

ANNEXURE 3

Assessment Against Relevant Planning Documents

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TABLE 1: Selwyn District Plan - Objectives and Policies

Note: Proposed Plan 32 new objectives and policies, or existing District Plan objectives and policies are notated as [PC32]

District Plan – Township Volume	Assessment
<p>Policy B1.1.3</p> <p>Avoid adverse effects on people's health or well-being from exposure to contaminated soil.</p>	<p>The Environmental Health and Safety Assessment (Annexure 6) identifies several minor issues related to potential site contamination but considers they can be managed so as to make the site suitable for the intended residential and recreational development</p>
<p>Policy B1.1.8</p> <p>Avoid rezoning land which contains versatile soils for new residential or business development if:</p> <ul style="list-style-type: none"> – the land is appropriate for other activities; and – there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils. 	<p>The SDC Rural Residential Background Report (2010) includes soil type and versatile soils maps for each town. The site is shown as containing yellow brown sands and stony soils and gleys and a mix of Class 2 (slight limitations) and Class 3 (moderate limitations) soils. Class 1 and 2 are versatile soils. However, most of the edge of Lincoln township contains versatile soils.</p>
<p>Objective B1.2.1 [PC32]</p> <p>Expansion of townships in Selwyn District and rural residential activities maintains or enhances the quality of ground or surface water resources</p> <ul style="list-style-type: none"> - The location of new residential, rural residential or business areas are thus, where the demand for associated water take and discharges is likely to occur 	<p>The Services and Stormwater Feasibility Assessments (Annexures 4 and 5) establish that the site can be serviced with reticulated services in a manner which will not adversely affect groundwater or surface waterbodies and will comply with relevant drinking water standards.</p>
<p>Policy B1.2.2</p> <p>Ensure land rezoned to a Living or Business zone</p>	<p>Wastewater is proposed to be pumped to the nearest available part of the Selwyn District Council network. At</p>

<p>Policy B1.3.1 [PC32]</p> <p>Ensure any wetland or area containing indigenous vegetation on a site is assessed to establish its ecological values, before the land is rezoned for new residential, rural residential or business development.</p> <p>Policy B1.3.3</p> <p>Ensure any wetland, river or stream, or its margins are preserved and protected from any adverse effects on natural character or ecological values from any rezoning of land; subdivision of land; or any subsequent activities.</p> <p>Policy B1.3.4</p> <p>Ensure the maintenance and enhancement of public access to and along the margins of lakes or rivers except where it adversely affect their natural character, cultural values or sites of “significant ecological value”.</p>	<p>6).</p> <p>A 5m wide esplanade strip is proposed on the east side of the western boundary waterway, north of the storm water detention pond, with potential to link to the rail corridor located immediately north of the site.</p>
<p>Objective B2.1.1 [PC32]</p> <p>An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District’s roads, pathways, railway lines and airfields is not compromised by adverse effects from activities surrounding land or by residential and rural residential growth.</p> <p>Policy B2.1.9</p> <p>Address the impact of new residential, rural residential or business activities on both the local roads around the site and the District’s road network, particularly Arterial Road links with Christchurch City.</p> <p>Policy B2.1.10</p>	<p>The Traffic Assessment (Annexure 4) concludes that the proposed development can be easily accommodated within the existing and proposed local roading network.</p> <p>The site adjoins Lincoln township (a Key Activity Centre under Change 1 to the RPS) and Lincoln University, which are strategically located, to provide excellent roading access to the strategic roading network.</p> <p>The site is adjoins a new residential growth area to the east and is close to a new residential area on the east side of Springs Road, which includes under Plan Change 7 an ODP (Area 1) which has</p>

<p>Assess the effects of allowing or disallowing residential growth in townships in Selwyn District on transport demand and promote land use patterns that will reduce the demand for transport.</p> <p>Policy B2.1.11</p> <p>Encourage people to walk or cycle within and between townships.</p> <p>Policy B2.1.19</p> <p>Encourage heavy vehicles to use routes which bypass townships, where practical, and avoid new residential development along heavy vehicle bypasses.</p> <p>Policy B2.1.20 [PC32]</p> <p><u>Require pedestrian and cycle links in new and redeveloped residential, rural residential or business areas where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities</u></p>	<p>an extensive network of cycle and walkways which will provide an attractive alternative route into Lincoln township including utilising the network of proposed waterways.</p> <p>The proposed development has an alternative access onto Springs Road and can be managed to minimize the impact on the proposed Southern bypass (which is provided for as part of the ODP).</p> <p>The ODP for the site incorporates cycle and pedestrian links to the adjoining Business 2 land and Resident LZ zones to the east.</p>
<p>Policy B2.3.8</p> <p>Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.</p> <p>Policy B2.3.9</p> <p>Facilitate public access along rivers and streams in and adjoining townships, where:</p> <ul style="list-style-type: none"> – Such access is likely to provide a beneficial community facility; and – It will not adversely affect the natural character, or ecological or cultural values of the waterbody; and 	<p>SDC have indicated that they do not want large reserves as part of the ODP and therefore these have not been provided for in the ODP. The western stormwater detention area can, however, also be utilised for informal recreation purposes e.g. picnic areas and are notated accordingly on the ODP.</p> <p>SDC have indicated that they do not want a esplanade reserve along the waterway at the western end and therefore this has not been provided for in the ODP. A 5m esplanade strip is proposed north of the proposed western</p>

<p>– There is no risk to public health or safety.</p>	<p>stormwater detention area to provide an attractive public walkway .</p>
<p>Policy B2.4.4</p> <p>Ensure land rezoned for new residential or business development has a regular or solid waste collection and disposal service available to residents.</p>	<p>The proposed development adjoins Lincoln township so can efficiently and cost effectively be provided with a rubbish service.</p>
<p>Policy B3.1.2</p> <p>Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.</p> <p>Policy B3.1.7</p> <p>Ensure any new residential or business development does not adversely affect the efficiency of the District's land drainage system or the risk of flooding from waterbodies.</p>	<p>As stated in the AEE, and the report attached as appendix 13, the land is relatively benign in respect to its vulnerability to liquefaction potential from an earthquake hazard. Therefore it is not necessary to avoid residential development or mitigate for this purpose.</p> <p>No other known natural hazard risks affect the site.</p> <p><u>Annexure 5 Feasibility of Stormwater Management Section 3,2 discusses the need to manage water passing through the site via drains and upstream stockraces in times of high rainfall events. The report concludes that expected peak flows to the main drain on the site will need to be calculated to appropriately design a conveyance method to ensure flooding onsite or of the upstream properties does not occur. There are two major drains on the site, one in the middle and one to the west. The drain to the west will continue to function, however stormwater and water runoff from the middle of the site will require a final design to manage the runoff i.e. conveyance method (drain) that will take calculated runoff. This type of assessment is detail not necessary at the notification stage and can be carried out prior to final detail stormwater design for the site.</u></p>

Objective B3.4.3

"Reverse sensitivity" effects between activities are avoided.

Objective B3.4.5

Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.

Policy B3.4.37

Where Living zones and Business 2 Zones adjoin, ensure any new activity occurring along the boundary in either zone, includes measures to mitigate any potential 'reverse sensitivity' effects on existing activities.

Policy B3.4.38

Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with

Any potential reverse sensitivity effects between the site and adjoining rural land will be avoided by a combination of substantial dwelling setbacks, fences and tree planting along site boundaries with adjoining rural land, including the University research farm to the north (see discussion of 'Reverse Sensitivity Effects' in Section 4 Assessment of Effects).

A 50m no build area is proposed between the site and the Business 2 Zone boundary to mitigate any potential reverse sensitivity effects between the zones, including visual and noise effects (see Noise Assessment, Annexure 8). This comprises a 15m wide acoustic setback and landscape area and a further 35m dwelling setback. Within the Living Z zone to there will be a 30m wide corridor which will provided a separation between the zones.

The proposed L3 zone provides good connectivity with Springs road and adjoining zones, with a cycle and pedestrian link with the B2 zone, and road link with the LZ zone. As identified in the Traffic Assessment, a variety of forms of transport can be accommodated within the proposed site.

Refer discussion above on reverse sensitivity.

<p>residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.</p>	
<p>Policy B3.4.1</p> <p>To provide zones in townships based on the existing quality of the environment, character and amenity values.</p> <p>Policy B3.4.3</p> <p>To provide Living zones which:</p> <ul style="list-style-type: none"> – are pleasant places to live in and provide for the health and safety of people and their communities – are less busy and more spacious than residential areas in metropolitan centres; and – have safe and easy access for residents to associated services and facilities 	<p>The ODP shows the area as being a low density rural residential area, given its location on the periphery of town. Therefore provision for medium density housing at this site is not considered necessary or appropriate.</p> <p>The proposed site ODP is based on the Urban Design Protocol to provide for a healthy and safe community. The site will be designed to maximize all modes of transport.</p>
<p>Policy B3.4.9</p> <p>Ensure noise in all zones does not adversely affect the health or well-being of people.</p> <p>Policy B3.4.10</p> <p>Maintain background sound levels which are appropriate to the quality of the environment and amenity values of each zone.</p>	<p>The Noise Assessment (Annexure 8) considers that any noise effects associated with the L3 Zone will be less than minor.</p>
<p>Policy B4.1.3 [PC32]</p> <p>To prevent low density living environments and rural residential activities from establishing outside the Urban Limits of Townships within the Greater Christchurch Urban Development Strategy area unless through the Living 3 Zone and to allow where appropriate, the development of low density living environments in locations in and around the edge of townships outside the Greater Christchurch Urban Development Strategy area, where they will achieve the</p>	<p>Given the proposed development location it is considered it meets the requirements of Policy B4.1.3, in some instances with mitigation measures (for eg reserve sensitivity). The development adjoins and will be opposite existing and proposed residential areas and business area, and will therefore will be practical for servicing, while ensuring a compact township shape. The ODP and L3 Zone rules will maintain rural character within and adjoining the L3 Zone, and the control on the total number of permitted lots will maintain long term rural residential character.</p>

<p>following:</p> <ul style="list-style-type: none"> – A compact township shape; – Consistent with preferred growth options for townships; – Maintains the distinction between rural areas and townships; – Maintains a separation between townships and Christchurch City boundary; – Avoid the coalescence of townships with each other; – Reduce the exposure to reverse sensitivity effects; – Maintain the sustainability of the land, soil and water resource; – Efficient and cost-effective operation and provision of infrastructure. <p><u>Policy B4.2.13 (Subdivision) [PC32]</u> <u>To facilitate rural residential living opportunities adjacent to Townships in the Greater Christchurch Urban Development Strategy area through the Living 3 Zone, whilst avoiding, remedying or mitigating all potentially adverse effects arising from this form of development</u></p>	<p>The L3 Zone will provide an appropriate transition, and maintain a distinction, between Lincoln living zones and the surrounding rural area.</p> <p>The L3 Zone rules require an even lower site coverage for buildings than in the L2 zones, and in addition, in the case of the Lincoln L3 zone, control the size of the dwelling curtilage area, in order to maintain an open, spacious, uncluttered rural residential character.</p> <p>The proposed L3 zone for the site is appropriate given its location. The effects of the proposal can be avoided, remedied and mitigated as outlined in the Assessment of Effects.</p>
<p>Objective B4.3.7 [PC32]</p> <p>Ensure that any rural residential development occurs outside the urban limits identified in the Regional Policy Statement and such development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, and provides for the long-term maintenance of rural residential character.</p>	<p>The site is outside the urban limits. An ODP is proposed along with a regulatory framework to ensure the timely, efficient and integrated provision of infrastructure, and provide for the long-term maintenance of rural residential character.</p>

<p>Policy B4.3.2</p> <p><u>In areas outside the Greater Christchurch area</u> require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.</p> <p>Policy B4.3.3</p> <p>Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.</p> <p>Policy B4.3.5</p> <p>Encourage townships to expand in a compact shape where practical.</p> <p><u>Policy B4.3. 11 [PC32]</u></p> <p><u>Require all proposed Living 3 Zone areas to include an Operative Outline Development Plan for that area has been incorporated into the District Plan and adequate infrastructure and servicing is confirmed to be available at a cost that is affordable, in regard to construction and long-term maintenance.</u></p>	<p>The land will adjoin LZ and B2 zone to the east, and B3 zones to the north with L1, L1A3, L1A4, L2 and LZ zones to the east.</p> <p>Boundaries to the south and west will remain wholly rural in zoning.</p> <p>The L3 proposed zone will logically extend beyond the B2 and LZ zones to the east of the site, following a linear southern boundary to make a tidy edge to the Lincoln township.</p> <p>Refer above re Policy B4.3.7</p>
<p>Policy B4.3.51</p> <p>Ensure any land rezoned for new residential development has motor vehicle access from an alternative collector or arterial road other than Gerald Street.</p> <p>Policy B4.3.52</p> <p>Ensure stormwater disposal from any land rezoned for new residential or business</p>	<p>The proposed development has access from Springs Road, a collector road under proposed Plan Change 12 (Integrated Transport Management).</p> <p>The Stormwater Feasibility Assessment (Annexure 4) proposes a stormwater management system</p>

<p>development will not adversely affect water quality in the LI or LII waterbodies; or exacerbate potential flooding from the LI or LII waterbodies “downstream”.</p> <p>Policy B4.3.53</p> <p>Achieve integration between the rezoning of land for new residential development at Lincoln and associated provisions for utilities, community facilities and areas for business development.</p> <p>Policy B4.3.54</p> <p>Ensure rezoning any land for new residential or business development does not create or exacerbate potential “reverse sensitivity” issues in respect of activities in the Business 3 Zone or surrounding Rural Zone.</p> <p>Policy B4.3.55</p> <p>Consider any potential adverse effects of rezoning land for new residential or business development to the north of Lincoln Township on the ‘rural-urban’ landscape contrast of the area with Christchurch City, as identified in the RPS.</p>	<p>for the site based on first flush treatment and on site detention which will ensure no adverse effects on water quality in the L1 and LII or on downstream flooding potential.</p> <p>The proposed L3 zone is conveniently located adjacent to Lincoln University and the proposed B2 Zone to provide excellent local employment opportunities, and adjoining Lincoln township, in a location where residents can easily take advantage of the town’s community and retail facilities.</p> <p>The location of the L3 Zone and proposed mitigation measures incorporated in the rules and ODP (building setbacks, landscaping etc) will ensure no more than minor, if any, potential reverse sensitivity effects (see discussion of Reverse Sensitivity Effects in Section 4).</p> <p>The site is located south west of Lincoln Township and is not in the ‘rural-urban’ landscape contrast area identified in the RPS.</p>
District Plan – Rural Volume	Assessment
<p>Policy B3.4.21 (Reverse Sensitivity) [PC32]</p> <p>Preclude the establishment of rural residential activities within the Greater Christchurch Urban Development Strategy area unless it is through the Living 3 Zone to reduce the risk of potentially adverse reverse sensitivity effects on the</p>	<p><u>Refer discussion on objective B3.4.3.</u></p> <p>The proposed zone is L3.</p>

<p>productive function of rural zoned land.</p> <p>Policy B4.1.4 (a) [PC32]</p> <p>Recognise Existing Development Areas and Tourist Resort Areas within the Rural Zone, but encourage new residential development at densities higher than those provided for in Policy B4.1.1, to occur in and around townships that are located outside the Greater Christchurch Urban Development Strategy Area.</p> <p>Policy B4.1.4 (b) [PC32]</p> <p>Within the Greater Christchurch Urban Development Strategy area any new residential development at densities higher than those provided for in Policy B4.1.1 shall only be provided for in the Living 3 Zone.</p>	<p>In accordance with this policy, the proposed development should be encouraged given its proximity to Lincoln Township. The proposed L3 zone will ensure an appropriate site density.</p>
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District Plan – Township	Assessment
<p>Objective B3.4.6 [PC32]</p> <p><u>To manage rural residential activities by facilitating a maximum of 200 households in each of the periods to 2016, 2017 to 2026 and 2027 to 2041 through the Living 3 Zone, which are to be located outside the Urban Limits but adjoining Townships in the Greater Christchurch Urban Development Strategy area to:</u></p> <ul style="list-style-type: none"> - <u>Facilitate the provision of housing choice and diverse living environments outside the Urban Limits prescribed in the Regional Policy Statement</u> - <u>Avoid significant adverse landscape and visual effects on rural character and amenity</u> - <u>Avoid the cumulative loss of productive rural land and rural character that will result from the incremental rural residential development and to ensure that a consolidated pattern of urban growth is achieved across the Greater Christchurch Urban Development Strategy area of the District</u> - <u>Be integrated with existing settlements to</u> 	<p>The proposed zone is consistent with Objective B3.4.6. The site is outside the urban limits and adjoins the township of Lincoln. Recently Plan Change 8 & 9 (Rolleston) have provided for 148 rural residential lots. Therefore an allocation of 52 lots is available up to 2016. The proposed site can yield 115 lots.</p> <p>The site will provide for housing choice close to the amenities of Lincoln township.</p> <p>The landscape and visual assessment concludes that the levels of rural amenity and rural character experienced inside and outside the site will be maintained, and in the longer term, enhanced. Landscape mitigation proposed as part of the plan change is to be</p>

<p><u>promote efficiencies in the provision of cost effective infrastructure, including the requirement to connect to reticulated wastewater and water services</u></p> <ul style="list-style-type: none"> - <u>Ensure that rural residential expansion occurs in a way that encourages the sustainable expansion of infrastructure, and provides for a choice of travel modes</u> - <u>Assist in achieving concentric and consolidated townships and to retain the distinctiveness between rural and urban environments</u> - <u>Avoid incompatible amenity expectations between different land uses, particularly between rural residential living environments and the sensitive boundary interfaces of the Living 3 Zone with Townships and Rural zoned land</u> - <u>Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp, Council's Rolleston Resource Recovery Park and wastewater treatment plants</u> - <u>in Rolleston and Lincoln, West Melton Military Training Area, agricultural research farms associated with Crown Research Institutes and Lincoln University.</u> 	<p>embedded within the rules framework to ensure good landscape outcomes and to provide an appropriate edge and transition from urban living and business zones.</p> <p>As discussed above the site can be efficiently and sustainably provided with reticulated infrastructure and integrated into the Lincoln utility systems</p> <p>The site provides for motorised and non-motorised forms of travel.</p> <p>The ODP and rules for the site seek to manage the effects between different land uses. The interface with rural land to the south and west, and urban development and Lincoln University to the east and north, is managed by building setbacks, lot sizes and landscape planting features,</p> <p>Lincoln University has confirmed that they are not opposed to rural residential development of the Site</p>
<p>Policy B3.4.3 (b) [PC32] <u>To facilitate rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, such areas are to adjoin the Urban Urban Limits identified in the Regional Policy Statement and are to meet the following strategic outcomes:</u></p> <ul style="list-style-type: none"> - <u>avoid identified constraints, including strategic and nationally important facilitates operating within the eastern area of the District, such as agricultural research farms associated with Crown Research Institutes and Lincoln University, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Lincoln and Rolleston, Transpower High Voltage Transmission lines and associated infrastructure, Burnham Military Camp and West Melton Military Training Area</u> - <u>avoid land that contain sites of significance to tangata whenua or where development would result in significant adverse effects on ecological values or indigenous biodiversity</u> - <u>avoid land that is unreasonably susceptible to liquefaction and lateral displacement during large earthquake</u> 	<p><u>The proposed site meets the strategic outcomes for the Living 3 zones as follows:</u></p> <ul style="list-style-type: none"> - <u>Consultation with Lincoln university has resulted in a number of proposed rules to manage the effects with reverse sensitivity and interface on the northern boundary of the site</u> - <u>There are no known sites of significance to tangata whenua or ecological or indigenous biodiversity</u> - The Site is not considered to be subject to natural hazard risks to any greater extent than any other Site in Selwyn District. It is not located in a flood hazard zone and is not in an area considered to be subject to significant liquefaction risk in the event of a major

<p><u>events, soil contamination and identified natural hazards are efficiently serviced with network infrastructure, particularly water, waste water and roading</u></p> <ul style="list-style-type: none"> - <u>does not significantly undermine the consolidated management of urban growth or result in the loss of a clear separation between Townships and the rural environment</u> <u>are integrated with townships to facilitate access to public transport, health care and emergency services, schools, community facilities, employment and services</u> <u>are adjacent to the urban edge of Townships on at least one boundary, while avoiding future urban growth areas identified in Township Structure Plans, areas currently zoned Living Z, or the Regional Policy Statement</u> - <u>are developed in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure and integration of the rural residential area with the adjoining Township</u> <p><u>Rural residential living environments are expected to deliver the following amenity outcomes and levels of service:</u></p> <ul style="list-style-type: none"> - <u>appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, achieve the necessary degree of openness and rural character and avoid the collective effects of high densities of built form</u> - <u>public reserves, parks and peripheral walkways are avoided unless it is appropriate to secure access to significant open space opportunities that benefit the wider community</u> - <u>suburban forms of services are avoided, such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections)</u> - <u>fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelterbelts and hedging (see Appendix 41 for examples of such fencing)</u> 	<p>earthquake event</p> <ul style="list-style-type: none"> - An assessment identified several issues related to potential site contamination but considers they can be managed so as to make the site suitable for the intended residential and recreational development - As discussed above, the site can be efficiently serviced with network infrastructure - <u>The site adjoins Lincoln township and provides for densities that avoid sporadic growth and ensures a consolidated township. The landscape provisions will ensure the site is developed with a semi rural character in a manner which maintains a separation between townships and the rural environment</u> - <u>The site is within 800m to 1km of Lincoln central business area</u> - <u>The site is adjacent to the urban edge on its northern and eastern boundary. Living Z and B2B zoning will be on the eastern boundary and B3 zoning on the northern boundary. Appropriate mitigation in the form of a landscape buffer and dwelling setback is proposed</u> - <u>The site is to be developed in accordance with an ODP and rules which regulate lot sizes and ensuring landscape outcomes</u> - <u>The site provides for integrated transport corridors and provisions that manage the effects of built form and lot densities.</u> - <u>The stormwater management area provides the opportunity for a local reserve, and while it is more likely to be</u>
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	<p><u>appreciated locally, there is no reason why the wider community cannot access the area. Due to the nature of the stormwater management area, this open space/reserve can not be avoided</u></p> <ul style="list-style-type: none"> - <u>The plan change provides a rule framework for a rural style treatment of road corridors and fencing</u>
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TABLE 2: Relevant Objectives and Policies, Canterbury Regional Policy Statement including Chapter 12A

RPS – Objectives and Policies	Assessment
<p>Chapter 7 Soils & Land Use</p> <p>Objective 2</p> <p>Minimise the irreversible effect of land use activities on land comprising versatile soils where such use would foreclose future land use options that benefit from being located on those soils, where it is practicable to do so.</p> <p>Policy 6</p> <p>(a) Where consideration is being given to the use, development or protection of land comprising versatile soils, in circumstances where such use development or protection is necessary to achieve the purpose of the RM Act, particular regard shall be had, in the circumstances of the case, to any need to protect such land from irreversible effects that may foreclose some future land use options that benefit from being located on such land.</p> <p>(b) Provided that where a proposed activity will irreversibly affect land comprising versatile soils and there is a choice in the locality</p>	<p>The SDC Rural Residential Background Report (2010) includes soil type and versatile soils maps for each town. The site is shown as containing a mix of Class 2 (slight limitations) and Class 3 (moderate limitations) soils. Class 1 and 2 are versatile soils. As most land on the periphery of Lincoln comprises versatile soils, any township periphery rural residential development will involve some loss of versatile soils.</p> <p>Rural residential development will not result in significant irreversible loss of versatile soils, especially given the proposed controls over site coverage and extent of activities within the dwelling curtilage under the L3 rules (500m² maximum building coverage and 400m² maximum dwelling curtilage).</p> <p>Case law has established that the RMA is concerned with the irreversible loss of productive soils rather than its use for non farming purposes. In Canterbury Regional Council v Waimakariri District Council</p>

<p>between such activity occurring on that land or on less versatile land, the preference shall be to protect versatile land from such activity, unless the activity would better achieve the purpose of the Act.</p>	<p>(C009/02), the Court found that a proposed 13 lot rural residential subdivision would result in an irreversible loss of only 1.5% of the land area of the subdivision (for dwelling sites and accessways). This level of loss was considered negligible. Development of domestic garden areas would have no adverse effect on the life supporting capacity of the soils of the site.</p>
<p>Chapter 7 Soils & Land Use</p> <p>Objective 3</p> <p>Protection of the environment from on-site and off-site adverse effects:</p> <p>(a) resulting from land that has become contaminated</p>	<p>The Environmental Health and Safety Assessment (Annexure 7) establishes that whilst there has been some minor site contamination (but no DDT use), any contamination can be managed so as to make the site suitable for the proposed rural residential and recreation use. The L3 Zone rule framework provides for this as a matter of discretion at the time of subdivision consent.</p>
<p>Chapter 12 Settlement and the Built Environment</p> <p>Objectives 1-3 and associated policies seek to enable urban development and physical expansion of settlements which: -</p> <ul style="list-style-type: none"> - avoids, remedies or mitigates adverse environmental effects including on water quality; flow and level regimes of water bodies; air quality; natural character of wetlands; regionally significant landscapes, natural features, recreational resources, heritage resources and amenity values; tangata whenua values; - Does not adversely effect efficient, operation and use of strategic infrastructure; - Makes efficient use of the regional transport network; and 	<p>The proposed plan change is consistent with Objectives 1-3 and associated policies (to the extent that they are relevant given that under Change 1 rural residential development is not considered to constitute 'urban development'. The site adjoins Lincoln township which is well connected to the existing district and regional transport network, included proposed improvements, and offers ready access by alternative transport modes to the growing range of services and facilities of Lincoln, and Christchurch City.</p> <p>The Transportation Assessment (Annexure 3) establishes that the proposed rural residential development will not adversely affect the efficient operation, use and development of roading infrastructure.</p>

<ul style="list-style-type: none"> - Promotes settlement and transport patterns and built environments which reduces motor vehicle emissions, result in increasingly efficient and effective use of resources, particularly energy and reduces the rate of use on non-renewable energy sources. - Achieve patterns of urban development and settlement that do not adversely affect the efficient operation, use and development of Roading infrastructure 	
<p>Objective 2 - Transportation</p> <p>Avoid, remedy, or mitigate the adverse effects on the environment of transport use and provision.</p> <p>Policy 2</p> <p>Promote the use of transport modes which have low adverse environmental effects.</p> <p>Policy 3</p> <p>Promote changes in movement patterns, travel habits and the location of activities, which achieve a safe, efficient and cost effective use of the transport infrastructure and reduce the demand for transport.</p>	<p>The location of the site is on the edge of Lincoln township and adjoining the , B2B and LZ zone, and proposed 'Dairy block' residential development on the opposite side of Springs Road. The ODP subdivision layout and design will ensure that alternative transport modes are viable and attractive for future residents in the L3 zone, including walking, cycling and public transport.</p>
<p>RPS – Chapter 12A Objectives and Policies</p>	<p>Assessment</p>
<p>Objective 1: Urban Consolidation</p> <p>Urban Development in Greater Christchurch shall be managed to achieve consolidation of existing urban areas, to avoid unsustainable expansion outside existing urban areas, take account of the need to relocate households following the Canterbury Earthquakes and to bring about:</p> <ul style="list-style-type: none"> - A move towards sustainable and self-sufficient growth of the towns of ...Lincoln - Growth in rural-residential development to equate to no more than 5% of the planned growth of households within urban areas 	<p>The proposed rezoning is a sustainable expansion on the edge of Lincoln township. The township nature and predicted growth of Lincoln makes the proposed development an appropriate form of development. Increased land supply for rural residential development will assist the Lincoln township in achieving more self sufficiency with a sufficiently large local population base to support business and industry. The site can be provided with staged infrastructure, with capacity planned in the local system for the proposed level of</p>

	<p>household growth.</p> <p>The proposed approximate maximum number of rural residential households (115) does not exceed the 5% allocation under this objective (as allocated under Policy 6 below).</p> <p>As stated in appendix 13, the land is relatively benign in respect to its vulnerability to liquefaction potential from an earthquake hazard.</p>
<p>Policy 6: Integration of Urban Form, and Infrastructure within Urban Limits</p> <p>(a) Territorial Authorities shall provide for the strategic integration of infrastructure and development through the progressive release (sequencing) of new Greenfields Areas for residential development and the encouragement of intensification to provide for increases over time in household numbers as set out in Table 1</p> <p>(b) Within the Urban Limits identified on Map 1, residential development shall be provided for within the locations set out in Table 2 but only to the extent to provide for the numbers in Table 1 and in accordance with Policy 6(d)</p>	<p>The Denwood Rural Residential Plan Change provides for a maximum of 52 households between 2007-2016 or such greater number as still consistent with C12A. This is consistent with Policy 6 Table 1 as Table 1 allocates 200 rural residential households to SDC for each planning period i.e. 2007-2016, 2017-2026, 2027-2041. PC8 allocates 97 rural residential households to the Holmes block, east Rolleston (PC8) and 51 to the Skellerup block (PC9) for the first planning period, a total of 148 households. This PC allocates the remaining 52 households provided for under Table 1 between 2007-2016 to the Lincoln L3 zone, with development of the balance Lincoln L3 zone rural residential lots deferred until post 2016 (unless some of the allocation to PC8 & 9 can be transferred to the Denwood site in which there will be a greater allocation pre 2017).</p>
<p>Policy 13: Rural Residential Development</p> <p>Rural Residential development further to areas already zoned in district plans as at 28 July 2007 may be provided for by territorial authorities, if it does not exceed the maximum quantities for the periods set out in Table 1, Policy 6, and if it accords with the</p>	<p>The proposed development is outside the UL but is located in such close proximity to Lincoln Township that it is able to utilise infrastructure existing or planned for adjoining urban areas.</p> <p>The development meets all of the requirements listed in Policy 13, Methods 13.1, section (iv).</p>

<p>methods under this policy.</p> <p>Methods</p> <p>13.1 Areas within which Rural Residential development may occur shall be defined by changes to the district plan by the territorial authorities subject to the following:</p> <p>(i) The location must be outside the Urban Limits;</p> <p>(ii) All subdivision and development must be located so as to be able to be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal;</p> <p>(iii) Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a strategic or arterial roads or as a state highway under the Transit New Zealand Act 1989;</p> <p>(iv) The location of any proposed Rural Residential development shall:</p> <p>avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;</p> <ul style="list-style-type: none"> • avoid the groundwater recharge zone for Christchurch City's drinking water; • avoid land where the potential for liquefaction and lateral displacement is such as to be uneconomic for urban development to safely proceed; • avoid land between the primary and secondary stop banks south of the Waimakariri River; • avoid land required to protect the landscape character of the Port Hills; • not compromise the operational capacity of the 	<p>The ODP and L3 Zone rules provide for a development which is rural residential in character through a suite of controls including large allotment sizes, leafy lanes and roads, and extensive landscaping, external building colours s restricted to natural, recessive colours only. The restriction to a maximum number of lots of approximately 115with an average density of 4300m2 will ensure that the L3 zone retains a long term rural residential character rather than being 'in transition' to full urban development.</p>
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<p>Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield;</p> <ul style="list-style-type: none"> • support existing or upgraded community infrastructure and provide for good access to emergency services; • not give rise to significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure; • avoid significant natural hazard areas including steep or unstable land; • avoid significant adverse ecological effects; • not adversely affect ancestral land, water sites, wahi tapu and wahi taonga of Ngai Tahu; • where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement; <p>and</p> <ul style="list-style-type: none"> • avoid adverse effects on existing surface water quality. <p>(v) An Outline Development Plan is to be prepared which sets out an integrated design for subdivision and land use, and provides for the long term maintenance of rural-residential character.</p> <p>(vi) A rural residential development area shall not be regarded as in transition to full urban development.</p>	
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TABLE 4: Proposed Regional Policy Statement

Relevant Proposed RPS – Objectives and Policies	Assessment
<p>Chapter 5 – Landuse and Infrastructure</p> <p>Objective 5.2.1 – Location, design and function of development (Entire Region)</p> <p>Development, including papakāinga and marae, is located and designed so that it functions in a</p>	<p>The site will not compromise, but will rather assist, consolidated growth in and around the existing urban area. The use of the site for rural residential development will provide an edge to avoid outward urban sprawl and</p>

<p>way that:</p> <p>(1) achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and</p> <p>(2) enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:</p> <p>(a) maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coast line, significant landscapes and natural values;</p> <p>(b) provides sufficient housing choice to meet the region's housing needs;</p> <p>(d) minimises energy use;</p> <p>(e) enables rural activities that support the rural environment;</p> <p>(f) is compatible with regionally significant infrastructure; and</p> <p>(g) avoids adverse effects on significant natural and physical resources.</p>	<p>provide a buffer between urban and rural activities.</p> <p>There are no significant landscape values at the site. The design of the site will maintain the quality of both the urban and rural environment.</p> <p>The site will provide for a choice in large lot lifestyle living.</p> <p>The site will provide appropriate motorized and non-motorised connections to Lincoln township that minimize energy use.</p> <p>Rural residential development of the site is considered the most efficient use of the site, rather than rural activities, given its location.</p> <p>No regionally significant infrastructure will be affected by the proposal.</p> <p>The AEE identifies that there will be no significant effects on the environment.</p>
<p>Policy 5.3.1 – Regional growth (Wider Region)</p> <p>To provide, as the primary focus for meeting the wider region's growth needs, sustainable urban patterns that:</p> <p>(1) ensure that any</p> <p>(a) urban growth; and</p> <p>(b) limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;</p> <p>(3) promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;</p> <p>(4) maintain and enhance the sense of identity and character of the region's urban areas; and</p>	<p>The site will provide for a consolidated form of rural-residential development around Lincoln.</p> <p>The site does not undermine, but rather facilitates the primary focus on a consolidated township. The site design and layout avoids or mitigates any possible adverse effects on rural character and resources. The site is within close proximity of urban services. This site does not foreclose development options for Lincoln as future residential growth areas fall outside the subject site. The provision of future urban growth for Lincoln has been secured through the urban limits in Chapter 12A of the RPS.</p>

(5) encourage high quality urban design, including the maintenance and enhancement of amenity values.	
Policy 5.3.7 – Strategic land transport network and arterial roads (Entire Region) In relation to strategic land transport network and arterial roads, the avoidance of development which: (a) significantly adversely affects the functioning of this network and these roads, including the ability of this infrastructure to support passenger transport services; and (b) forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements.	The ODP for the site provides for the establishment of a strategic bypass road.
Chapter 11 – Natural Hazards Objective 11.2.1 – Natural hazard impacts are avoided or mitigated The impacts of natural hazards on the environment, infrastructure, property, the social, economic and cultural well-being and the health and safety of people and communities, are avoided or, where avoidance is not possible, mitigated.	As stated in the AEE, and the report attached as appendix 13, the land is relatively benign in respect to its vulnerability to liquefaction potential from an earthquake hazard. Therefore it is not necessary to avoid residential development or mitigate for this purpose. No other known natural hazard risks affect the site.
Chapter 17 Contaminated Land Objective 17.2.1 – Protection from adverse effects of contaminated land Protection of people and the environment from both on-site and off-site adverse effects of contaminated land.	The Environmental Health and Safety Assessment (Annexure 6) identifies several minor issues related to potential site contamination but considers they can be managed so as to make the site suitable for the intended residential and recreational development

TABLE 5: Regional Land Transport Strategy

Regional Land Transport Strategy	Assessment
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Providing Transport Options	<p>The strategy has a target of increasing trips using a wider range of transport modes through cycling, walking, public passenger transport. The site will cater for all transport modes, with good linkages from the site to the Lincoln urban area. The site is within close proximity to bus services, and the road network layout can accommodate bus services.</p>
<p>Roads:</p> <ul style="list-style-type: none"> - Safety - Public Health - Environmental Sustainability and Infrastructure 	<p>All roads and intersections will be developed to appropriate Council standards. The L3 Zone rules and ODP road cross section include roading standards which are appropriate to creating and maintaining rural residential character.</p> <p>The site provides for sustainable transport options, with access to public transport.</p> <p>Strategic roading infrastructure as part of CRETs is planned which supports the proposed site.</p>
Land Use	<p>The strategy seeks integration of land use with transport provision to contribute to improvements in the affordability, integration, safety, responsiveness and sustainability of the land transport system. Rural residential development in this location on the edge of Lincoln township growth enables the site to obtain easy access to the future transportation upgrades planned to service Lincoln township under CRETs.</p>