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

Date: 3rd March 2014

Clients: Trents Road Developments Ltd

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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: Trents Road Developments Ltd

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

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

The whole Draft Rural Residential Strategy (RRS) including Criteria in Appendix 1 and Maps in Appendix 2.

2. Our submission in SUPPORT IN PART is:

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

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

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

Submitter /Background

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

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

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

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

Rural Residential Strategy

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

- can be economically serviced with reticulated water and wastewater services
- is able to be integrated with established Townships
- does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS,SDP or RRS13
- is not affected by any significant constraints
- is owned by parties who have aspirations to rezone the land

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

Reticulated services

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

Integration/consolidation/intensification

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

Constraints

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

Owner aspirations

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

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

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

Future Proofing

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

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

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

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

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

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

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

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

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

Preferred Urban Form Notation

TRD support the identification of Prebbleton 'preferred urban form' area on the Prebbleton Constraints and Opportunities Map (in RRS Appendix 2 Map 24), because this includes their

land and indicates that it is suitable for residential development. Development of this area for urban residential purposes also provides for growth within Prebbleton, whilst maintaining a compact town shape and providing for efficient provision of infrastructure. This support is subject to changing the legend to 'Prebbleton preferred urban form – priority future residential growth area' to clarify that this is the next area of Prebbleton to be developed as a priority greenfield residential area.

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

'Preserve the obvious residential growth path west of Springs Road between Trents and Hamptons Road, which presents the long-term opportunity to achieve a compact concentric urban form for Prebbleton' (refer to APPENDIX 2 – Map 24)'

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

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

'The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if:

(a) a shortfall in available land is identified (emphasis added) by monitoring under Policy 6.3.11."

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

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

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

- achieve consolidation of the Prebbleton urban area by completing the obvious 'gap' in the concentric urban form which is sought for Prebbleton; and
- provide for development of greenfield priority areas at Prebbleton at a rate and in locations that meets anticipated demand and enables the efficient provision and use of network infrastructure; and
- encourage sustainable and self-sufficient growth of the town of Prebbleton

Land Use Recovery Plan

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

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

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

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

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

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

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

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

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

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

Limited provision is to be made for rural residential development, but this is not further quantified. The Explanation for Policy 6.3.9 notes that *"rural residential development can impact on transport efficiency, and the maintenance of rural character and rural land use for production.."* and that *"more limited provision would undermine the achievement of recovery."* These concerns appear to be the reasons for making 'limited provision' whilst recognising the *"desirability of providing a range of choice in housing types for those needing to relocate, without compromising the overall intent of consolidation in the CRPS."*

Making provision for rural residential in peri-urban locations is most efficient in terms of transport efficiency, due to proximity to urban services. The future proofing approach proposed for the TDR land will not compromise but rather enable consolidation of the urban form of Prebbleton as a concentric, compact and walkable township. The assessment establishes that there will be no adverse effects on rural character or neighbour rural land uses which are in reality 'semirural lifestyle' type activities due to the location in close proximity to Prebbleton township and what are, in reality, other rural residential areas such as Kingcraft Drive.

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

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

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

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

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

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

Review of the RRS

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

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

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

Relief Sought

- That SDC adopt the Draft RR, subject to the inclusion of the Site as suitable for future proofed, rural residential area.
- Add an additional section to the RRS called 'Monitoring and Review' which refers to the CRPS monitoring and review requirement and states that the RRS will be reviewed regularly to reflect the findings of this work (or similar such wording)
- Amending Map 24 to show the future growth area identified on that map as '*Prebbleton preferred urban form – **priority future residential growth area***' in recognition that this is the next area of Prebbleton to become a greenfield residential area.

- Amending the Prebbleton Environs Study Criteria under 'urban form and growth management' to remove the words long term in respect to the obvious residential growth path i.e. as below:-

'Preserve the obvious residential growth path west of Springs Road between Trents and Hamptons Road, which presents the ~~long term~~ opportunity to achieve a compact concentric urban form for Prebbleton' (refer to APPENDIX 2 – Map 24)'

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

"Avoid locations that are obvious residential growth paths, except where legal mechanisms exist to ensure that rural residential development does not impede future development of such areas. once rezoned to a living or other urban zone, to achieve urban densities in accordance with an agreed ODP; and that purchasers of rural residential lots are aware of this requirement."
- That in relation to Action 18 of the LURP, SDC recommend to the Minister of Earthquake Recovery that the land subject of this submission be rezoned Living 3 without any further public process; or a streamlined process be adopted which allows for public consultation on rural residential locations that were not included in the Draft RRS. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types.
- Any other consequential changes to give effect to the intent of this submission.

Conclusion

TRD considers that the Site is a suitable area for rural residential development on the edge of Prebbleton in manner that is 'future proofed' to facilitate development to urban densities when rezoning permits this. This site will provide appropriate consolidation and enable the development to be integrated with Prebbleton. The Site can be serviced with reticulated services without putting undue pressure on existing systems, and will provide appropriate sections to meet the market demand while future proofing the area for future urban densities. The site meets the criteria of the RRS and is appropriate in the context of the provisions of LURP.

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

5. Signed:.....*B. Mackenzie*.....3 March 2014

6. Address for service of submitter:

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Appendix A – Assessment Against RRS criteria for Prebbleton

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

The criteria are categorised into the following three groups:

C = The critical outcomes required to achieve the goals of the UDS and Appendix 1 of the Land Use Recovery Plan - Chapter 6 of the CRPS
 SS = Site specific issues that require detailed assessments and contextual analysis to determine how any identified potentially adverse effects could be avoided, remedied or mitigated

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

Generic Criteria	Prebbleton	Proposed Site
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	The servicing report attached in Appendix B to this submission outlines how the site could be economically provided with reticulated services and appropriate stormwater management for both rural residential densities and future urban densities.
Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways	ss	Access will continue to be made to Hamptons and Trents Roads, which are not strategic or arterial roads.
Avoid noise 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	Na	This criteria does not apply to this Site.

character of the Port Hills		
Not compromise the operational capacity of the West Melton Military Training Area or Burnham Military Camp	Na	This criteria does not apply to this Site.
Support existing or upgraded community infrastructure and provide for good access to emergency services	C	The proposal will not impede access for emergency services, and the proposal will not have an impact on existing community infrastructure.
Not give rise to significant adverse reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure	Ss	The surrounding land is used for low intensity grazing, with one small forestry woodlot and shadehouse production on a small lot adjoining to east. There are no intensive farming activities in the vicinity.
Avoid significant natural hazard areas, including steep or unstable land	na	This criteria does not apply to this site.
Avoid significant adverse ecological effects	ss	There are no known significant ecological features on the Site given the historical pastoral use of the site.
Not significantly adversely affect ancestral land, water, sites, wahi tapu and wahi taonga to Ngai Tahu	ss	There are no known sites identified on the Site,
Avoid adverse effects on existing surface water quality	ss	There are no identified surface water bodies located within the Site, and it is not anticipated that development of the Site would create any other surface water quality issues.
Integrate into, or consolidate with, existing settlements	c	The development concept plans in Appendix B have been designed to integrate the development, via the rest of the Prebbleton 'preferred urban form' area with the adjoining priority greenfield area located between Trents and Hamptons Roads (ODP Area 3). The Site and rest of the 'preferred urban form' area have been identified as 'preferred' because urban development here will consolidate the existing township, securing a compact, concentric form.
Development site supports the development of an ODP and is not seen as a transition to full residential forms of development	c	An ODP will be developed, based on the rural residential concept plan attached in Appendix B, which will facilitate re-subdivision to the LZ concept plan (in Appendix B) at a later stage. The rural residential

		development will not in transition to full (urban) residential development, but will be designed to facilitate this at a later date if/when the zoning changes to an urban zoning.
Rural residential form, function and character		
Avoid locations that are obvious residential growth paths	c	The site is located in an identified residential growth path, but is proposed to be developed to provide for future intensification when appropriate rezoning occurs. Rural residential development now subject to the proposed 'future proofing' plan and legal mechanisms to protect land etc required for future urban development (as outlined above) will not impede future urban development, but rather facilitate this. In comparison, the alternative of permitted 4 ha subdivision (the Site can accommodate 5 x 4 ha blocks) will impede future urban development with preferred urban layouts comprised by the location of dwellings and roading within the 4 ha layout, which has not been designed with future urban subdivision in mind and varying land owner aspirations regarding future re-subdivision to urban standards.
Support locations that directly adjoin and are able to consolidate with Townships and residential Priority 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 conceptual design of the Site, provides for good linkages to existing local roads to the north and south, and opportunities for future road, and pedestrian linkages to the east and west in conjunction with future urban development of the site. Additionally appropriate consideration of service provision has been made to ensure reticulated services can be provided economically to the Site.
Support locations that can sustain a mixture of housing densities ranging from 0.3ha to 2ha in size whilst achieving an overall density of 1 to 2 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 site will provide for 1-2hh/ha until such time as urban development and rezoning is considered appropriate and living zone densities are sought.
Avoid locations that may compromise the quality of	ss	The development of the site does not compromise the quality of

ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water, and the Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Te Waihora, springs and any associated mahinga kai sites.		ecosystems or indigenous biodiversity, and it ensures that the rural residential development is able to meet the requirements of this criteria.
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit peri-urban sprawl	ss	The site is bound to the north and the south by existing roads. Good use of existing shelter belts on the site, and identified building platforms will ensure there are definitive boundaries between urban and rural residential activities.
Landscape values		
Discernibly logical boundaries determined by strong natural or physical features	c	The use of shelter belts and larger lot sections along the north, west and southern boundaries will ensure the site has discernibly logical boundaries.
Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch	ss	This area has been identified as preferred future growth of the township, and therefore it is considered that it is not required to maintain open space. Of particular note is the location of the Site on the southwest of the township, so as to not be required for open space between the township and Christchurch City
Protection of natural features, significant trees and vegetation	ss	It is proposed to incorporate existing shelter belts into future rural residential designs.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	c	The proposal covers 22ha within an area identified as preferred urban growth. It is anticipated that future development of this site is expected.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	ss	The site is not subject to any of these constraints.

Locations to adjoin Township boundary's but have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	c	The site is ideally located to achieve a sense of ruralness with larger sections proposed along the western, northern and southern boundaries, and through the use an internal reserve area.
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PREBBLETON ENVIRONS STUDY AREA CRITERIA		
Urban form and growth management	Critical or site specific matter	Proposal site
Rural residential development nodes to: (a) adjoin the residential priority areas and Living zone land; and (b) be consistent with the urban settlement patterns and strategic planning outcome outlined in the Prebbleton Structure Plan and the Growth of Township objectives and policies of the District Plan, including specifically the promotion of future residential expansion to the east and west of Springs Road to achieve a compact concentric urban form and to minimise adverse effects on Springs Road by limiting the length of rural residential boundaries north and south of this road	c	The Site whilst not immediately adjoining residential priority areas is within the area identified as the 'preferred urban form' for Prebbleton ie. future township growth area. It is opposite the existing Kingcraft Drive 'rural residential' area on the north side of Trents Road, an Existing Development Area with a form of 'living' zoning. Rural residential development of the Site is consistent with the RRS assessment that Shands Road is the definitive boundary/western extent of such development at Prebbleton. ¹
Prebbleton and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base (refer to appendix 2 – Map 24)	c	Rural residential of the Site will not undermine the discrete character and rural outlook of the township as it is proposed within the 'preferred urban form' area which is intended to accommodate future urban growth, with the proposed rural residential development 'future proofed' to facilitate this.

¹ RRS page 61, second bullet point.

Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Prebbleton (refer to Appendix 2 – Map 24)	ss	Rural residential development of the Site avoids the risk of ribbon development occurring along Trents Road or Hamptons Road on the basis that Shands Road to the west is the definitive boundary for the western extent of such growth at Prebbleton. The Site is not located along a strategic road and is not in the area of primary gateways to Prebbleton.
Preserve the obvious residential growth path west of Springs Road between Trents and Hamptons Roads, which presents a long term opportunity to achieve a compact concentric urban form for Prebbleton (refer to Appendix 2 – map 24)	ss	The proposed future proofed approach to site development will enable rural residential development to occur now, while preserving the growth path for urban development in the future.
Avoid locations that may contribute to the long term coalescence of Prebbleton with the Townships of Lincoln and Templeton and development within the Christchurch City territorial authority boundary (refer to Appendix 2 – Map 24)	c	The Site is located on the south west of Prebbleton and so will not facilitate coalescence.
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Prebbleton (see Appendix 2 – Map 5)	ss	The Site is not located in the vicinity of any intensive farming operations
Maintain the visual distinction and amenity contrast between the rural periphery of Prebbleton and the larger urban forms of Rolleston, Lincoln and Christchurch City, particularly at the interface between the Prebbleton 'Greenbelt' and the industrial activities occurring within Christchurch City Council's territorial authority boundary to the north (refer to appendix 2 – Map 24)	c	The Site location is suitable for development without compromising the visual distinction and amenity contrast sought.
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	The servicing report attached in Appendix B outlines how appropriate servicing can be achieved.
Avoid locations that may undermine the efficient operation of the strategic Infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 8: Transpower high voltage transmission lines, Orion electricity substation on the southern outskirts of Prebbleton (OR11), Shands Road cemetery (D172), SH1 four-laning and CMS2, Ladbroke Primary School (ME22) and Broadfield Primary School (ME17)	c	The site is ideally located to avoid all of the strategic infrastructure.
Natural hazards		
Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains Flood Areas and associated land drainage issues (including drains, springs and waterways) (see Appendix 2 – Map 15)	ss	The site is ideally located away from high watertables, and recorded flood sites.
Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during further earthquake events (see Appendix 2 – Map 20)	ss	Appropriate geotechnical assessments will be required prior to subdivision. It is noted however that the Site is located on the edge of the identified liquefaction zone, and that PC41 land (311 Trents Road) is identified as TC1.
Environmental, cultural and heritage values		
Avoid Land that may compromise the health,	ss	Achieved

longevity or setting of the registered Protected Tree located on Ladbrooks School grounds (T104) (See Appendix 2 – Map 8)		
Avoid locations that may compromise the cultural values attributed to the Wahi Taonga Management Site to the south-east of Prebbleton (Oven C65) (see Appendix 2 – Map 8)	ss	Achieved
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Prebbleton, including specifically Wheatshereef House (H302), and Trents Chicory Kiln (H208) (see Appendix 2 – Map 8)	ss	Achieved
Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Prebbleton (see Appendix 2 – Map 21)	ss	The site is located on Class I and II soils, as is most of the periphery of Prebbleton. Its location within the 'preferred urban form' area for Prebbleton clearly indicates that the Council consider that the land is suitable for future urban use, notwithstanding the soil type. If the township is to achieve a concentric compact urban form, then the Site needs to be developed over time for urban purposes to achieve this. The future proofing approach to rural residential development will facilitate this.
Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified on the eastern edge of the Township and on Tosswill Road to the north-east (see Appendix 2 – Map 8)	ss	Any potentially contaminated land will be required to be investigated and remediated prior to subdivision.

Appendix B – Future Proofed design features

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



Project: Trents Road Developments
Limited
Development Report

Reference: 11782
Prepared for: Trents Road
Developments Ltd
Revision: 1
3 March 2014

1. GENERAL

1.1 Introduction

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

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

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

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

1.2 The Site

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

The site is made up of two titles of 19.8305ha and 2.4820ha, totalling 22.3125ha. Both titles contain existing dwellings and associated outbuildings as expected in this current environment.

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

1.3 Geotechnical Assessment

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

1.4 Contaminated Soil Risk

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

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

1.5 Groundwater

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

1.6 Surface Water

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

2. EARTHWORKS

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

3. ROADING

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

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

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

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

4. SEWAGE DISPOSAL

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

5. STORM WATER RETICULATION AND DRAINAGE

5.1 Local Infrastructure

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

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

5.2 Discharge Consents

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

6. WATER RETICULATION

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

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

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

7. ELECTRICITY SUPPLY

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

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

8. TELECOMMUNICATIONS

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

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

9. CONCLUSION

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

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

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

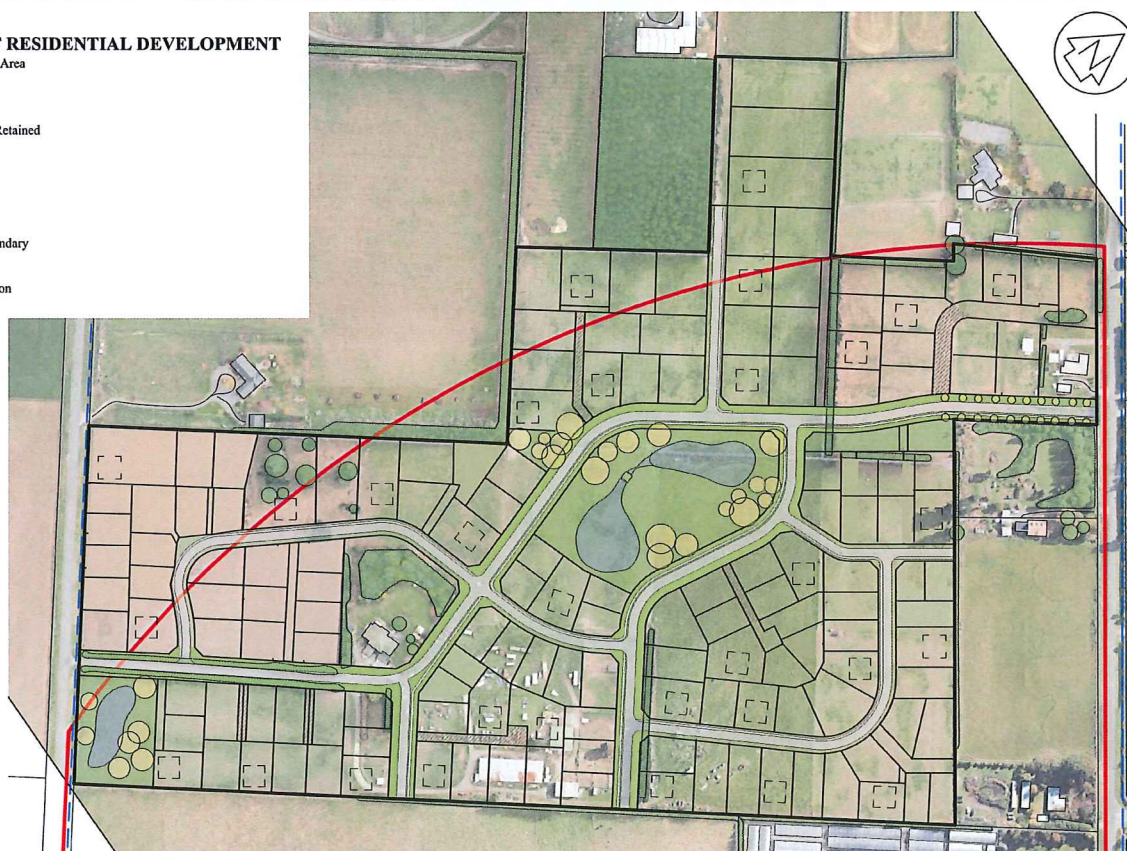
FUTURE PROOF RESIDENTIAL DEVELOPMENT

- Outline Development Plan Area
- Reserve
- Stormwater Reserve
- Existing Vegetation to be Retained
- Proposed Vegetation
- Road Reserve (18m)
- Road Reserve (10m-12m)
- Future Shared Access
- Preferred Urban Form Boundary
- Stock Race
- Indicative Dwelling Location

FUTURE PROOF RESIDENTIAL

Lot Sizes

There are 156 Living Z Residential Allotments ranging in size from 5,945m² to 610m², with an average size of 1,143m².



SURVUS
CONSULTANTS
surveying engineering property development

OUTLINE DEVELOPMENT PLAN
FUTURE PROOF RESIDENTIAL - TRENTS ROAD, PREBBLETON

a+urban
ARCHITECTURE URBAN DESIGN

SCALE - 1:2,500 @ A3
DATE - FEBRUARY 2014
SHEET - 1 of 2

Rev B - 28/03/14 - 11792-618 - 0109 Fd11

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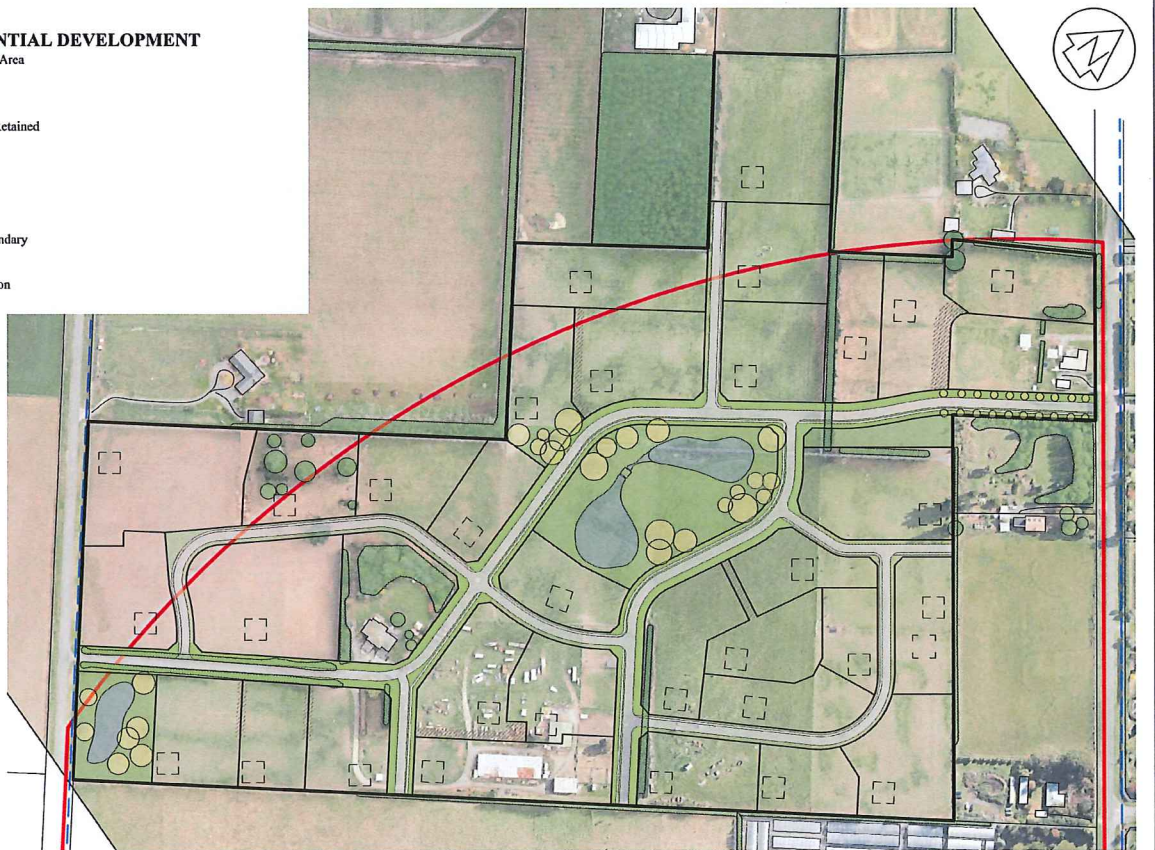
RURAL RESIDENTIAL DEVELOPMENT

- Outline Development Plan Area
- Reserve
- Stormwater Reserve
- Existing Vegetation to be Retained
- Proposed Vegetation
- Road Reserve (18m)
- Road Reserve (10m-12m)
- Future Shared Access
- Preferred Urban Form Boundary
- Stock Race
- Indicative Dwelling Location

RURAL RESIDENTIAL

Lot Sizes

There are 35 Rural Residential Allotments ranging in size from 3,100m² to 9,060m², with an average size of 5,003m².



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

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

28 February 2014

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

ATTENTION: FIONA ASTON

Dear Fiona,

RE – GERALD FREEMAN RHODES – TRENTS ROAD DEVELOPMENTS LIMITED

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

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

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

We have perused your two concept plans namely:

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

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

We believe this is possible and make the following points:

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

ACB-025851-22-75-V3

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

Conclusion

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

Yours faithfully
RHODES & CO.



Charlie Brown
Partner

Email: charlie.brown@rhodes.co.nz

Appendix D – Location Plan of the Site



Appendix E– Canterbury Regional Policy Statement, Relevant Objectives and Policies

Policy 6.3.11 Monitoring and Review

In relation to development in Greater Christchurch:

- (1) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake adequate monitoring to demonstrate both in the short term and the long term that there is an available supply of residential and business land to meet the Objectives and Policies of this Chapter.
- (2) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake monitoring of the supply, uptake and impacts of rural residential land use and development.
- (3) Prior to initiating a review of this chapter, for the purposes of information the Canterbury Regional Council may request the organisation or agency responsible for the operation of Christchurch International Airport to undertake a remodelling of the air noise contours relating to the airport.
- (4) The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if any of the following situations occur:
 - (a) a shortfall in available land is identified by monitoring under Policy 6.3.11; or
 - (b) it is identified that altered circumstances have arisen or will arise either in one or more parts of Greater Christchurch, in relation to the expected availability of sub–regional infrastructure, and a reconsideration of the extent, location and timing of land for development is necessary to achieve the objectives and policies of this chapter.
- (5) Any change resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, or provision of new greenfield priority areas, shall commence only under the following circumstances:
 - (a) infrastructure is either in place or able to be economically and efficiently provided to support the urban activity;
 - (b) provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;
 - (c) the objective of urban consolidation continues to be achieved;
 - (d) urban land use, including industrial and commercial activities, does not increase the risk of contamination of drinking water sources, including the groundwater recharge zone for Christchurch's drinking water;
 - (e) urban development does not lie between the primary and secondary stopbanks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout;
 - (f) the landscape character of the Port Hills is protected;
 - (g) sufficient rural land is retained to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch; and
 - (h) the operational capacity of strategic infrastructure is not compromised.

Objective 6.2.2 – Urban form and settlement pattern

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

- (1) aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
 - (a) 35% averaged over the period between 2013 and 2016

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

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

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

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

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

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

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

(7) Providing for development opportunities on Māori Reserves.