial road, and the submission proposal would allow for the properties to gain access off Blakes Road. Consideration could be given to allowing the existing dwelling on the Stratford property to retain the vehicle entranceway onto Shands Road, which has been formed with large de-acceleration splays.
- 5.3 A potential constraint for all subdivision localities is the consideration for lateral spreading should there be further earthquakes. The Stratford property has been subject to geotechnical testing in the past two years, and there are no identified issues for building on the property. It is considered that similar shingle soils would be encountered over the balance of the submission land.
- 5.4 The free draining soils within the properties will allow for discharge of storm water from roadways with limited potential for contamination of groundwater. It is acknowledged that the Prebbleton township water supply scheme is to the east of the submission site and at a distance of not less than 1 kilometre.

## **6. Infrastructure Servicing**

- 6.1 There are no power transmission lines crossing through the submission site. Within Shands Road and Blakes Road, there are overhead power lines. Servicing of power to the sites would be by extending the reticulation from Blakes Road, underground to connect to the reticulation proposed by PC41 to the south.
- 6.2 Underground telephone reticulation is installed within the road frontage and will be extended within the roadway to be formed through the submission area, with a connection being provided to each lot.

- 6.3 Sanitary sewer reticulation has been installed to service the Aberdeen Road subdivision off Blakes Road. It is noted that Proposed PC41 proposes to install gravity sewage within that development and to install a pump station to pump sewerage along Trents Road to Lindsay Drive. On the basis that the Shands Road pressure reticulation is proposed to be decommissioned, it is likely that a gravity reticulation system will be installed within the submission site and sewage pumped to Aberdeen Road.
- 6.4 Shands Road is identified as being an Arterial road in the District Roading hierarchy. Shands Road will come under increased traffic volume from the upgrading of Selwyn Road as a by-pass from Rolleston, and additional traffic onto Shands Road is to be avoided. Within the submission site, only the Stratford dwelling accesses Shands Road and consideration will be given to retaining only this one entranceway onto Shands Road.
- 6.5 The proposal for Proposed PC41 rural residential development area is that 150mm diameter water supply be extended from Trents Road to the southern boundary of the Stratford property. The reticulation is proposed to be extended along the proposed roadway through the submitters' rural residential site to connect to water reticulation in Blakes Road. This loop connection will enable that fire fighting capacity is available.

## **7. Cultural and Heritage Values**

- 7.1 There are no known Wahi Taonga sites within or immediately adjacent to the submission site. Should any sites be discovered during development, established protocols will come into effect and all development work would cease until the sites were investigated.
- 7.2 The control and management of storm water draining from the property is a fundamental issue to be adequately addressed to ensure that the quality of groundwater is not comprised. There are no drains within the area, but there is a water race along the southern side of Blakes Road. The water race terminates at the eastern side of Prebbleton Township and the water race connects to a drain which ultimately drains to Lake Ellesmere. Storm water control will be exercised during the construction phase to ensure that the water race is not contaminated with construction spoil.

## **8. Other Considerations**

- 8.1 The Prebbleton Structure Plan does not propose that Residential growth areas should extend northwest of the existing Development Area. The Living ZA zone on the northern side of Blakes Road provides for a 3.5 hectare lot at the north eastern intersection of Blakes Road and Shands Road, with allotments of approximately 0.9 hectares along the balance of the northern side of Blakes Road.

The proposal to create sites of approximately 1 hectare along the road frontage would be consistent with the present development of the interface with the Rural Residential zone.

- 8.2 The submission site is not located within the controlled Airport noise contour zones.

- 8.3 Initial investigation indicates that the submission site has not been subject to historic land uses which may have resulted in potential contamination which might endanger public health where more intensive residential use of the land is proposed to be undertaken.

- 8.4 The submission site is at an intermediate distance between Rolleston and Christchurch City. Travel to the business zones of either township is enabled by the existing and proposed motor ways. From a national economic viewpoint, there should be a preference to locating development areas conveniently sited to limit travel distances to places of work. On that basis that the majority of workers commute to Christchurch City, Prebbleton is more centrally located than Rolleston, West Melton or Lincoln to the place of work.

### **Conclusion**

We respectfully ask that the submission site be considered as a location of a rural residential site on the northwestern side of Prebbleton, and as an extension to the Proposed PC 41 Rural Residential zone. The zoning of the site will not restrict the future residential growth of Prebbleton due to the presence of the Existing Development Area of Kingcraft Drive.

The site has the potential to be serviced with reticulated water and wastewater without requirement for the uneconomic extension of existing services. It is considered that the site meets the stated criteria of the Rural Residential Strategy, and also meets the generic criteria of the Land Use Recovery Plan.

**We wish to be heard in support of our submission.**

**If others make a similar submission, we will consider presenting a joint case with them at a hearing.**



**Signature**

*(signature of submitter or person authorised to sign on behalf of submitter)*

**Date**

3 March 2014

**Address for Service**

C/- Spire New Zealand Ltd  
P O Box 13-875  
Christchurch 8141  
Attn Graham Fowler, Survey Manager

**Telephone:**

03 374 6515

**Facsimile:**

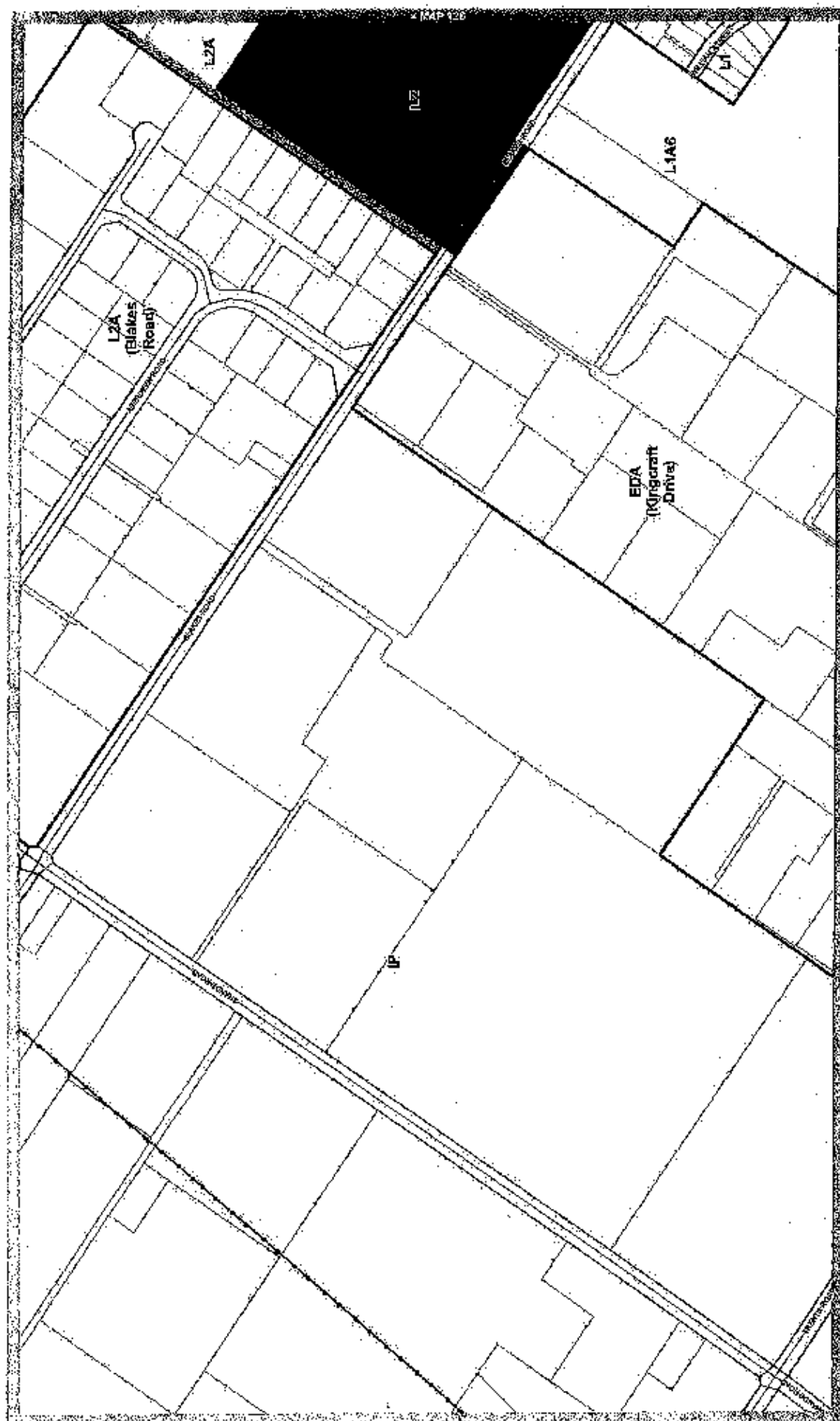
03 374 6516

**Email:**

Graham.Fowler@spire.co.nz

**Contact Person:**

Graham Fowler  
Survey Manager



**MAP 125**  
**SHEET 125**

**SELWYN DISTRICT PLAN**

Scales: 1:4,000 at A3  
 0 100 m

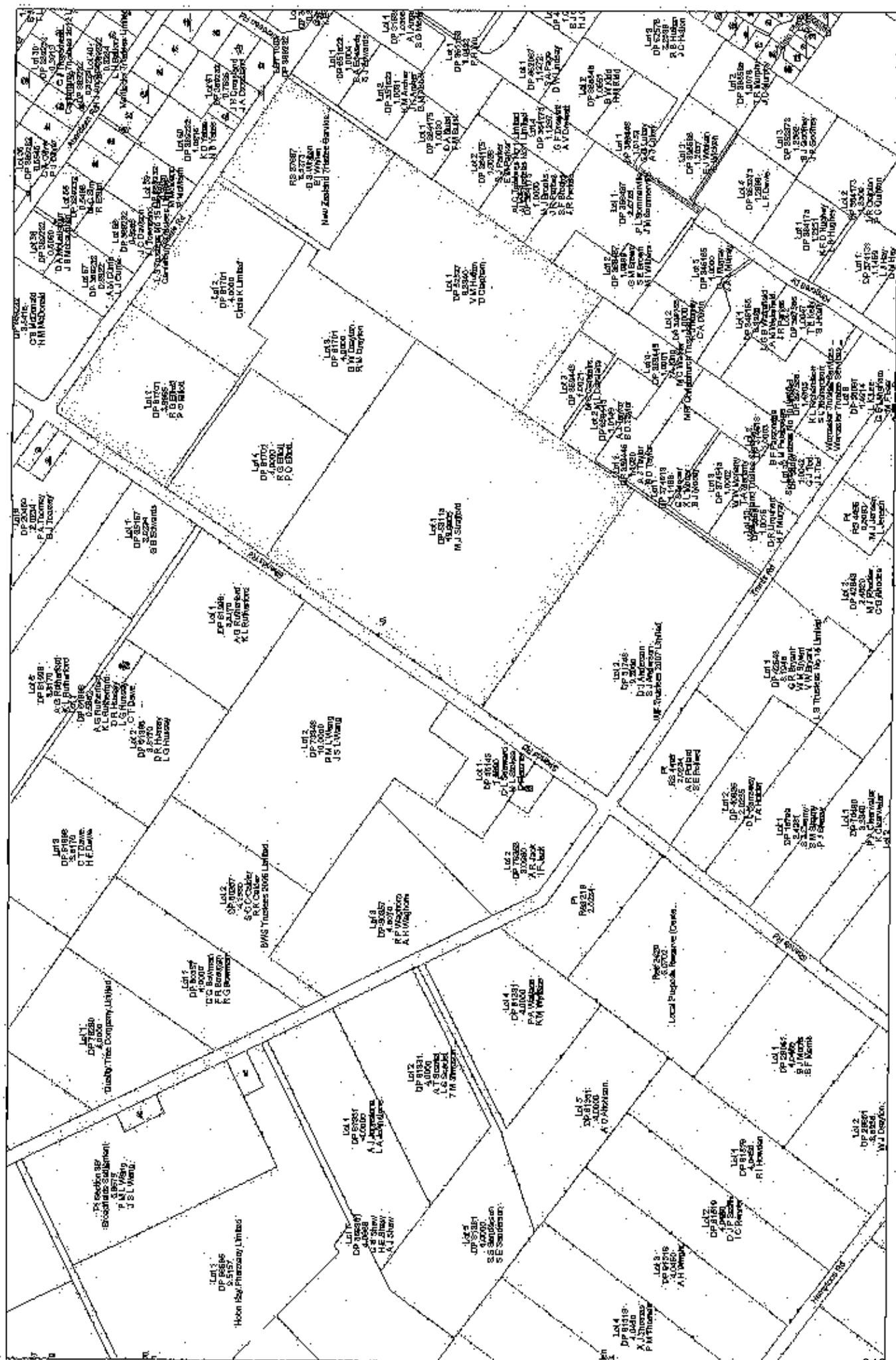
**KEY**

North	300m boundary line	Road	Proposed road	Flood zone	Shaded area	Threatened area
	Open boundary line	Open boundary line	Open boundary line	Open boundary line	Open boundary line	Open boundary line
	Catchment boundary line	Catchment boundary line	Catchment boundary line	Catchment boundary line	Catchment boundary line	Catchment boundary line

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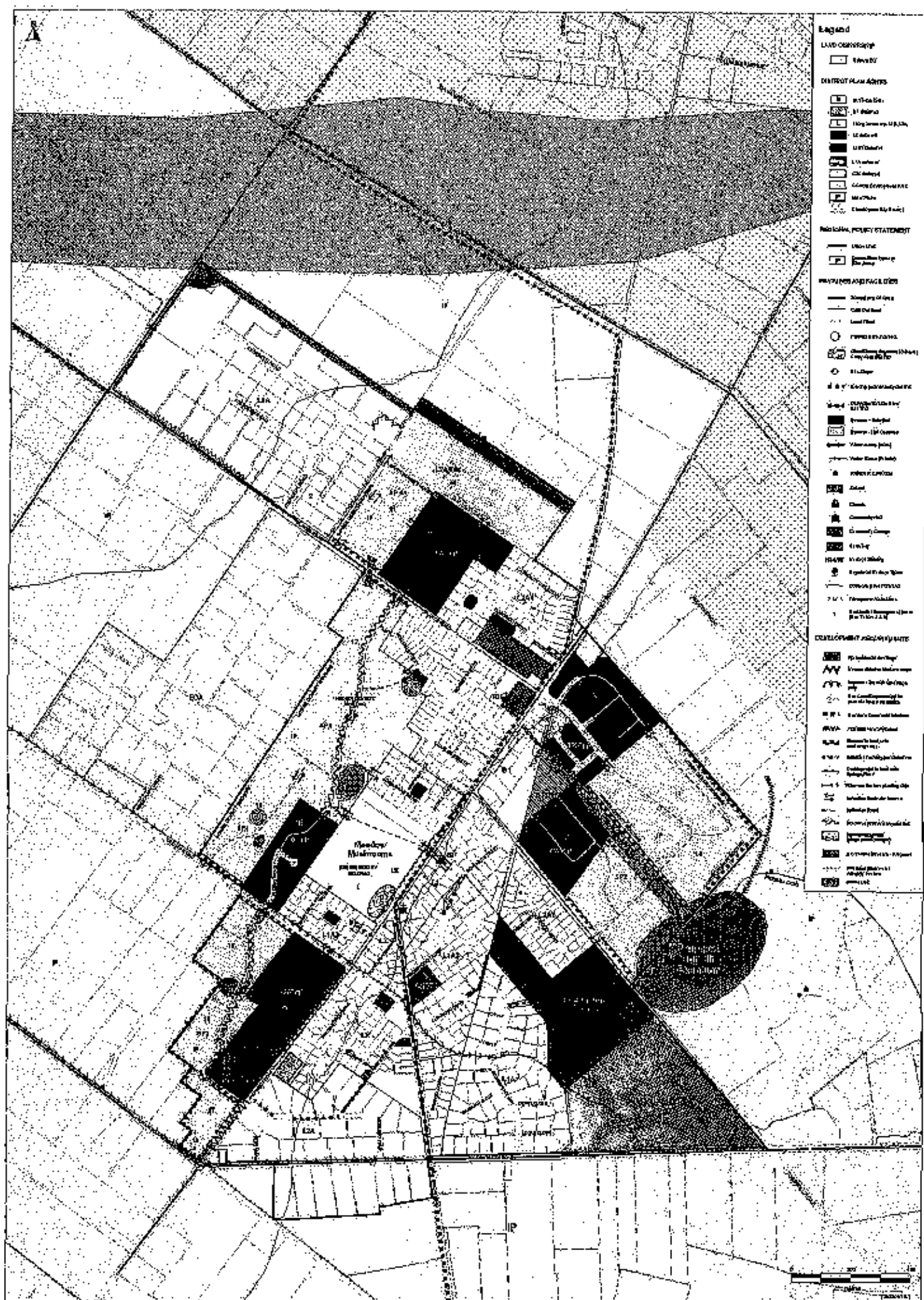
# STRATFORD EOTHERS - SUBMISSION SITE

Any person wishing to rely on the information shown on this map must independently verify the information. The map is not a legal document and should not be relied upon for legal purposes.



STATFORD & OTHERS - SUBMISSION SITE





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

SCANNED

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



Full name of submitter: John Henry Peter

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 Rural Residential areas around Rolleston.  
(give details).

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

With the intensive development of Rolleston and the speed of development and the subdivision of plots of a rural Residential nature into sections, I am hereby applying to have the area of land outlined on the attached plan (highlighted) considered for re-zoning to Rural Residential. This land is close to Rolleston, has access to sewer, water, power & phone & sealed roads. The land is of a poor nature being stony with little soil and free draining. The land is used for winter grazing of dairy cattle on green feed & limited summer feed.

\*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. H. Paton* *owner & agent* *2/3/2014*  
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:  
*1216 Shanks Road CH*  
*7676*
- Telephone: *03 325 3378*  
Fax: *03 325 3372*  
*cell 0274 2210432*  
Email: *j.h.paton at gmail.com*
- Contact person: *John Paton* 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 3<sup>rd</sup> 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](mailto:submissions@selwyn.govt.nz)

