36

Fiona Aston Consultancy Ltd

Resource Management & Planning
PO Box 1435 Christchurch 8140 Ph 03 3322618 Email fiona@fionaaston.co.nz

Submission to Selwyn District Council

On: The Rural Draft Residential Strategy

Date: 3rd 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
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 Preliminarily 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 proposes, 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^{2}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^2 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^2 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
- 5000m² 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 5000m² 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^2 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:

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

Appendix A – Assessment Against RRS criteria for Lincoln

Rural Residential Strategy (2013) 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 (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 Rolleston 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 Lnd 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.
Rural residential form, function and character		
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 to2 hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved	SS	The 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^2 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.
Landscape values		
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 constrains 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^2 with range from 2500m^2 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.

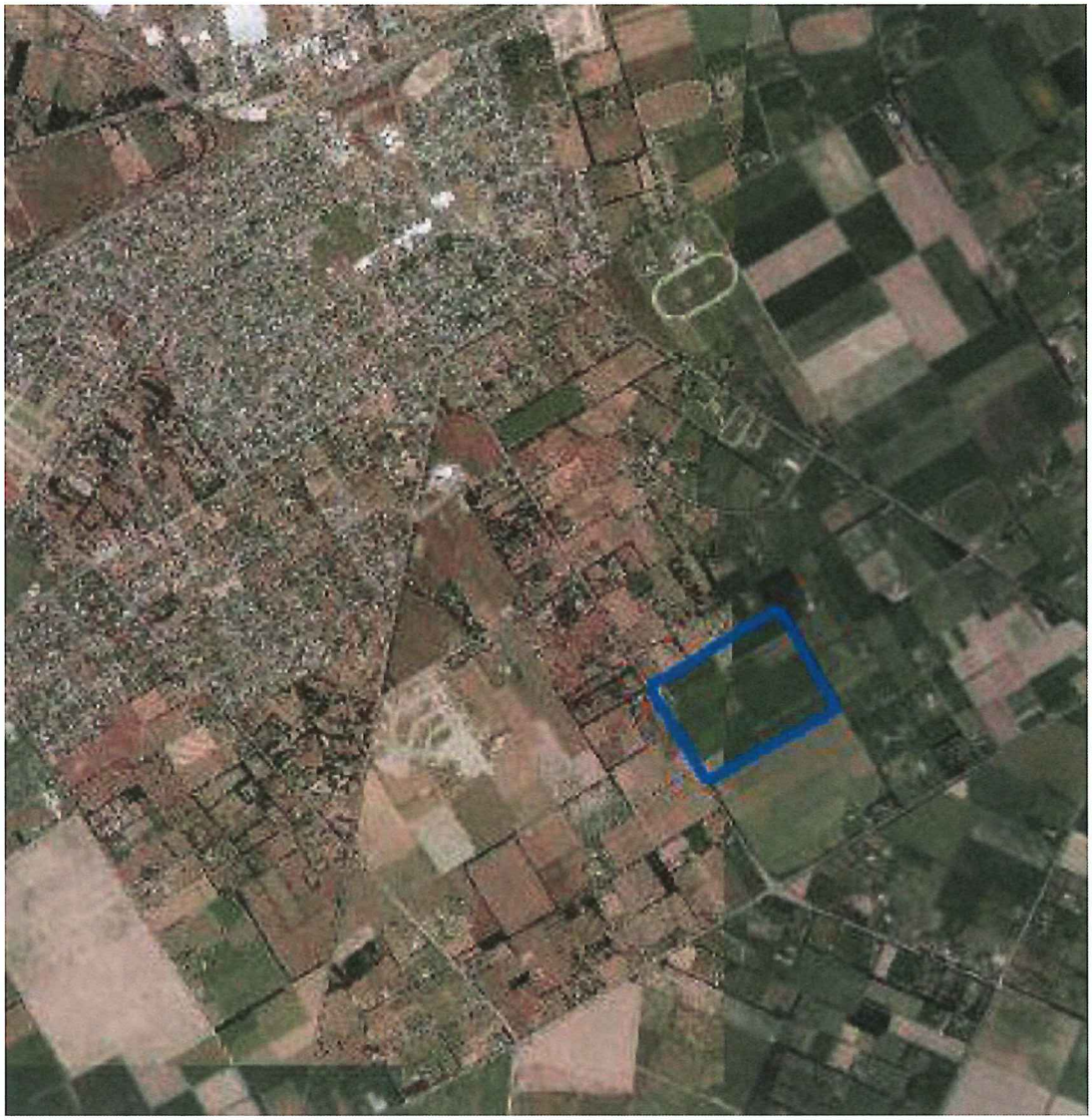
ROLLESTON ENVIRONS STUDY AREA CRITERIA		
Urban from and growth management	**Critical or site specific matter**	**Proposal site**
Rural residential development nodes to: (a) adjoin the residential priority areas and Living zone land; and (b) be consistent with the urban settlement patterns and strategic planning outcome outlined in the Rolleston Structure Plan and the Growth of Township objectives and policies of the District Plan	C	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 SIMTL 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.
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 – 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
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, 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 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	C	Achieved – the site is not located adjoining any of these features
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 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

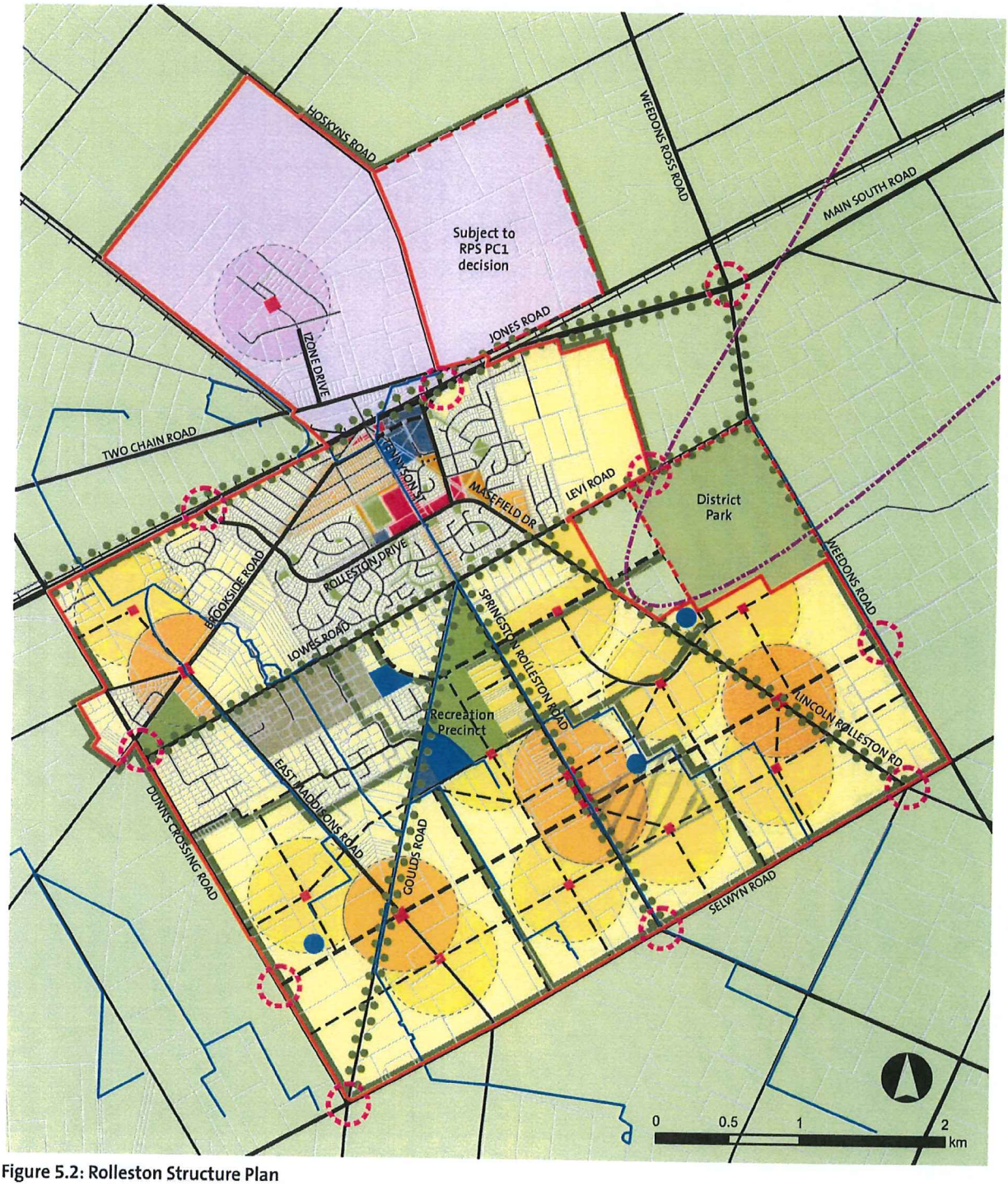


Figure 5.2: Rolleston Structure Plan

- Study Area
- Railway
- National Arterial
- Main (primary) roads
- Proposed main (primary) roads
- Local (secondary) roads
- Proposed local (secondary) roads
- Local (minor) roads
- Walking and Cycling Link
- Town Centre
- Neighbourhood Centre
- Local Centre
- Comprehensive Housing
- Medium Density Residential (20HH/Ha)
- Medium Density Residential (15HH/Ha)
- Low Density Residential (10HH/Ha)
- Low Density Residential (7HH/Ha)
- Community Facilities
- Education Facilities
- Green Corridors and Green Belt
- District Park
- Recreation Precinct and Reserves
- Rural land
- Avenue Planting
- Izone Southern Business Hub
- Water Races
- Noise Contour
- 5 Minute Walk (400m)
- Key Gateways

Dryden Partnership

Appendix D - Preliminary Servicing Report

186 Hazeldean Rd, Addington // P O Box 589, Christchurch 8140
T. 0800 999 333 // E. admin@do.co.nz // www.do.co.nz

DAVIS OGILVIE
ENGINEERS / SURVEYORS / PLANNERS

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).

<u>High Pressure Water</u>

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.

DAVIS OGILVIE

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

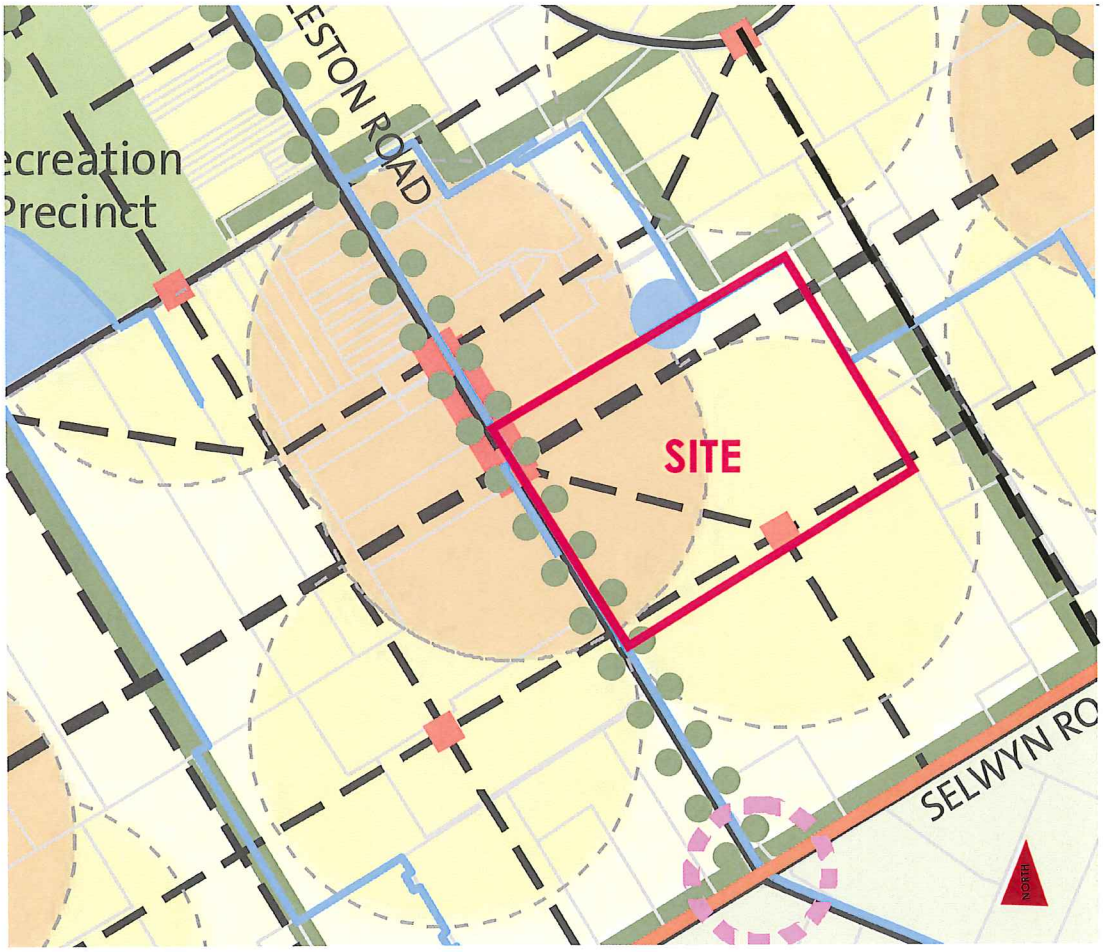
JEREMY REES
Senior Civil Engineer
BE Civil (Hons) CPEng MIPENZ

E-mail: jeremy@do.co.nz

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 (minor) roads
- Walking and Cycling Link
- Town Centre
- Neighbourhood Centre
- Local Centre
- Comprehensive Housing
- Medium Density Residential (20HH/Ha)
- Medium Density Residential (15HH/Ha)
- Low Density Residential (10HH/Ha)
- Low Density Residential (7HH/Ha)
- Community Facilities
- Education Facilities
- Green Corridors and Green Belt
- District Park
- Recreation Precinct and Reserves
- Rural land
- Avenue Planting
- Izone Southern Business Hub
- Water Races
- Noise Contour
- 5 Minute Walk (400m)
- Key Gateways

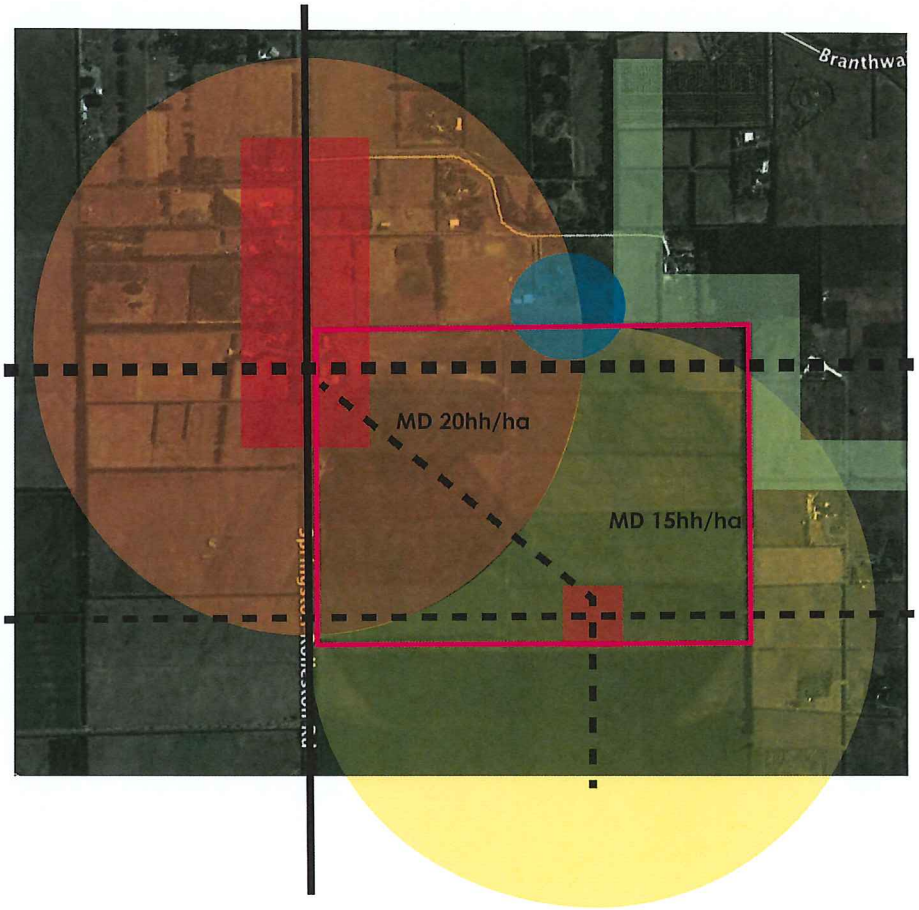


a+urban
architecture
urban design

a+urban ltd
phone 64 3339 4466
mobile 021 975534
136 colombo road
christchurch
new zealand

ROLLESTON SOUTH DEVELOPMENT
ROLLESTON STRUCTURE PLAN

scale: not to scale
date: 1. Mar. 2014
designed /drawn : N.L version 1



KEY

landuse

- commercial
- medium density 20hh/ha
- medium density 15hh/ha
- school overlay

circulation

- CRETS road
- key connections

green network

site boundary

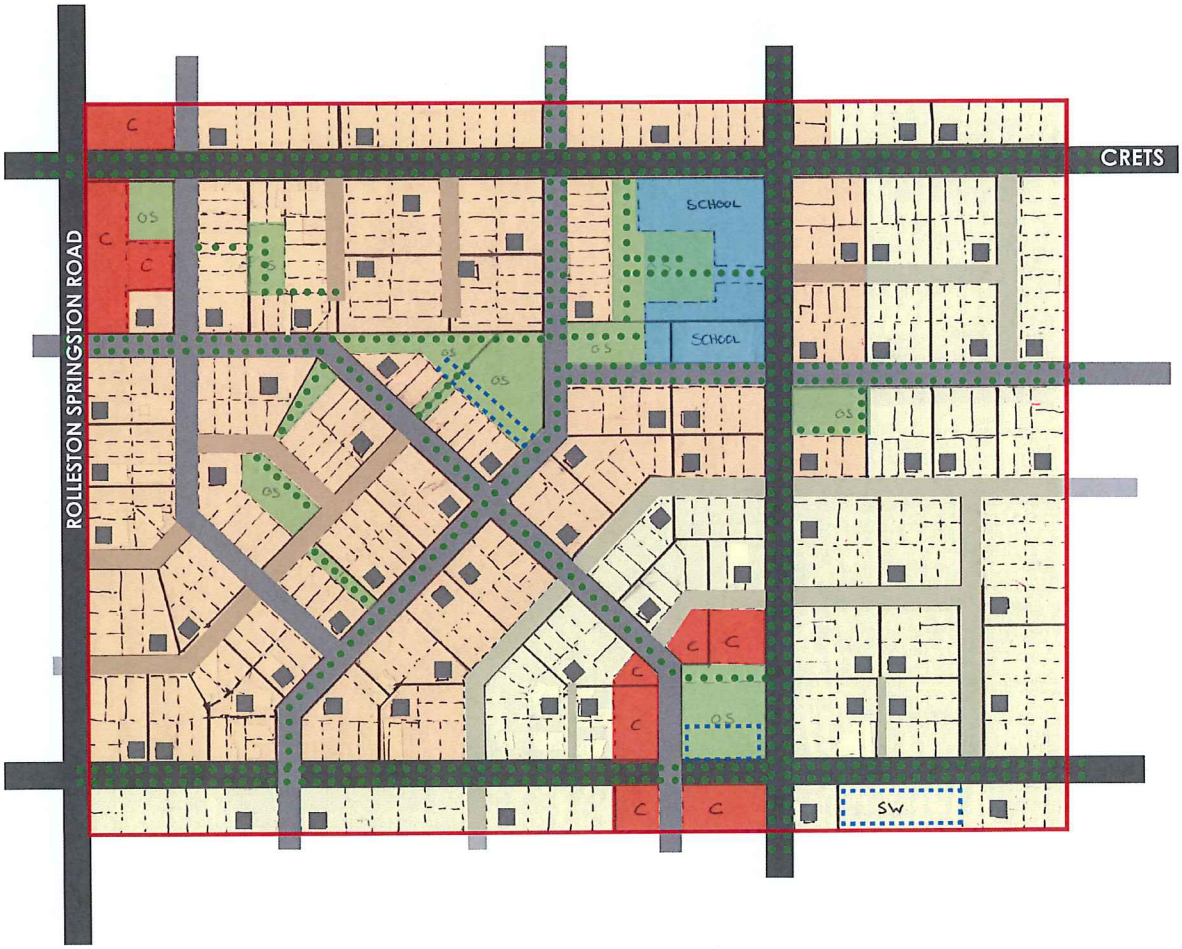
a+urban
architecture
urban design

a.plus@clear.net.nz
phone 64 3329 4466
mobile 021 876 924
123 cashmere road
christchurch
new zealand

ROLLESTON SOUTH DEVELOPMENT

SITE AERIAL with STRUCTURE PLAN OVERLAY

scale: not to scale
date: 1. Mar. 2014
designed /drawn : N.L version 1

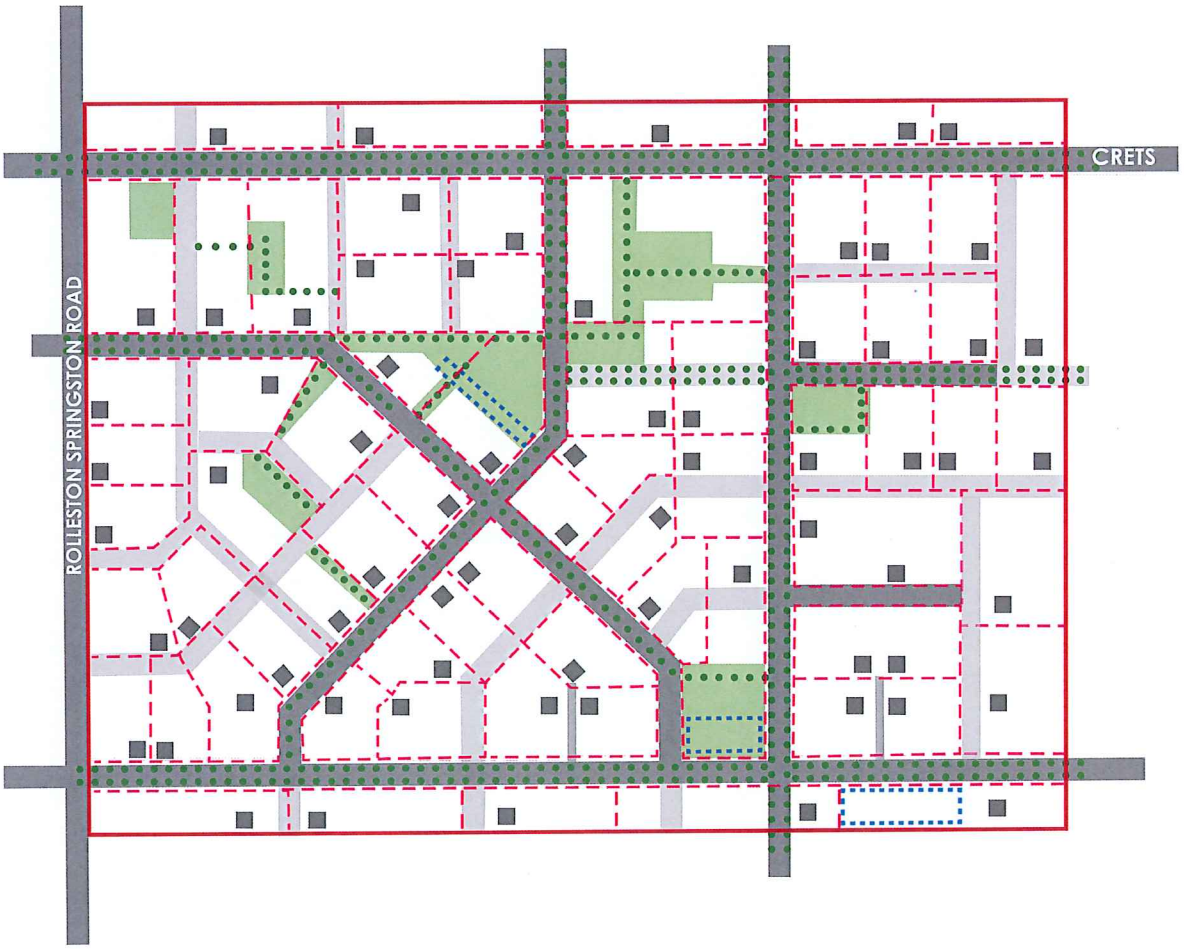


a+urban
architecture
urban design

a.plus@clear.net.nz
phone 03 3377 4144
mobile 021 676934
134 cashmere road
christchurch
new zealand

ROLLESTON SOUTH DEVELOPMENT
FUTURE PROOFED LAYOUT
as per Rolleston Structure Plan

scale: not to scale
date: 1. Mar. 2014
designed /drawn : N.L version 1



KEY

landuse

Rural residential
average lot size 5000m²
lot sizes ranging
from 2500m² to 1.5 ha

circulation

rural residential road layout

future road layout to support medium density

open space

parks / reserves

stormwater management areas

buildings platforms

rural residential building platforms

boundaries

site boundary

rural residential lot boundaries

a+urban
architecture
urban design

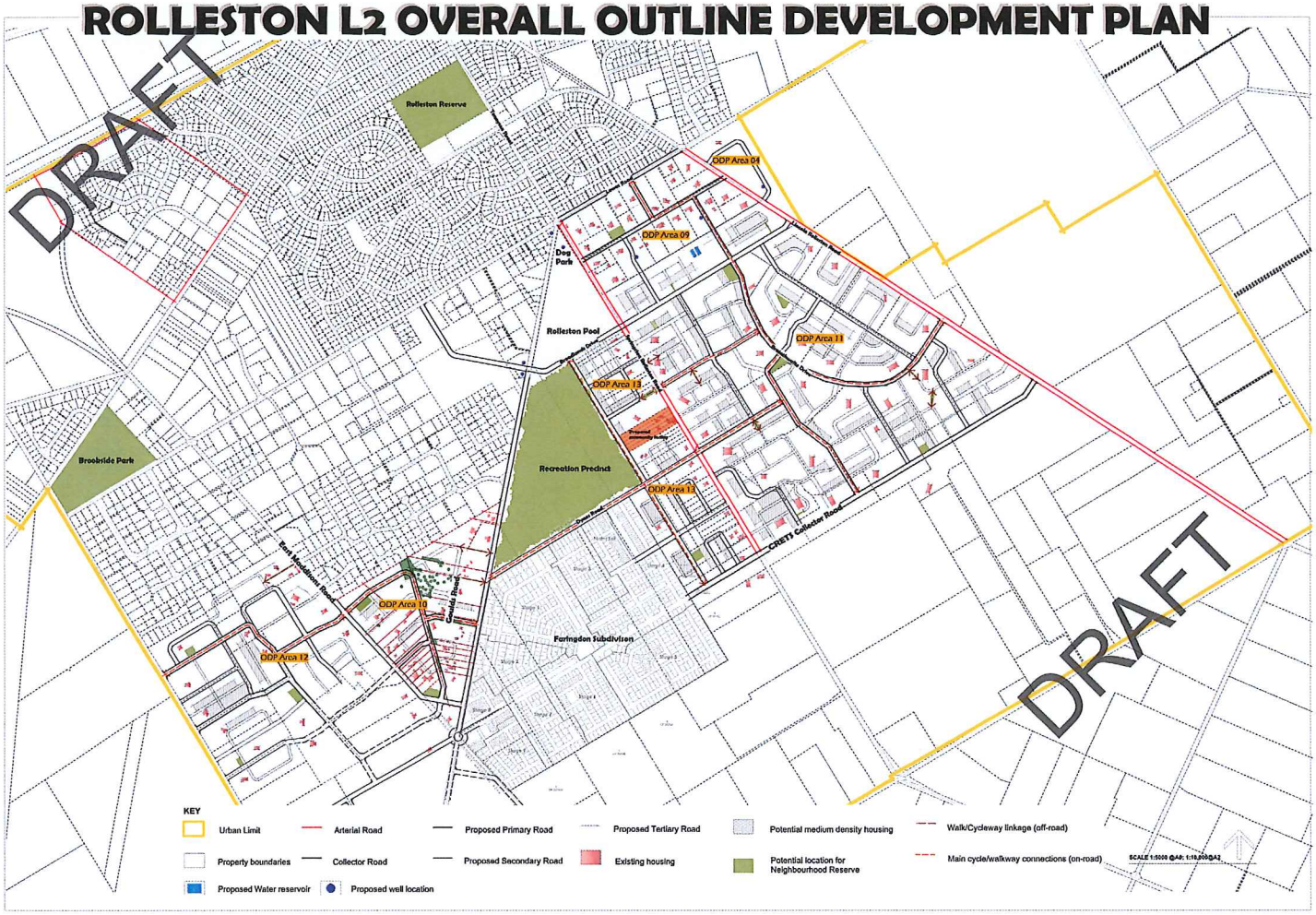
a.plus@xtra.net.nz
phone 64 3359 4446
mobile 021 870734
126 cashmere road
christchurch
new zealand

ROLLESTON SOUTH DEVELOPMENT
RURAL RESIDENTIAL LAYOUT

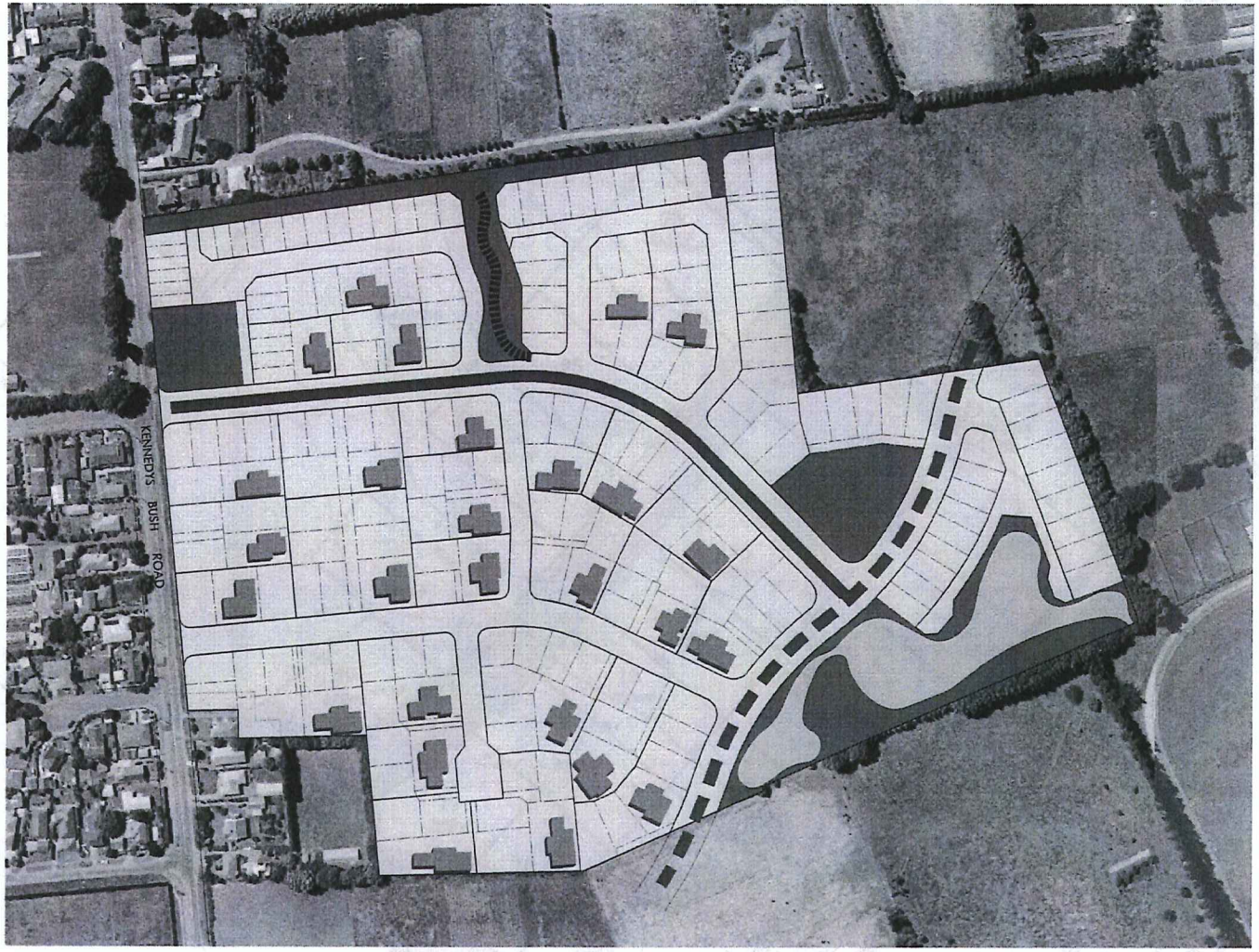
scale: not to scale
date: 1. Mar. 2014
designed /drawn : N.L version 1

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

ROLLESTON L2 OVERALL OUTLINE DEVELOPMENT PLAN



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



NORTH

LEGEND

- Collector Road
- Local Road
- Stormwater conveyance & treatment swale
- Existing Stormwater Drain
- Reserve
- Drainage Reserve
- Indicative building location
- Height Restriction

GILLMAN WHEELANS LTD
Residential Subdivisions

Kennedys Bush Road

Indicative Future Subdivision

DAVIE LOVELL·SMITH
PLANNING SURVEYING ENGINEERING

Scale: 1:2500@A3
J117423CONCEPT_R4.dwg