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Resource Management & Planning

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

Date: 3rd March 2014

Client: Apton Developments Ltd

Prepared by: Fiona Aston



Date: 03/03/14

SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

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

Full Name of Submitter: Apton Developments Ltd

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

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

Apton Developments Ltd (ADL) supports in part applies to the whole of the Rural Residential Strategy (RRS), subject to inclusion on the land the subject of this submission as a rural residential location in the RRS. ADL support of the Draft RRS is subject to the comments and relief sought below.

2. Our submission in SUPPORT IN PART is:

ADL support in part applies to the whole of the Rural Residential Strategy (RRS), and is subject to the comments and relief sought, and reasons, set out below.

Submitter

ADL represents the landowners below with a property in Allandale Lane, south Lincoln, and Bruce Harrington who owns adjoining land at Moirs Lane, South Lincoln, as follows:-

I W Jung, MK Jang, M Sung SK Lee – Lot 121 DP 329124 4.647 ha
Bruce Harrington – Lots 1 & 2 DP 445316 – 9734m²

The Jung and Lee property is one of a total of 8 existing properties with access from Allandale Lane, totalling 17.14 ha, including access.

The submission seeks that all of the Allandale Lane properties and the Harrington property (see plan attached as Appendix A) be identified as a rural residential location. In the event that Council is not satisfied that suitable access arrangements can be provided to enable all existing lots to be developed for rural residential densities (subject to meeting the 150m sewerage plant setback), the submission seeks that the total number of rural residential lots be limited to 12, comprising 4 x 1ha lots created by subdivision of Lot 121, and the 7 other existing titles. This limitation can be specified in the RRS and subsequent L3 ODP for the land.

The total potential number of rural residential lots for the site is restricted by the existing wastewater plant setback, and with respect to the Harrington site, setbacks from the L2

Creek etc. The Harrington property will be retained as one title. The Allandale 1 ha and 2 ha properties (excluded Lot 2 which is largely within the wastewater setback area) have potential to be subdivided to create a total of around 10 x 5000m² lots. The two 4 ha lots could be subdivided into 8 x average 1 ha or 16 x average 5000m² lots, total yield would be 19-27 lots.

Site Details

Allandale Lane comprises a total of 8 existing properties ranging in size from 1.0046 ha to 4.647 ha. Dwellings existing on all properties except the two southern four hectare properties (Lots 120 and 121). The new owners of Lot 120 are in the process of establishing a dwelling on this lot (a permitted activity).

The properties are essentially used for low intensity rural residential/rural lifestyle purposes. The ability to effectively farm the two larger lots is constrained by their location surrounded by developing residential areas and the access via a residential subdivision. It is not possible to bring heavy farm machinery onto the property, and cropping activities are limited e.g. growing lucerne, because the owners cannot harvest at nighttime with heavy machinery and night lights due to reverse sensitivity effects with residential neighbours. There is an ongoing security risk, with the constant concern that farm gates will be opened with the escape/loss of stock into the adjoining residential subdivision.

Allandale Lane is a right of way accessed from Southfield Drive, Lincoln. We understand it has a legal width of 10m and formed width of 5m. It is sealed and has two passing bays. All properties are zoned Rural Inner Plains, but have their only access via the existing Southfield Drive residential area; and are surrounded by residential zoned under development on both sides (Lincoln Land Developments to west and Broadfields Estate to the east). The southern boundary follows the proposed future alignment of the Lincoln Southern Bypass as shown on the Lincoln Structure Plan. Land to the south is zoned Rural Outer Plains. The Lincoln wastewater treatment plant is sited to the west. A 150m no build setback currently applies (as shown on the Appendix A plan) although it would seem that this facility will be de-commissioned in time. It is understood there are no current plans for closure at this stage.

Bruce Harrington's adjoining property in Moirs Lane is in two parcels and comprises a total of 9734m². The site was created by boundary adjustment in 2013. The boundary adjustment subdivision consent was approved in July 2011 (copy attached as Appendix B). The intention was, and always has been, to erect a dwelling on the site.

A site plan showing the existing site development is attached as Appendix C. Bruce Harrington proposes to erect a dwelling on Lot 1 and has erected a large shed on Lot 2. A land use application was being prepared for the dwelling and shed at the time that the Land Use Recovery Plan (LURP) was gazetted in December 2013. The provisions of Chapter 6 of the Canterbury Regional Policy Statement (CRPS) as amended by the LURP now preclude a dwelling on the site unless the site is identified as a rural residential location in the SDC adopted RRS¹. Accordingly the submission covers this land as well.

¹ In accordance with Policies 6.3.1 and 6.3.9 of Chapter 6 of the CRPS

Background

The Allandale Lane 1 ha and 2 ha blocks were created in 2005, the latter further to a successful non complying subdivision consent application.

The original owners of the two 4 ha lots purchased their properties in 2003 with the intention of developing them for rural residential purposes. The owners of Lot 120 have recently sold. At the time, the so called Selwyn District Plan '1 km rule' applied. This provided for subdivision and a dwelling on 1 ha lots (or larger) as a discretionary activity within a 1km radius of the District's townships.

In 2007 the owners applied for a resource consent to subdivide the two properties into a total of 8 x 1 ha lots, each with a dwelling. Prior to the hearing, the proposal was amended by reducing the number of proposed lots to 4 x 2 ha lots.

The 2007 consent was declined by the Commissioner, principally on the grounds that he considered that two additional dwellings 'over and above' the permitted baseline of one dwelling per 4 ha would result in adverse effects on the amenity of adjoining rural lifestyle block owners to the north and local rural landscape character. In particular, he considered that the rural lifestyle block owners currently enjoy a rural outlook which would be adversely affected (even though the proposed residential density of 1 ha per household, amended to 2ha per household at the hearing, is the same or less than the density of these existing lifestyle blocks); and that the current tranquil setting would be adversely affected by the additional traffic generated by two additional residential dwellings above the 'permitted baseline'. Concerns regarding greater use of the Allandale Lane access were also raised.

At the time of the 2007 decision the land to the west and east was zoned Rural. This is now zoned and being developed for residential purposes. Clearly the planning status of the vicinity has changed substantially since this time. In light of this, the owners a new application for 8 x 1 ha rural residential in July 2009. That application is still on hold pending consideration of servicing options but cannot now proceed due to the provisions of Chapter 6 of the CRPS which only provide for rural residential development where in accordance with an adopted RRS.

The Lot 120 and 121 landowners have consistently engaged in the numerous planning processes (at considerable time and expense) required to enable further development of their land. This has included submissions on Plan Change 7 (seeking urban zoning for their land), SDC Background Rural Residential Report, PC17 (rural residential), PC8&9 (Selwyn Plantation Board proposals for rural residential development at west Rolleston), PC12 (Transportation) with respect to access standards), the LURP, and now the RRS.

As part of the above processes Apton Developments has consulted with the balance of the Allandale landowners from time to time. Most recently, the company brought together all Allandale Lane landowners to discuss implications of the RRS for Allandale Lane at a meeting held in Lincoln on Saturday 22/2/14. All landowners with just one apology were in attendance.

It was agreed that the RRS was an opportunity to pursue rural residential development for the Allandale Lane properties and various possible ways to address the ongoing access issues to the land were discussed, as further addressed below under access.

Access Issues

Each Allandale Lane property which 'fronts' a portion of the ROW owns that portion of the ROW. Easements allow right of way access for other Allandale properties as necessary to gain access to their property over that part of the ROW (see copy of original 2003 subdivision and easement documents attached as Appendix D). The easements do not specify the maximum number of users of the ROW i.e. properties can be further subdivided and additional dwellings erected without any consents required with respect to the ROW ownership and easements. The residential lot at the southwest corner of the cul de sac head with Allandale Lane also obtains vehicle access from Allandale Lane. The total number of properties with access rights to the ROW is 9.

In addition, SDC obtained an easement over the ROW in around 2005 for the purposes of SDC access to the adjoining sewerage plant and facilities.

Under the Selwyn District Plan, the maximum number of lots that can obtain access from a right of way is 6². This was reduced from 10, as part of Plan Change 12 (Transportation), made operative in April 2013. The Reasons for Rules explains the new rule as follows:-

Rights of way have historically been problematic in the Selwyn District. In some instances further development of sites has resulted in a large number of sites with a shared access. Whilst limited shared access can be useful such as where houses front a reserve or waterway the potential number of users needs to be limited. The provision of long ROWs is not conducive to achieving a high degree of connectivity, permeability and accessibility for vehicular and non-vehicular access. Where access to a larger number of sites (or potential sites) is required this should be by way of local roads.

PC12 also changed the roading standards, including introducing a new 'minor local road' category, with the requirement for a minimum legal width of 10m and minimum formed width of 5m³. The existing ROW meets this standard.

PC12 also introduced a rule limiting the maximum length of cul de sacs to 150m.⁴ The ROW is currently approximately 340m long and would increase to approximately 480m if the existing 4 ha lots were further subdivided.

The consultation meeting with SDC officers as outlined below provides a potential solution the access issues ie. vesting the ROW as road. However, this requires all parties with easements rights to agree to surrender the existing easements; or for the Council to designate under the Public Works Act (PWA).

Most recent meetings with landowners indicate that agreement to surrender existing easements could be forthcoming. However, the existing Southfield Drive property owner with access to the ROW has not been consulted to date and has previously opposed this. SDC indicated that they may consider the PWA provisions if just this owner is not in agreement.

² Rule 5.2.1.7 (Township Volume) – this would apply if the site is rezoned Living 3

³ Table E13.8

⁴ Rule E13.3.1.4

As the existing ROW already meets the District Plan standards for a minor local road, it is considered that changing its status to local road is not essential for the rural residential zoning to proceed. The landowners are willing to work with Council to explore other options for achieving public access to the L2 Creek across their land as appropriate.

Consultation with Council

ROW and rural residential rezoning issues were discussed at a meeting with Council staff⁵ on 1/11/13. Their advice was that they agreed in principle that the land was potentially more suited to an L3 zoning rather than a Rural Inner Plains, subject to access being resolved; appropriate setbacks from the sewerage treatment facilities; esplanade reserve being provided along the L2 Creek; and public access being provided from the ROW, to be vested as road, across the Allandale Road properties, to the L2 Creek (for example along one of the 4 ha property east-west boundaries). They favoured the ROW being vested as local minor road and would consider compensation for the reserve contribution requirements for residential subdivision in exchange for the land becoming road. There was real benefit in the Council obtaining public access to the L2 creek, from Southfield Drive and the significant residential developments occurring in this area, principally the Te Whariki development to the west.

Council officers would prefer the road vesting to be facilitated by the landowners with their agreement but would consider the designation if all landowners were in agreement except the existing Southfield Drive property owner.

Rural Residential Strategy

The Draft Rural Residential Strategy identifies five sites which meet the criteria for Rural Residential Development in the Selwyn District. At paragraph 6.2 the following pre-requisites for consideration are set out:

- can be economically serviced with reticulated water and wastewater services
- is able to be integrated with established Townships
- does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 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, with its only access via Southfield Drive, is already integrated with Lincoln township. It is also close and within easy walking distance of the existing town

⁵ Andrew Mazey Traffic Engineer, Rachael Carruthers Planner

centre. Obtaining public access via the existing ROW and a public access strip across the Allandale Lane property would achieve major integration benefits for the wider township area, providing an important link to the L2 Creek and Rail Trail. This is strongly supported by SDC.

Consolidation/Intensification

The small size of the proposed rural residential node is insignificant in terms of any potential effect on the intensification principles of the LURP, in particular as set out in Objective 6.2.2 Urban form and settlement pattern of Chapter 6 of the Canterbury Regional Policy Statement (CRPS) as amended by the LURP. It will in any case consolidate with and achieve an appropriate southern edge to Lincoln and resolve ongoing issues as to the appropriate use of this land.

Constraints

The site does not contain any significant vegetation or trees, cultural sites, designations, historical sites, strategic infrastructure or utilities, springs or waterways. The site is not located in the vicinity of any intensive farming activities. Lot 121 and the Harrington property are lower lying and within RRS identified high groundwater areas. A flood report has been obtained for the Harrington property, attached as Appendix x. A suitable setback from the L2 Creek (likely to be minimum of 20m) will be required with respect to geotech matters. It is understood that a dwelling is in the process of being erected on Lot 120, and no significant geotech issues have arisen in the course of obtaining the building permit for this.

Landowner Aspirations

The current landowners have demonstrated their desire to develop this site through their extensive involvement in planning processes over an extended period, as outlined above.

Conclusion

Given the site meets the above noted pre-requisites, and meets the RRS criteria for identifying suitable rural residential sites (see Appendix E), the Submitters consider that this site is appropriate for rural residential development and seek its inclusion in the RRS as such.

Land Use Recovery Plan

We note the Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. We consider that the use of the Site for rural residential development has been demonstrated through this submission to be an efficient use of land and infrastructure which, but virtue of its location, does not limit future urban growth. It is considered that the development of the site for rural residential purposes will not create adverse effects with surrounding rural land.

Limited provision is to be made for rural residential development, but this is not further quantified. The Explanation for Policy 6.3.9 notes that *“rural residential development can impact on transport efficiency, and the maintenance of rural character and rural land use for production.”* and that *“more limited provision would undermine the achievement of recovery.”*

These concerns appear to be the reasons for making 'limited provision' whilst recognising the "desirability of providing a range of choice in housing types for those needing to relocate, without compromising the overall intent of consolidation in the CRPS."

This submission establishes that none of the above concerns arise in this case.

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

'viii. Implementation of SDC rural residential development strategy.

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

The Submitter requests that SDC recommends to the Minister of Earthquake Recovery that a streamlined approach be adopted under the CER Act for rezoning the Site for residential purposes, including providing for this to be achieved by resource consent rather than plan change, for small proposals proposing a total of three or less rural residential lots.

The RRS hearing process is sufficient to consider the merits of this proposal, especially given the extensive planning history and opportunity for public to have input regarding the same. This has ensured that consideration of the development of this site has been well canvassed by the public, and specific concerns raised and addressed. It is considered that no further consultation is required. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types.

Relief Sought

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

- The site subject of this submission as identified in Appendix A be included in the RRS as a rural residential location.
- In the event that suitable access arrangements cannot be provided to enable all existing Allandale Lane lots to be developed for rural residential densities (subject to meeting the 150m sewerage plant setback), that the total number of rural residential lots be limited to 12, comprising 4 x 1ha lots created by subdivision of Lot 121, and the 8 other existing titles (including Bruce Harrington title). This limitation can be specified in the RRS and subsequent L3 zone ODP for the land.
- That in relation to Task 18 of the LURP, SDC recommends to the Minister of Earthquake Recovery that land subject of this submission be rezoned Living 3 without any further public process; and that for rural residential proposals involving 3 or less properties, Chapter 6 of the CRPS be amended to make provision for this occur by resource consent rather than plan change.
- Such other relief as gives effect to the intent of this submission.

Conclusion

The Submitted considers the site the subject to this submission is a suitable area for rural residential development on the edge of Lincoln. This site is an appropriate location at the south edge of the Township and will achieve appropriate consolidation with the Township and finally provide an appropriate planning solution to long standing issues regarding the future use of this land. The site can be serviced with reticulated services without putting undue pressure on existing systems, and will provide appropriate sections to meet the market demand. The site meets the criteria of the RRS, and is appropriate in the context of the provisions of LURP, the Lincoln Structure Plan and the District Plan.

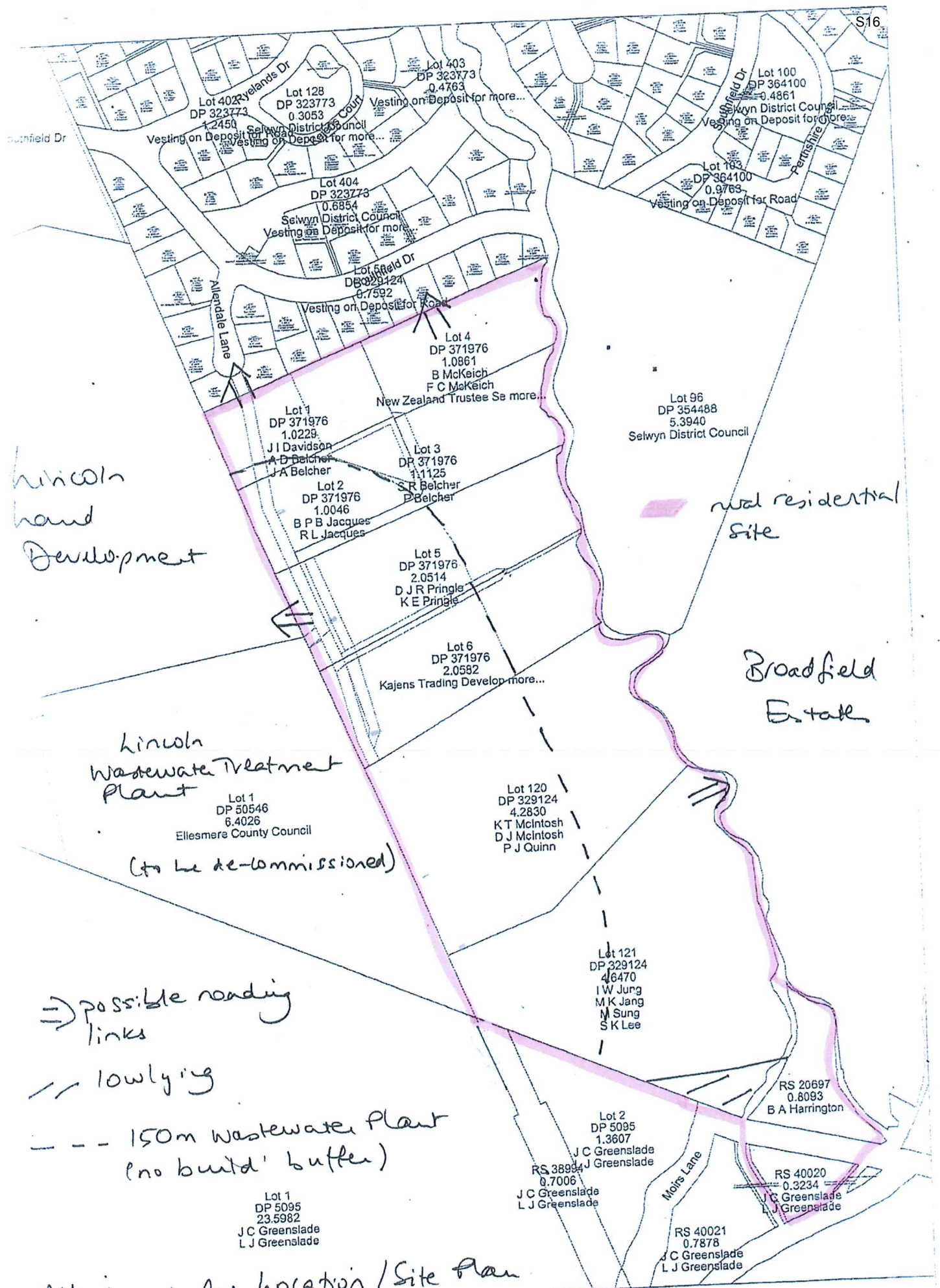
3. **We do wish to be heard in support of our submission.**
4. **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

5. Signed:...  3 March 2014

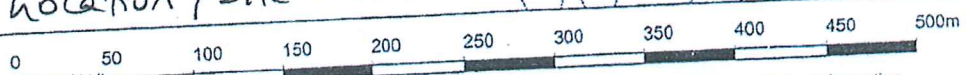
6. Address for service of submitter:

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

Appendix A – Location Plan



Attachment A: Location / Site 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:	RS 20697, 38994, 40020 and 40021
ZONING:	The property is zoned Rural Outer Plains under the provisions of the Partially Operative District Plan – Rural Volume.
PROPOSAL:	To undertake a boundary adjustment of the above mentioned allotments so as to create two titles of 1.1327 ha and 1.4884 ha.
TYPE OF APPLICATION:	This application has been assessed as a subdivision consent for a controlled activity under the Partially Operative District Plan. As such the relevant provisions of the Partially Operative District Plan – Rural Volume and the Resource Management Act 1991, have been taken into account.

COUNCIL DECISION

This application was formally received by the Selwyn District Council on 2 June 2011. Assessment and approval took place 4 July 2011 under a delegation given by the Council.

The full text of the decision is as follows:

“Resource consent 115140 is granted pursuant to sections 104 and 104A of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act.

1. That the following conditions of consent shall be met prior to the issue of the section 224(c) Completion Certificate, at the expense of the consent holder.
2. That the subdivision proceeds in substantial accordance with the attached approved plan (Survus Consultants Job Ref 8842/02 Sheet 1 Revision A Dated June 2011) and the details submitted with the application, except where varied by the following conditions.
3. That all required easements be created and granted or reserved.
4. That Lots 1 and 2 hereon be amalgamated and one certificate of title issue to include both parcels.
5. That RS 38994 (CT CB4B/759) and RS 40021 (balance CT CB10K/327) be amalgamated and one certificate of title issue to include both parcels.”

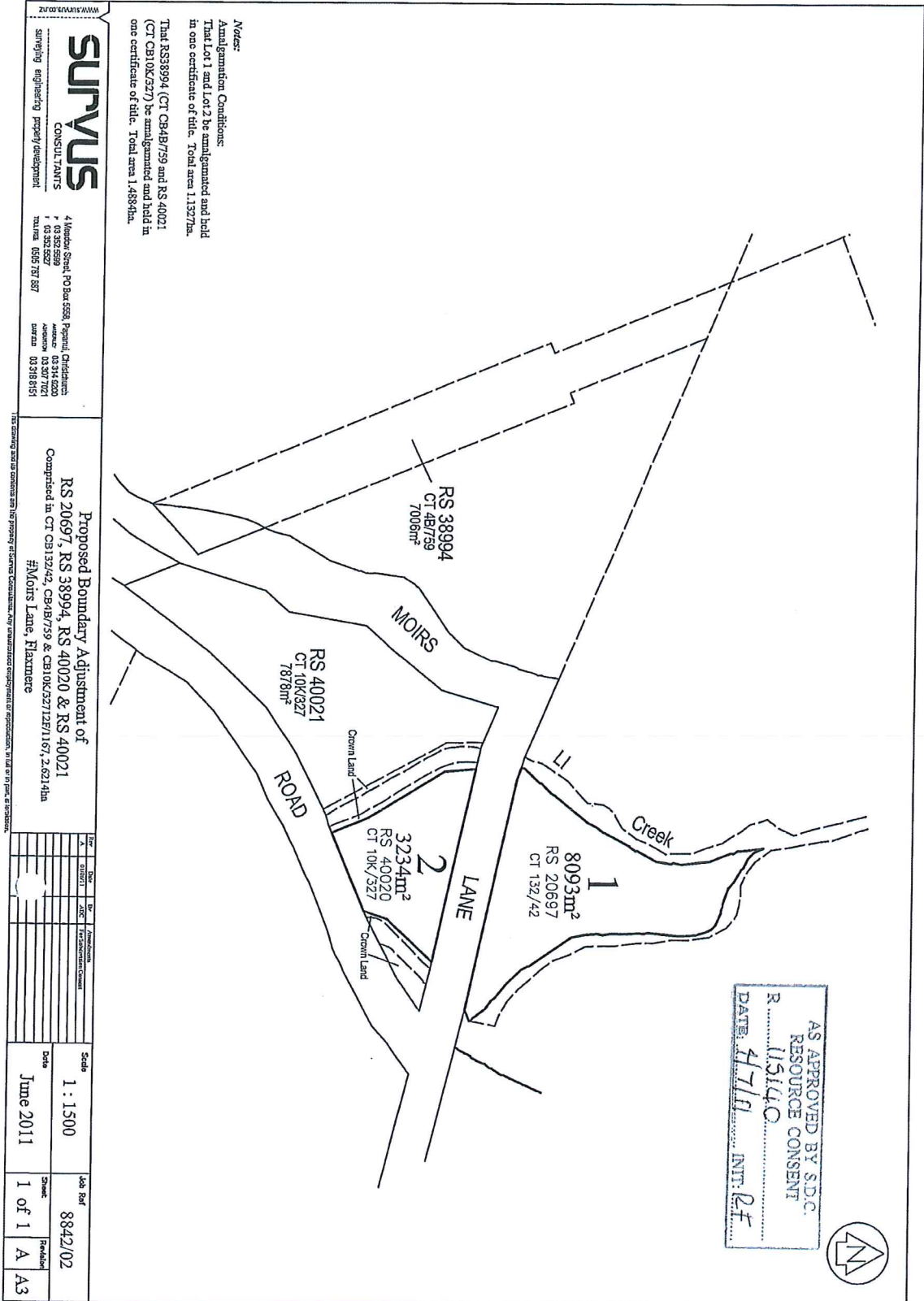
NOTES TO THE CONSENT HOLDER

- a. Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.
- b. In accordance with Section 36 of the Resource Management Act 1991, the Council’s basic monitoring fee has been charged.
- c. Regarding Conditions 4 and 5 above, the amalgamations are pursuant to Section 220(1)(b)(i) of the Resource Management Act 1991. The Land Information New Zealand request number is **1000343**.
- d. Please note that all of Land Information New Zealand’s normal requirements apply to the issuing of amalgamated titles. These include requirements that the land is in the same ownership and that any existing joint family home settlements are cancelled or extended to include all the land being amalgamated.
- e. All new property numbers identifying new dwelling lots as a result of subdivision adjoining legal roads and/or private roads and/or rights of way will be issued property numbers by Council in accordance with Council policy. Please supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.
- f. The consent holder is reminded of the need to transfer all water take, use and discharge permits to new owners.
- g. The Council does not require physical connections to power and telephone services in the rural area and all prospective purchasers should investigate likely costs.

- h. The LI and 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
Selwyn District Council

Rosie Flynn
Team Leader, Resource Consents



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Appendix C – Harrington Site Plan

1. THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.
2. NO UNDERGROUND SERVICE INFORMATION IS SHOWN ON THIS PLAN. THE LOCATION OF ANY SUCH SERVICES SHOULD BE CONFIRMED WITH THE RELEVANT LOCAL AUTHORITY OR UTILITY SERVICE PROVIDER.

TOP OF OLD PEG
REDUCED LEVEL: 4.95m
ORIGIN OF LEVELS: 01THH DP 21305 (BCTO)
REDUCED LEVEL: 9.25m
DATUM: LYTTELTON 1937 (MSL)

4. "SPOT HEIGHT" POSITIONS ARE SHOWN IN THE FOLLOWING FORMAT X AND ARE EXPRESSED IN METRES IN TERMS OF THE SITE DATUM FOR THE SURVEY. THE HEIGHTS OF THESE POSITIONS HAVE AN ACCURACY RELATIVE TO THE SITE DATUM AS FOLLOWS:

* HARD SURFACES eg CONCRETE, ASPHALT +/- 0.030m @ 95% CONFIDENCE LEVEL.
* SOFT SURFACES eg GRASS +/- 0.050m @ 95% CONFIDENCE LEVEL.

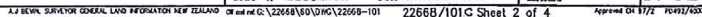
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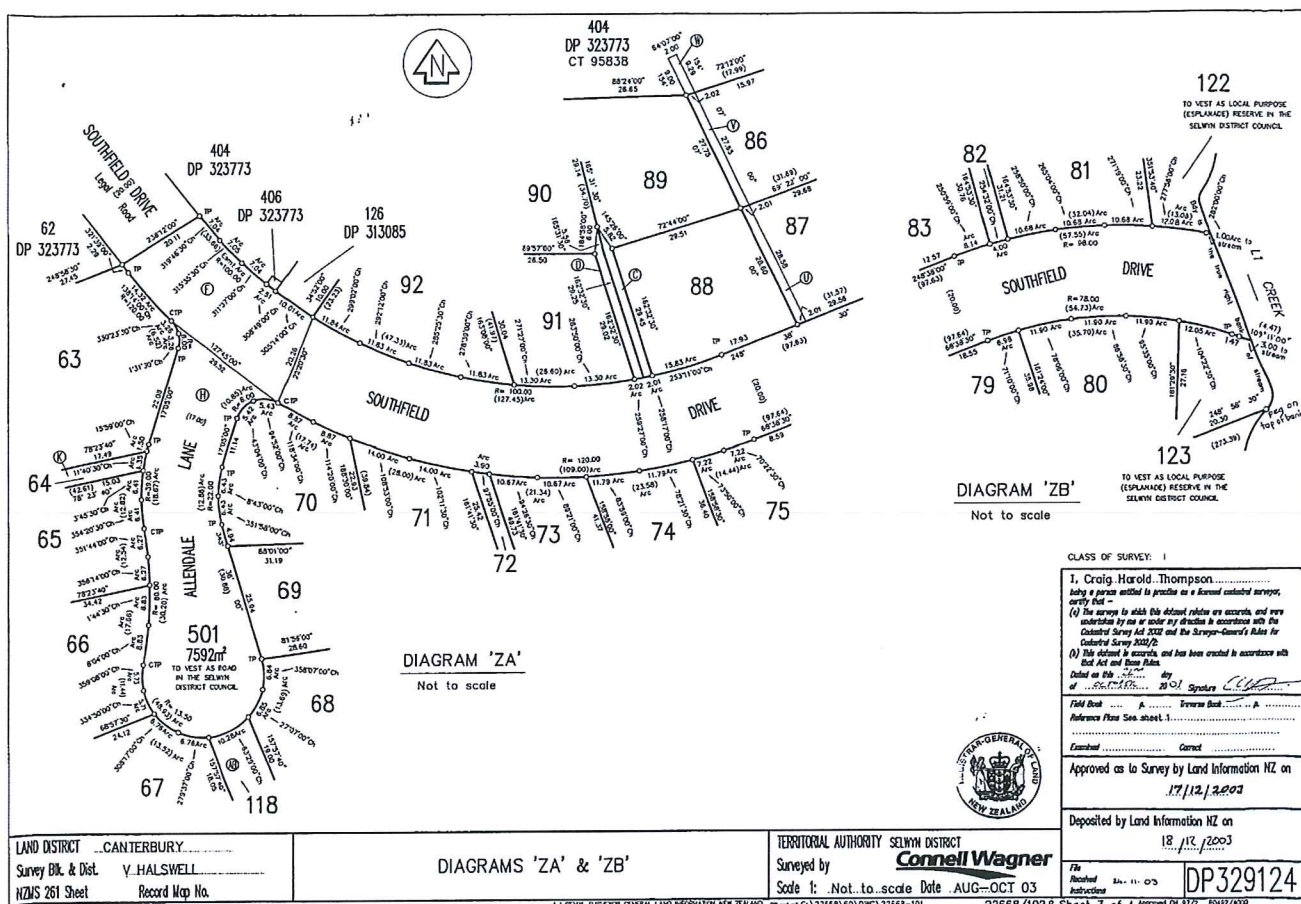
DRAFTED SRS	VERIFIED
APPROVED	
DATE	

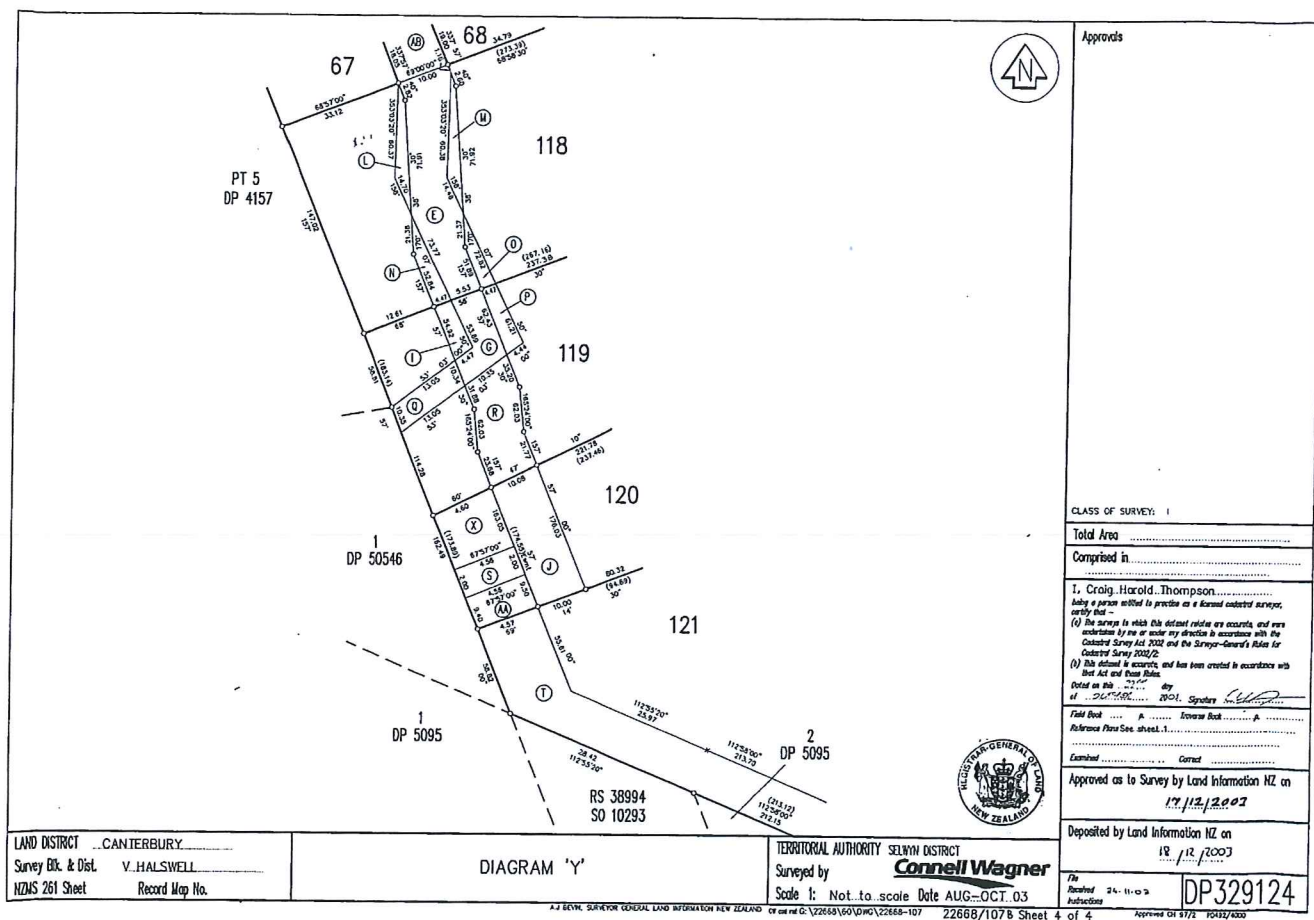
PROJECT	FIONA ASTON CONSULTANCY - MOIRS LANE, LINCOLN
TITLE	SITE SURVEY
	SHEET 1 OF 1

INFORMATION ONLY	
PROJECT NO 11636	
SCALE 1:1000 (A3)	SIZE A3
DRAWING NO SS-01	REV 1

Appendix D: 2003 Allandale Lane Subdivision







Appendix E – Assessment Against RRS criteria for Lincoln

Rural Residential Strategy (2013) Location Criteria (reproduced)

The criteria are categorised into the following three groups:

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

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

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

Generic Criteria	Lincoln	Proposed Site
Chapter 6 of the CRPS (LURP)		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside the Township boundary.
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal	C	The site adjoins the township boundary so can readily connect to existing reticulated services. Suitable stormwater management can be provided on site.
Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways	SS	No access to strategic or arterial roads involved.
Avoid noise sensitivity activities occurring within the 50 dBA Ldn air noise contour so as not to compromise the efficient operation of the Christchurch International Airport, or the health, well-being and amenity of people	NA	This criteria does not apply to this site.
Avoid the groundwater recharge zone for Christchurch City's drinking water	NA	This criteria does not apply to this site.
Avoid land required to protect the landscape character of the Port Hills	NA	This criteria does not apply to this site.

Not compromise the operational capacity of the West Melton Military Training Area or Burnham Military Camp	NA	This criteria does not apply to this site.
Support existing or upgraded community infrastructure and provide for good access to emergency services	C	The proximity to the Lincoln town centre and access via the Southfield Drive area presents an opportunity to achieve strong connections between the proposed rural residential node and Lincoln, including the necessary access to education facilities, shopping centre's, employment opportunities, community facilities, public transport connections and other services.
Not give rise to significant adverse reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure	SS	Surrounding land is zoned and being developed for residential purposes. A 150m not build setback will apply from the wastewater facilities to the west.
Avoid significant natural hazard areas, including steep or unstable land	Na	This criteria does not apply to this site. See discussion under 'constraints' above.
Avoid significant adverse ecological effects	SS	The site does not contain any identified Significant Natural Areas.
Not significantly adversely affect ancestral land, water, sites, wahi tapu and wahi taonga to Ngai Tahu	SS	There are no identified cultural features on the site.
Avoid adverse effects on existing surface water quality	SS	These will be addressed as part of further development of the proposal, and appropriate stormwater management provisions incorporated into the proposal.
Integrate into, or consolidate with, existing settlements	C	The site is well integrated with and will be consolidated with the existing township. See discussion above under "Integration with Township".
Development site supports the development of an ODP and is not seen as a transition to full residential forms of development	C	<p>The RRS (paragraph 5.27) seeks that rural residential developments "retain an appropriate urban/rural interface edge on the periphery of Townships – rural residential development should not be a transition to higher more urban development, with definitive boundaries making urban areas more distinct from rural environments."</p> <p>Rural residential is appropriate given the wastewater setback. An ODP will ensure rural elements are an integral part of the design.</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 wastewater setback.
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 hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved	SS	This is small rural residential node which is partly rural residential in character already. The ODP design will ensure appropriate rural residential form, function and character.
Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water, and the Wahi Tapu and Wahi Taonga of Te 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	Matters relating to this criteria will be addressed by appropriate stormwater design. It is understood that there are no springs within the site.
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit	SS	The site has very strongly defined existing physical and natural boundaries – Southfield Drive residential area to north; L2 Creek to east; the Te Whariki residential development and wastewater facilities

peri-urban sprawl		to west; Broadfields residential development to north and east (Harrington land); and proposed Southern Link Road to south (except for Harrington Lot 2 which is south of this road but should be included in the rural residential location as it is part of the Harrington property).
Landscape values		
Discernibly logical boundaries determined by strong natural or physical features	C	Achieved – see discussion immediately above
Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch	SS	Achieved – not this locality
Protection of natural features, significant trees and vegetation	SS	The site does not contain any known natural features, significant trees or vegetation of note.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	C	The RRS (paragraph 5.27) notes that it is important to manage the number of dwellings within any single location to avoid the collective effects of intensified land uses (ideally no greater than 50hh) – large nodes are less able to provide the necessary degree of 'ruralness' that is required to meet the anticipated rural residential character and to satisfy the expectations of future land owners This is a small rural residential node of around 19-27 lots.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	SS	There are no identified landscape constraints which affect the site.
Locations to adjoin Township boundary's by have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	c	Achieved – the wastewater setback and L2 Creek will result in a high degree of open space for the site.

LINCOLN ENVIRONS STUDY AREA CRITERIA		
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Urban form and growth management	Critical or site specific matter	Proposal site
Rural residential development nodes to: (a) adjoin the residential priority areas and Living zone land; and (b) be consistent with the urban settlement patterns and strategic planning outcome outlined in the Lincoln Structure Plan and the Growth of Township objectives and policies of the District Plan	C	Achieved.
Lincoln has capacity to support an increased population base within rural residential living environments as it is an identified Key Activity Centre that has the community infrastructure, services and business areas to support a large self-sustaining community	C	Achieved
Preclude rural residential development south of the proposed Lincoln by-pass that would be severed from Lincoln and would contribute to poor integration and connectivity with the Township (refer to Appendix 2 – Map 26)	SS	Achieved – except with respect to Harrington Lot 2, which is just 3234m ² . This should be included within the rural residential area as it part of the title covering land north of the Bypass (total size 9734m ²).
Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Lincoln (refer to Appendix 2 – Map 26)	SS	Achieved
Avoid locations that may contribute to the long term coalescence of Lincoln with the Townships of Rolleston, West Melton, Templeton and Springston (refer to Appendix 2 – Map 28)	C	Achieved – the site is located on the southern side of the township away from other urban centres.
Rural character and productivity		
Support locations that maintain appropriate separation from the 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 – land is zoned Inner Plains and does not have productive due to existing lot sizes and reverse sensitivity and access issues as discussed above.
Strategic Infrastructure		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)	C	Achieved
Avoid locations that may undermine the efficient operation of the strategic Infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 5: Transpower high voltage transmission lines, Transpower electricity substation (TP5), Crown Research Institutes and Lincoln University research facilities, Weedons 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 SH75 (Christchurch to Akaroa)	C	Achieved – none of the identified infrastructure applies to the site, except the wastewater plant which will be protected by a 150m no build setback.
Natural hazards		
Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains and Lake	SS	Achieved – see discussion above under 'Constraints'

Ellesmere Flood Areas and associated land drainage issues (including drains, springs and waterways) (see Appendix 2 – Map 17)		
Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during further earthquake events (see Appendix 2 – Map 20)	SS	Geotechnical investigations will be required but indications are that they should not be a constraint to rural residential use of the land (see discussion under Constraints' above.)
Environmental, cultural and heritage values		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Tree located on Shands Road to the north-west of Lincoln (T81) (See Appendix 2 – Map 5)	SS	Achieved
Avoid locations that may compromise the cultural values attributed to the Wahi Taonga Management Site to the north-east of Lincoln (Oven C65) (see Appendix 2 – Map 5)	SS	Achieved
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Lincoln, including specifically 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 access and reverse sensitivity issues as outlined above (see 'Site Details')
Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified to the north-west and south of Lincoln (see Appendix 2 – Map 5)	SS	No known site contamination which can be confirmed by obtaining details of site history and PSI if necessary.