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

Date: 27th February 2014

Client: BM & MC Coles Family Trust



Prepared by: Anna Mackenzie

Date: 27/02/14



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Date: 27/02/14

SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

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

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

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

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

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

2. Our submission in SUPPORT IN PART is:

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

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

Submitter

The Trust own an area of approximately 20.59 ha located at the northern approach to Rolleston, bounded immediately to the south of SH1, east of Living Z zone and north of Levi Road. This area is identified in the Rural Residential Strategy (RRS) as 'Preliminary Area 1'. A privately initiated Plan Change to the Selwyn District Plan seeking L3 zoning of the site has been prepared and the draft forward to SDC officers for comment in August 2013. It has been ready to be lodged for some time, but at the request of SDC, lodgement pending SDC adoption of the RRS. (under the Land Use Recovery Plan (LURP) provisions SDC cannot rezone additional rural residential areas if they are not identified in an adopted RRS).

Background

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

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

Proposed Plan Change 27

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

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

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

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

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

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

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

Assessment against LURP provisions

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

Task 18 of the LURP requires SDC to amend its district plan to the extent necessary to include zoning and outline development plans in accordance with chapter 6 of the Regional Policy Statement for the following greenfield priority areas shown on map A, appendix 1:

'viii. Implementation of SDC rural residential development strategy.

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

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

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

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

Appendix A – Assessment Against RRS criteria for Prebbleton

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

The criteria are categorised into the following three groups:

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

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

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

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

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

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

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

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

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

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

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

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

Paragraph 6.1-2

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

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

Paragraph 6.31:

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

- The land holding is outside the Township boundary, but adjoins the Living Z zone and residential priority areas that ensure the rural residential node is consolidated with the existing Township. This spatial proximity also assists in preserving the open space character between Rolleston and Christchurch City.
- Avoids the majority **all** of the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of CRPS.
- The proximity of SH1 and the South Island Main Trunk Line to the property will necessitate the inclusion of appropriate setbacks and/or mitigation methods (e.g. bunding, fencing, landscaping, building design standards) to avoid any potentially adverse reverse sensitivity effects and to mitigate any nuisance effects on future residents. The setbacks and treatments at the interface between this rural residential enclave and the nationally important transportation corridor presents an opportunity to deliver the walking and cycling network and greenbelt buffer around the periphery of the Township and avenue planting along the SH1 interface promoted in the Rolleston Structure Plan.
- Adjoins the Park Lane and Levi Park residential subdivisions that ensure the site can be economically provided with reticulated water and wastewater

Rural residential form, function and character

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

Landscape values

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

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

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

Rolleston environs study area guidance

- The site's location adjoining the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern.
- Rolleston has capacity to support an increased population base as it is an identified Key Activity Centre that has the community infrastructure, services and business areas to support a large self-sustaining community.
- There is an opportunity to secure safe and efficient vehicle, pedestrian and cycle access to the Town centre via the road network, green space corridors and reserves are available as the site adjoins Living zoned land that is currently being subdivided. Connections to the block have already been secured within the subdivision scheme for the Levi Park subdivision. The town centre is approximately 1.5km to the south-west.
- This proximity presents an opportunity to achieve strong connections between the rural residential node and Rolleston, including the necessary access to education facilities, shopping centres, employment opportunities, community facilities, public transport connections and other services.
- The site is not subject to any identified high groundwater, natural hazards, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints.
- Avoids any identified Significant Natural Areas, Intensive Farming Activities, strategic infrastructure and designated sites (with the exception of sharing a northern boundary with SH1/SIMTL).
- ~~Additional site specific assessments will be required to confirm the presence of any potentially contaminated soils associated with the historic farm use and current contractor's yard. In addition, geotechnical investigations will also be required to establish the lands susceptibility to liquefaction and lateral spread during large earthquake events, although given existing geotechnical information on Rolleston the likelihood of susceptibility is expected to be low.~~ **PC27 includes a preliminary site investigation with respect to potential site contamination. The report considers that any issues relating to areas of potential contamination identified in the report can be managed to enable the site to be used for rural residential purposes. PC27 also includes Geotechnical reports which indicate that the site is not susceptible to liquefaction and contains TC1 soils.**
- The site is comprised of Class II versatile soils, **which is consistent with much of the Canterbury Plains. Given the location of the site and the need for rural residential development to meet market demands this site represents an appropriate use of resources.** ~~with any private plan change proposal lodged to formalise the Living 3 zoning having to assess the impacts of any loss of these soils on the productive capacity of the Canterbury Plains.~~

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

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

Rural residential form, function and character
Avoid locations that are obvious residential growth paths
Support locations that directly adjoin and are able to consolidate with Townships and residential Priority area to support the provision of economically viable infrastructure and to promote social cohesion and ready access to recreational, employment and other services established within Townships
Support locations that can sustain a mixture of housing densities ranging from 0.3ha 0.2ha to 2ha in size whilst achieving an overall density of 1 to 2 hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved
Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water, and the Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Te Waihora, springs and any associated mahinga kai sites.
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit peri-urban sprawl

Table 8: Criteria to guide the selection of 'preferred locations' and policy formulation

Criteria	Rolleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
UDS and C1	★	★	★	★	★	★	★
Located outside the Urban Limits;	★	★	★	★	★	★	★
Able to be economically provided with reticulated sewer and water connections, and appropriate provision is made for the treatment and disposal of stormwater;	★	★	★	★	★	★	★
Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways;	▲	▲	▲	▲	▲	▲	▲
Not compromise the operation of the Christchurch International Airport & the health and well-being of people is not compromised by aircraft noise (50dBA noise contour);	▲	●	●	●	●	▲	●
Avoid adversely affecting the groundwater recharge zone for Christchurch City's drinking water;	●	●	●	★	●	●	●
Support existing or upgraded community infrastructure and provide for good access to emergency services;	★	★	★	★	★	★	★
Not compromise the operational capacity of the West Melton Military Training Area and Burnham Military Camp;	★	●	●	★	●	●	●
Avoid significant natural hazard areas, including steep & unstable land;	●	●	●	●	▲	●	●
Not adversely affect ancestral land, water, sites, Waahi Tapu and Waahi Taonga to Ngai Tahu;	▲	▲	▲	▲	▲	▲	▲
Avoid significant adverse ecological effects;	▲	▲	▲	▲	▲	▲	▲
Able to be integrated into, or consolidated with, existing settlements where adjacent to, or in close proximity to, existing urban or rural residential areas;	★	★	★	★	★	★	★

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Criteria	Rolleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
UDS and C1							
Avoid adverse effects on existing surface water quality.	●	▲	▲	▲	▲	●	▲
Developed in accordance with an approved ODP and is not seen as a transition to full residential forms of development;	★	★	★	★	★	★	★
Rural residential form, function and character							
Provide measures to reduce the impacts of peri-urban development on the compact urban form of existing townships and Urban Limits identified in C1 or the amenity, character and productivity of surrounding rural land holdings;	★	★	★	★	★	★	★
Avoid, remedy or mitigate adverse effects associated with 'ribbon' development along primary roads entering townships and the alignment of reticulated water and wastewater services;	★	★	★	★	★	▲	★
Preserve residential growth paths and retain an appropriate urban/rural edge on the boundaries of settlements;	★	★	★	★	▲	▲	▲
Avoid, remedy or mitigate significant reverse sensitivity effects with adjacent established rural and residential activities where located in peri-urban areas;	★	★	★	★	★	★	★
Aligns with Council's demand and asset management process;	★	★	★	★	★	★	★
Provide sufficient rural residential households to meet the market demand and to provide for the economic wellbeing of land owners;	●	●	●	●	●	●	●
Preclude rural residential areas that are isolated from urban areas unless: (i) Along Council's 'Active Road Network'; (ii) In areas that display high amenity or natural values; and (iii) That are able to be preserved and/or created for the benefit of the wider community;	▲	▲	▲	▲	▲	▲	▲

Code L3 PC

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Criteria	Rolleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
Rural residential form, function and character							
Located in relatively close proximity to urban areas (i.e. within 1-2km from the C1 Urban Limits) to enable coordinated and economically viable infrastructure and to promote social cohesion, connectivity, recreational opportunities and interaction between urban areas and the rural hinterland;	★	★	★	★	★	★	★
Utilise road layouts and physical features as buffers between urban and rural residential activities to limit peri-urban sprawl;	▲	▲	▲	▲	▲	▲	▲
Provide for a mixture of housing densities ranging from 0.3ha to 2ha in size whilst achieving an overall density of one to two households per hectare. Rural residential nodes need to ensure the demand for 4ha land holdings for living purposes is reduced whilst ensuring a clear distinction is provided between residential and rural residential forms of development. The specific layout should be based upon comprehensive contextual analysis of the site and wider geographic location;	▲	▲	▲	▲	▲	▲	▲
Distribute a large proportion of the rural residential households to the rural land on the periphery of the C1 Key Activity Centre's that will have the necessary services and infrastructure to support the anticipated population growth. Large numbers of rural residential households should be precluded from the periphery of the smaller towns in the UDS area as they are not anticipated to have the services and infrastructure to support a larger population base. Rural residential activities could also undermine the existing amenity and character of these smaller towns and discrete villages.	★	★	★	★	★	★	★
Protect, enhance and maintain ecological ecosystems and indigenous biodiversity and ensure that rural residential activities do not adversely affect ancestral land, water, and the Wāhi Tapu and Wāhi Taonga of Te Rūnanga o Ngāi Tahu and Te Taumutu Rūnanga. These include the protection, enhancement and maintenance of rivers, streams, groundwater, wetlands, Te Waihora, springs and mahinga kai sites.	▲	▲	▲	▲	▲	▲	▲
Landscape values							
Discernibly logical boundaries determined by strong natural or physical features;	▲	▲	▲	▲	▲	▲	▲

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Rolleston's
Key Activity
Centre

✓

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Criteria		Rolleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
Landscape values								
✓ Requirement for framework planning at the P12 subdivision	Protection of natural features, significant trees and vegetation;	★	★	★	★	★	★	★
	Limit the amount of households within single locations to avoid the collective visual effects of intensified land use.	△	△	△	△	△	△	△
	Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 4);	△	△	△	△	△	△	△
	Maintenance of the visual attributes that are representative of rural residential character that could be utilised in future layouts and built forms; and	△	△	△	△	△	△	△
	Provide design solutions and mitigation measures that achieve rural residential character and preserve the openness that is characteristic of the Plains landscape.	★	★	★	★	★	★	★
Selwyn District Plan								
✓	Minimise the loss of the character and amenity anticipated in the Rural Zones of the District and provide measures to reduce potential effects associated with adverse 'reverse sensitivity' effects;	★	★	★	★	★	★	★
	Does not preclude the residential growth paths, ensures residential expansion beyond 2041 is not compromised and compact urban forms are promoted where possible;	★	★	★	★	★	★	★
	Provide measures to maintain the distinction between rural areas and townships and avoids the coalescence of townships with each other;	★	★	★	★	★	★	★

Criteria	Rolleston	Lincoln	Prebbleton	West Melton	Tai Tapu	Templeton	Springston
Selwyn District Plan							
Protect and enhance 'Significant Natural Areas' of Indigenous biodiversity and other areas of Indigenous biodiversity;	▲	▲	▲	▲	▲	▲	▲
Avoid, remedy or mitigate any potentially adverse reverse sensitivity effects with the Intensive Farming Activities identified in Appendix 6;	▲	▲	▲	▲	▲	▲	▲
Avoid, remedy or mitigate adverse effects associated with activities that may compromise sites registered in the Appendices of the District Plan and identified utility services, such as electricity transmission lines;	▲	▲	▲	▲	▲	▲	▲
Preclude rural residential locations that may restrict activities either currently being undertaken or may take place in the future on land that is either Designated in the Appendices of the District Plan or subject to Notices of Requirement.	▲	▲	▲	▲	▲	▲	▲

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✓ N/R

✓ N/R

✓ N/R

✓

Springston Study Area Criteria	Priority
Specific Development Constraints	
Avoid residential forms of development from expanding east and west along Ellesmere Junction Road;	★
Preclude rural residential locations that may exacerbate stormwater ponding and identified flood hazard unless effects can be avoided, remedied or mitigated;	▲
Promote the maintenance of the life supporting capacity of Class I and II LUC Versatile Soils on the periphery of Springston;	▲
Preserve the open space rural character of the Rural Outer Plains Zone to the south of the township and the rural amenity contrast with Christchurch City to the north;	▲
Avoid the coalescence of the township with Rolleston to the north west and Lincoln to the east;	▲
Preclude intensive development within close proximity to Transpower's national grid located to the north.	▲

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Rolleston Study Area Criteria		Priority
PC7 & Rolleston Structure Plan		
Development aligns with the timing and availability of wastewater and water infrastructure services, as determined by the staging and the order and timing of residential activities within the Urban Limit of Rolleston;		★
Able to provide a 50m greenbelt buffer and link into the green space corridors and reserves links outlined in the Rolleston Structure Plan;		△
Ensure rural residential development is located south-east of SH1 to avoid conflict with I-Zone, SH1 and SIMTL and to promote connectivity and the coordinated provision of infrastructure services with Rolleston.		★
Specific Development Constraints		
Promote the maintenance of the life supporting capacity of Class I and II LUC Versatile Soils on the periphery of Rolleston; *		△
Preserve the open space rural character of the Rural Outer Plains Zone on the south-western boundary of the township and the rural amenity contrast with Christchurch City to the north;		△
Preclude intensive development within close proximity to Transpower's national grid located to the north and south.		△

✓ SDC no longer want 50m buffer

Tai Tapu Study Area Criteria		Priority
Specific Development Constraints		
Preclude rural residential locations that may exacerbate flood and stormwater hazards associated with the Halswell River Catchment unless effects can be avoided, remedied or mitigated;		★
Promote the maintenance of the life supporting capacity of Class I and II LUC Versatile Soils on the periphery of Tai Tapu.		●
The inability for future rural residential activities to connect to the reticulated sewer network servicing the Pines and the proposed East Selwyn Sewer Scheme precludes development in this area;		★
Avoid, remedy or mitigate any potentially adverse effects associated with land that may be potentially susceptible to liquefaction resulting from significant earthquake events		△

* Soils are versatile but low density of rural residential development will preserve life supporting capacity. The continuation of existing farming activity is not feasible due to half of existing farm being re-zoned living 2.