

**REQUEST TO CHANGE THE SELWYN DISTRICT PLAN UNDER CLAUSE 21 OF THE FIRST
SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

REQUEST BY: **Denwoods Trustee Limited**
 c/Fiona Aston Consultancy Ltd, PO Box 1435, Christchurch 8140

TO: The Selwyn District Council

INVOLVING: Selwyn District Plan

1. The location to which this request relates is:

An area of approximately 57.7 ha being the majority of Lot 1 DP 12928, RS 39065 and a small part of Lot 4 DP 12928 and Lot 2 DP 54824 ("the Site"). The Site is located on the western side of Springs Road, Lincoln, south of Lincoln University.

A location plan is attached as **Annexure 1**

The land is currently zoned Rural Outer Plains in the Selwyn District Plan.

2. The names of the owners and occupiers of any land to which this request relates are as follows:

- Lot 1 DP 12928 Denwoods Trustee Limited (57.44ha)
- Lot 4 DP 12928 Denwoods Trustee Limited (307m²)
- Lot 2 DP 54824 Denwoods Trustee Limited (233m²)
- RS 39065 Denwoods Trustee Limited (2061m²)

The titles for the subject land are attached as **Annexure 2** to this Plan Change request.

3. The Plan Change request seeks to rezone the subject land from Rural (Outer Plains) to Living 3 zone which includes the following changes to the District Plan and Maps:

- Amendment to Township Planning Map 121 (Sheets 1 and 2) to rezone the subject land Living 3
- Amendment to Rural Planning Map 008 to rezone the subject land Living 3
- Inclusion of an Outline Development Plan and Road Cross Sectional Treatment Plan as Appendix 39 to the District Plan;
- Consequential changes to text where necessary, including but not limited to the renumbering of clauses as appropriate.

Signed: _____

Fiona Aston, for and on behalf of Denwood Trustees Limited

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1. OVERVIEW

Purpose of the Plan Change Request

- 1.1 The purpose of the Plan Change is to allow for the rezoning of approximately 57.7 ha of land on the southwestern side of Lincoln ('the Site') from its current Rural zoning (Outer Plains) to Living 3 Rural Residential zoning. The Site is a logical location for rural residential development, adjoining the existing Lincoln township, Lincoln University and the Living Z and Business 2B Zones (as zoned under Change 7). It has convenient access to the existing and anticipated expanding recreational, employment and retail facilities of the Lincoln township and the University.
- 1.2 The proposed rezoning is consistent with the objectives and policies of the Selwyn District Plan, including proposed objectives and policies in Plan Change 32, and the Regional Policy Statement (particularly operative Chapter 12 A). The Plan Change request provides for a sustainable and integrated provision of rural residential land with use of an Outline Development Plan to ensure a coordinated and well planned outcome.

Reasons for the Request

- 1.3 The plan change will provide a rural residential living opportunity adjoining Lincoln township which will meet existing and future accommodation needs of residents of Greater Christchurch, and in particular those wishing to live in the vicinity of the township of Lincoln.
- 1.4 Chapter 12A of the Canterbury Regional Policy Statement ("Chapter 12A") anticipates a little under 75 000 additional households in the Greater Christchurch Area between 2007 - 2041, with just under 12 000 allocated to Selwyn District, and 4015 to Lincoln¹.
- 1.5 The Selwyn District Council Rural Residential Background Report (August 2010) includes information on a market demand assessment of past and future rural residential lots in the District by Ford Baker Valuation. Over the last five years there has been an average of 66 rural residential lot sales per year (in the 0.3 – 2ha size range). The report 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.
- 1.6 The Ford Baker report recommends that the greatest allocation of rural residential lots be to the two largest townships in inner Selwyn, namely Lincoln and Rolleston (35 and 60 respectively). The Site would provide for just three years of the Lincoln projected demand for rural residential lots (105 lots compared to a maximum yield of approximately 115 lots for the Site).

¹ Table 6.1 Projected Households Growth for Greater Christchurch 2007-2041

- 1.7 The Ford Baker report also considers preferred lot sizes for rural residential living, concluding that most purchasers prefer smaller rather than larger rural residential lots, which provide for large gardens and outdoor living areas but are not too labour intensive to manage. Their report indicates that lots in the 0.2-0.3 ha size range are the first to sell, and those in the 0.5 – 1 ha range are more difficult to sell.
- 1.8 The Denwood Living 3 Zone provides a mix of lot sizes, with an average of 4300m², in recognition of the greater demand for smaller rather than larger rural residential lots. The minimum lot size is 3000m² to retain open space and rural character as part of the development.
- 1.9 Chapter 12A requires all residential areas within the Greater Christchurch Urban Limits in Selwyn District to have a minimum density of 10 lots per hectare² (average lot sizes the 700-800m² size range) so there is very limited opportunity for larger residential lots in the 3000m² + size range to be included as part of urban developments within the Urban Limits.
- 1.10 Evidence by Registered Valuer Ron Skews, (attached as Annexure 11) confirms the Ford Baker findings that the ideal rural residential lot from a demand point of view is between 3000-6000m². At Lincoln there are currently no available rural residential lots for sale in the 0.3 – 2 ha size. Two rural residential subdivisions completed between 2008-2009 offered a total of 80 ‘smaller’ rural residential lots, averaging 2000m², however all of those sections are now sold. (see **Annexure 11**).
- 1.11 Mr Skews describes Lincoln as *“a very popular rural township due in part to its location on the main transit route and an easy commute to Christchurch. The University and research farms add a commercial benefit which has resulted in good basic infrastructure soon to be further enhanced by the supermarket development (in Gerald Street, now complete) resulting in a relatively self contained town which retains its rural flavour but is still close to city amenities...”*

The main competing area is Prebbleton where there are currently no further rural residential lots available...

The Lincoln subdivisions were marketed at the same time as the Aberdeen subdivision at Prebbleton, with the immediate demand taking up all of the 3000-5000m² (all 41 lots in this size range sold within the first month), leaving the larger lots. Sale of the smaller Lincoln lots (2000m²) was slower indicating the demand area is for 3000-5000m² lot sizes.”

- 1.12 Proposed Plan Change 32 also provides for higher rural residential densities in the Living 3 zone, which is reflected in proposed Policy B4.1.4(b) and the proposed definition of rural residential activity:
- “Rural Residential Activity: means residential units at an average density of between one and two households per hectare, which are located within the Greather Christchurch Urban Development Strategy area of the District and outside the Urban Limits prescribed in the Regional Policy*

² Policy 11 of Plan Change to RPS

Statement”

Proposed Policy 4.1.4(b)

“With 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

Description of Site, Locality and Land Use

- 1.13 The Site is located to the southwest of Lincoln. The area currently is directly bounded by rural land to the north, south, and west, except in the north east corner of the site which is bounded by Business 3 zone along some of its northern boundary.

- 1.14 To the direct east of the Site the land is zoned Deferred Business 2 (south-east corner) and Deferred Living Z (north east corner) as part of Plan Change 7. This land is owned by Denwoods Trustee Limited and is within Chapter 12A urban limits. The deferred status is the subject of an appeal by Denwoods Trustee Limited, and the parties have now agreed to removal of the deferred status for the Business 2B zone, and deferral of development of the Living Z zone to 2017. In any event, regardless of the date for deferral, there is now certainty that the land to the east of the Site will be available for urban development.

- 1.15 Further to the east, across Springs Road is land proposed to be developed by Lincoln Land Developments for residential purposes, known as the 'Dairy Block'. To the south is existing farmland zoned Rural Outer Plains. The western boundary is an existing permanent waterway, with existing willows on both banks.

- 1.16 The Site is currently zoned Rural Outer Plains and is approximately 2 kilometres from the main commercial hub of Lincoln (via Springs Road and Gerald Street) or only 1.5km via the 'Dairy Block' development proposed alternative route (on opposite side of Springs Road), and 1.2 km from the new Gerald Street supermarket.

- 1.17 The Site comprises approximately 57.7 ha of land, being part of Lot 1 & 4 DP 12928, and Lot 2 DP 54824 and RS 39065 Denwoods Trustee Limited (2061m²). This land is currently used for agricultural purposes.

- 1.18 To the north east of the Site is land owned by Lincoln University which is zoned Business 3. It comprises the University campus.

- 1.19 Land to the north is also owned by Lincoln University. It is zoned Rural Outer Plains and is farmed as part of the University's research farms.

- 1.20 The former Lincoln railway line runs along the northern boundary of the Site with the Lincoln University. This is approximately 5m wide and is formed. It is now owned by Lincoln University.
- 1.21 There is a former paper road (formed) which runs north south linking the Site with Ellesmere Junction Road (now owned by Lincoln University) and a second parallel north south paper road located closer to the west boundary of the Site .

Relationship To Other Planning Processes

- 1.22 As noted above, land to the east of the Site has been rezoned Business 2B and Living Z through Plan Change 7. Some of the first technical reports prepared for PC28 included parts of the land now rezoned through PC7. Where required, Addendums to those reports clarify the extent of rezoning now sought through PC28 and assess the request accordingly. For clarity, the area sought for rezoning through PC28 is the area shown on the Outline Development Plan in Annexure 13.
- 1.23 Plan Change 32 (PC32) was notified in March 2012. PC 32 proposes to incorporate more detailed and prescriptive Living 3 Zone objectives and policies into the Selwyn District Plan to inform the assessment of privately requested plan changes seeking a Living 3 Zone. Although Plan Change 32 is at an early stage in the statutory process and may be subject to change Plan Change 28 has sought to take into account the proposed PC32 objectives, policies and rules for the Living 3 zone.

Approach and Key Features of the Plan Change

- 1.24 A Living 3 rural residential zone is proposed to apply to the Site. This adopts the provisions of the existing Living 3 zone, and Living 3 provisions proposed as part of Plan Change 32, but with site specific controls/rules to enable the proposed zone to meet the provisions of Change 12A.
- 1.25 Additional provisions are proposed to apply to the Site as follows:
- Requirement for development to be in general accordance with an outline development plan which applies good design principles, and ensures development of the land is reflective of and retains elements of rural character expected for a rural residential zone and that the development will be serviced in a comprehensive and integrated manner, including;
 - A 15m treed acoustic setback and landscape area adjoining the Business 2B zone,
 - A 35m dwelling Setback from acoustic setback and landscape area with the Business 2B zone
 - Potential future roading connection and indicative cycle and pedestrian route to the Business 2B zone
 - Requirement for larger lots (minimum 6000 m² area) along the entire southern perimeter of the Site

- A suite of building controls to ensure maintenance and enhancement of rural amenity and character (exterior colours limited to natural grey, green and brown hues only; maximum reflectivity 35%; built site coverage per lot limited to 500m² or 10%, whichever is the greater, dwelling curtilage area limited to 400m²; maximum building height 5m for lots greater than 4000m²; substantial building setbacks from rural site boundaries, internal roads and rear boundaries for central lots, to retain a sense of 'openness').
- Requirement for rural style fencing except on the northern Site boundary;
- Rural scale planting requirements within south Site boundaries, and individual lots;
- Esplanade strip required along the eastern boundary of the western waterway, north of the south west detention pond,
- Requirement for site investigations at the subdivision stage to address potential adverse effects of past agricultural or horticultural use.

1.26 Key design features of the Outline Development Plan include:

- A potential yield of approximately 115 lots, with an average size of 4300m²³;
- An attractive rural character, incorporating such treatments as larger lot sizes on the southern perimeter of the Site, adjoining the Rural Outer Plains Zone; and rural character design elements in fencing and planting.
- Vehicle access from Springs Road via the Living Zone, with provision for a future alternative road accesses:
 - within the Landscape Buffer and Building Setback to connect an existing paper road (Weedons Road) running north east of the Site to Ellesmere Junction Road (the potential future Lincoln bypass),
 - to the north west of the Site, and
 - to the Business 2B zone to the east of the Site.
- Good connectivity by a variety of transport modes (including pedestrian, cycle, private and public vehicle transport) both within the Site, and with adjoining residential neighbourhoods.
- Internal roading to be semi rural in character, with swales and a 'leafy lane' character
- Comprehensive stormwater management system, with a detention basin and wetland which discharges into the existing western boundary waterways (a private 'natural character' drain).
- Strong physical edges to the subdivision defined by existing/proposed physical features, including an enhanced existing waterway along the western boundary; University farmland on some of the northern boundary; 10m wide rural style planted areas located within private lots along the southern boundary; and the proposed Business 2 and Living Z Zone to the east of the Site;
- An enhanced waterway on the western boundary, increased biodiversity and natural values, and providing public access (via an esplanade strip) on the eastern side of the waterway.

³ This complies with the definition of rural residential activity in Chapter 12A and Plan Change 32 (Residential units outside the Urban Limits at an average density of between 1 and 2 households per hectare). The proposed Living 3 zone is 57.7 ha in area and a density of 2 households per hectare is proposed.

- 1.27 Subdivision is proposed as a Restricted Discretionary Activity. The proposed provisions provide a performance condition requiring compliance with the Outline Development Plan and list specific matters for discretion to ensure the site is designed to ensure a sensitive urban rural interface and good design and amenity. The outcomes for the Living 3 Outline Development Plan listed above are included as assessment criteria under matters for discretion.
- 1.28 While some of the development outcomes might be considered as more appropriate at the land use stage (e.g. fencing design), it is considered that subdivision is the optimal point in the consenting process to safeguard outcomes in an integrated manner. The matters for discretion will ensure the effects of the key issues and challenges for the site are addressed. This can be by condition of consent, and consent notices for those outcomes that might need to be signaled at land use stage to individual land owners.

2. PROPOSED AMENDMENTS TO THE DISTRICT PLAN

- 2.1 It is considered that the most appropriate means to achieve the proposed plan change is to largely adopt the existing provisions of the Living 3 zoning of the Selwyn District Plan, which currently applies to two rural residential zones at Rolleston. No new objectives are proposed, existing objectives in the Growth of Township volume and the proposed Living 3 objectives and policies as part of PC 32 set the framework for the zone. An additional rule is proposed to defer some lot allocation for the site to the 2017 to 2026 period to be consistent with Chapter 12A and proposed Objective B3.4.6 of PC32.
- 2.2 For the purposes of this Plan Change Request, any existing text from the District Plan is shown in *italics*, any text proposed to be added by this Plan Change Request is shown as **bold underlined and in italics** and text to be deleted as ~~*striketrough in italics*~~. Please note that only the proposed new and amended provisions to the District Plan are shown in this section and therefore should be read in conjunction with the full text of the District Plan. The provisions proposed below may require some existing provisions to be renumbered / amended accordingly.
- 2.3 The following specific changes are sought to the District Plan to enable the rezoning to proceed:

Amendment 1 Amend Planning Maps 8 and 115 (Sheets 1 and 2) to identify the zoning of the site as Living 3.

Amendment 2 Insert Living 3 Zone and description into Table A4.4 – Description of Township Zones as follows:

Zone Description

Living 3

As for Living 2 Zone, but with specific controls and design elements incorporated to ensure development of the land is reflective of and retains elements of rural character expected of the Living 3 zone, which in essence is a rural residential zone, so as to visually set the development apart from the neighbouring urban area. Similar to the Living 2 zone, larger sections (with a lower building density than the Lincoln Living 2 zone), more space between dwellings, semi rural outlook and in some landscape settings, and in circumstances where there is not a preference for shelter planting, panoramic views are characteristics of the Living 3 Zone. ~~panoramic views and rural outlook are characteristic of the Living 3 Zone.~~

For the Lincoln L3 Zone, a high amenity ‘treed’ environment is proposed along the Zone boundaries given the location and characteristics of the Zone interfaces (urban to east, exposure to ‘southerly’ weather conditions to south, an existing waterway to be enhanced with riparian planting to the west, and Lincoln University to the north, who seek shelterbelt planting and a wooden fence along the common boundary).

Amendment 3 Amend Rule 4.2.1 for Buildings and Landscaping as follows:

Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 37 & 38, and the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39 ~~any~~ principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and:

- *Planted in lawn, and/or*
- *Paved or sealed, and/or*
- *Dressed with bark chips or similar material.*

Note: *Except that fences on boundaries adjoining reserve areas, cycle ways or pedestrian accessways identified in the Outline Development Plan for Lincoln in Appendix 18 shall not exceed 1.2m in height.*

Amendment 4 Insert new Rules 4.2.2B & 4.2.3B for Buildings and Landscaping as follows:

For the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39 the following shall apply:

4.2.2B Any principal dwelling shall be a permitted activity if:

- i. Within the 40m building setback area applying to all lots on the southern boundary, in addition to the 10m wide landscape strip shown on the ODP, and to be planted at the time of subdivision, additional landscaping within these setback areas shall include at least 10 rural style specimen trees;**
- ii. The trees in areas i above are not less than 1.8m tall at the time of planting, selected from the lists provided in v. below;**
- iii. All lots that abound the northern boundary of the zone have a 1.8m high wooden fence and with a shelterbelt to be maintained at a height of 5m;**
- iv. Any paved surface area within the area i. does not exceed 100m² in area; and**
- v. The list of suitable specimen trees for the purpose of this rule is:**
Alnus spp (alder), Castanea and Aesculus spp (chestnut), Cupressus sp (macrocarpa) Eucalyptus spp (gum), Fagus spp (beech), Fraxinus spp (ash), Juglans sp (walnut), Liquidambar spp (liquidambar), Platanus spp (plane), Podocarpus sp (totara), Populus spp (poplar), Quercus spp (oak), Robinia spp (locust), Tilia spp (lime), Ulmus spp (elm)
- vi. The Council will require a planting plan to be submitted at building consent stage, identifying compliance with the above control.**
- vii. The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.**

4.2.3B Boundary treatment on a road or Rural zoned boundary or in the area between the road boundary and the line of the front of the principal building or in the area between the Rural Zone boundary and the line of the rear of the principal building (except the rear boundary of those lots adjoining the northern boundary) ;

- i. Shall be limited to a rural maximum height of 1.2m, be at least 50% open, and be post and rail or post and wire only; and**
- ii. Shall be of a length equal to or greater than 80% of the length of the front boundary, of a minimum height of 0.6m and be at least 50% open; or**
- iii. Hedges**

Re-number existing Rules 4.2.2 and 4.2.3 to 4.2.2A and 4.2.3A .

Amendment 5 Amend existing Rule 4.2.2 for Buildings and Landscaping as follows and any other subsequent numbering amendments:

~~4.2.24~~ Any activity which does not comply with Rule 4.2.1 or 4.2.2A or B shall be a discretionary activity.

Amendment 6: Amend existing Rule 4.2.5 as follows:

4.2.5 Any activity which does not comply with Rule ~~4.2.3~~ **4.2.3A or B** shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the consideration of:

Amendment 7 Amend 'Table C4.1 Site Coverage Allowances' as follows:

Zone		Coverage
<u>Living 3</u>	<u>Lincoln</u>	<u>Lesser of 10% or 500m², and 400m² for the dwelling curtilage</u>

Amendment 8 Add new definition to Definitions Section as follows:

Dwelling curtilage: means the area immediately adjoining a dwelling which is used for recreational, outdoor living and functional purposes accessory to the dwelling and includes swimming pools, courtyards, decks, tennis courts, washing lines and hard-stands but excludes buildings, gardens, driveways and vehicle turning areas.

Amendment 9 Amend Reasons for Rules Building Density as follows:

Due to the lower density environments of the Living 2 and 3 zones, it is generally considered inappropriate for there to be more than one dwelling per allotment.

Amendment 10 Amend Reasons for Rules Building Coverage by adding after the last paragraph the following:

In the Lincoln Living 3 low density rural residential zone site coverage and the size and location of the dwelling curtilage are controlled in order to avoid visual clutter and retain open, natural character consistent with the maintenance of rural character within the Zone and as viewed from adjoining zones.

Amendment 11 Amend Rule 4.8.1 for Buildings and Building Height as follows:

The erection of any building which has a height of not more than 8 metres shall be a permitted activity, except that in the Lincoln Living 3 Zone the maximum height of any dwelling or accessory building shall be 5 metres where the lot size is greater than 4000m².

Amendment 12 Amend Reason for Rules Building Height by adding after last paragraph the following:

In the Lincoln Living 3 rural residential zone, the maximum height of dwellings and accessory buildings on sites greater than 4000m² (e.g. garages) is 5m (single storey) in order to avoid visual dominance of buildings within the Zone and as viewed from the surrounding rural, living and business areas, and to maintain semi rural character.

Amendment 13 Amend Rule 4.9.2 for Buildings and Building Position as follows:

Except as provided in Rules 4.9.3 to 4.9.28, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below.

Lincoln

Any building in the Living 3 Zone at Lincoln (as shown on the Outline Development Plan in Appendix 39) shall be set back at least:

- i. 20 metres from any internal road boundary
- ii. 40m from the southern Lincoln L3 zone boundary
- iii. for all central lots (i.e. all lots which do not adjoin any of the L3 zone boundaries) – 15m from the lot rear boundary
- iv. 35 metres from the acoustic setback identified on the Outline Development Plan in Appendix 39

Amendment 14 Insert new paragraph 5 within 'Reasons for Rules – Building Position' as follows:

Controls on side, rear and front yard spaces apply to sites in the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39 in order to retain views between residences and to assist in retaining elements of rural character including a sense of openness and to provide visual integration and visual attractiveness. A building setback from the acoustic and landscape area adjoining the Business 2 zone on the site's eastern boundary will assist to manage reverse sensitivity effects with this zone and maintain open space and semi-rural character.

Amendment 15 Insert new Rule 4.14 Buildings and External Appearance as follows:

4.14 BUILDINGS AND EXTERNAL APPEARANCE

Permitted Activities – Buildings and External Appearance

For all residential development located in the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39

4.14.1 The exterior colours of any dwelling and any accessory building shall be limited to natural grey, green and brown hues only, and a maximum reflectivity of 35%.

Note:

Reflectance applies to the exterior surfaces of the building, excluding any spouting, window frames or glass. The reflectance value of any exterior finish is measured using the reflectance value for the colour recorded on the paint chart for that paint. If the colour used does not have a reflectance value recorded on the paint chart, the applicant shall supply evidence of its reflectance value using the reflectance value recorded on the paint chart for a paint finish of the same colour. Where finish is an alternative to paint e.g. stone, brick, unpainted timber, the applicant shall supply evidence of the reflectance value of the product used.

Restricted Discretionary Activity – Buildings and External Appearance

4.14.2 Any Activity which does not comply with 4.14.1 shall be a restricted discretionary activity

The Council shall restrict the exercise of its discretion to consideration of:-

- 4.14.2.1 The design of the building including height, size/scale, external finish, colour and reflectance value;
- 4.14.2.2 The visibility of the building from land which is publicly owned and freely accessible by the public, and from adjoining Rural and Living Zones;
- 4.14.2.3 The extent to which the building, and if a dwelling, any associated curtilage may:
- (a) Dominate or detract from the openness, visual coherence, rural outlook and rural character of the Living 3 Zone and adjoining areas;
 - (b) Include earthworks, new planting or other methods to assist in mitigation of adverse landscape effects;
 - (c) Use topography or vegetation to assist in mitigation or containment of visual effects;
 - (d) Affect the amenity values of adjoining properties

Amendment 16 Insert new Reason for Rules after Setbacks from Waterways as follows:

Buildings and External Appearance

Rule 4.14 is intended to ensure that the exterior appearance of buildings, including dwellings, in the Lincoln Living 3 Zone is consistent with maintenance of rural character in this low density rural residential zone. Building colours are restricted to recessive, natural colours only.

Amendment 17 Insert new Rule 5.1.1.6 for Roading and Engineering Standards as follows:

For the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39, the road shall include the respective cross sectional treatments as shown in Appendix 39.

Amendment 18 Amend Rule 5.2.1.6 for Roading and Engineering Standards as follows:

The vehicular accessway is formed to the relevant standards in Appendix 13; and in addition for the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39, private vehicular accessways servicing less than three sites shall have a maximum formed width of 3.5m at the road boundary and within 10m of the road boundary; and

Amendment 19 Insert new paragraph 3 within 'Reasons for Rules – Living Zone Rules – Roading' as follows:

A maximum width applies to accessways within the front 10m of sites in the Living 3 Zone at Lincoln identified on the Outline Development Plan in Appendix 39 in order to avoid dominance of landscaped front yard areas by wide paved accessway surfaces, which could compromise the rural character the zone is expected to create.

Amendment 20 Insert new Rule 12.1.3.24 for Subdivision General Standard as follows:

Lincoln

Any subdivision of land within the area shown in Appendix 39 (Living 3 Zone at Lincoln):

- i. **where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 39 shall take precedence.**

Amendment 21 Insert new Rule 12.1.3.40 for Subdivision General Standard as follows:

Within the Living 3 zone at Lincoln no more than 52 rural residential allotments shall be created by subdivision within the period ending 31 December 2016, or such greater number of rural residential allotments as is possible whilst still giving effect to Chapter 12A of the Canterbury Regional Policy Statement and the Selwyn District Plan

Amendment 22 Amend 'Table C12.1 – Allotment Sizes' (Page C12-012) as follows:

Township Z	Zone	Average Allotment Size Not Less Than
Lincoln	<u><i>Lincoln L3 (Appendix 39)</i></u>	<p><u><i>For all central lots (as shown the Appendix 39 ODP) 4000m²,</i></u></p> <p><u><i>For all lots adjoining the southern boundary (as shown on the Appendix 39 ODP) minimum lot size shall be 6000m² and</i></u></p> <p><u><i>for all other lots minimum lot size shall be 3000m².</i></u></p> <p><u><i>The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 39 shall be 115.</i></u></p>

Amendment 23 Insert new matter over which Council has restricted the exercise of its discretion at Clause 12.1.4.79 as follows:

Lincoln

In relation to the Living 3 Zone at Lincoln as shown in Appendix 39:

- a) *Whether the pattern of development and subdivision including roading, stormwater detention, landscape buffer areas and acoustic buffering is consistent with the Outline Development Plan in Appendix 39;*
- b) *Whether local roading, and trees and planting on roads and lots, are proposed in general accordance with the Outline Development Plan, road cross section(s) and associated planting schedules and requirements shown in Appendix 39;*
- c) *Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve will create a rural character to the development and distinguish it from conventional suburban development;*
- d) *Whether suburban road patterns and details such as cul de sacs, arbitrary curves, suburban style street lighting and kerb and channel are avoided;*
- e) *Whether the provision for public walkways is consistent with the public walkways identified on the Outline Development Plan in Appendix 39;*
- f) *Whether the treatment of the western boundary waterway and riparian strip enhances ecological and public amenity values and provides for public access*
- g) *Methods used to ensure the subdivision design and subsequent built development maintains rural character, including consent notices and requirements for works, fencing, planting and riparian*

restoration to be undertaken at the time of subdivision; and

- h) The need for site investigations or other methods to address any adverse effects resulting from past agricultural or horticultural use of the site

Amendment 2 Insert new paragraph 6 in 'Reasons for Rules' (Page C12-031) as follows:

Rule 12.1.3.40 has been incorporated to give effect to Chapter 12A of the Canterbury Regional Policy Statement in as far as it relates to the allocation of rural residential households to the Selwyn District Council within the first and second sequence periods shown on Policy 6 Table 1 Chapter 12A of the Canterbury Regional Policy Statement. The rule includes some flexibility in required rural residential allotment numbers in order to provide for the sale or transfer development rights between rural residential zones. The quantum of rural residential households provided for in Chapter 12A of the Regional Policy Statement is limited to 200 households for the planning period up to 31 December 2016. There is a risk that some of those allocated rural residential households for the planning period will not be available for development. This outcome would not provide a degree of housing lifestyle choices as provided for through Chapter 12A of the Regional Policy Statement. In these circumstances it would be desirable to provide for greater than 52 lots within the Living 3 zone at Lincoln to give effect to the Regional Policy Statement and the objectives and policies for the Living 3 zone as part of this Plan.

Amendment 25 Amend Appendix 13 – Transport 'Table E13.9 – Roding Standards' (Page E13009) as follows:

Type of Road	Legal Width (m) Min	Legal Width (m) Max	Carriageway Width (m) Min	Carriageway Width (m) Max	Kerb & Channel	Footpath(s)
<u>Local Roads – Living 3 Zone at Lincoln (as shown on the Road Cross Sectional Treatment Plan at Appendix 39</u>	<u>19m</u>	<u>19m</u>	<u>6m</u>	<u>8m</u>	<u>Nil</u>	<u>Nil (other than informal on both sides of road within grass berms)</u>

Amendment 26 Amend Standard E13.3.1.5 for Appendix 13 – Transport; Roding Standards (Page E13-009) as follows:

Any local road in the Living 3 Zone at Rolleston and Lincoln shall be constructed in substantial accordance with the recommended road cross sections shown in the Outline Development Plan in Appendices 37, 38 and 39.

Amendment 27 Include the Outline Development Plan and Cross Sectional Treatments Plans (Area 5 Lincoln) attached at **Annexure 13** to this document as a new **Appendix 39** to the District Plan.

Amendment 28 Any consequential amendments and renumbering of provisions as required to give effect to the plan change request.

3. STATUTORY FRAMEWORK

Requests for Changes to Plans

- 3.1 Section 73(1A) of the Resource Management Act 1991 (“RMA”) gives a territorial authority the right to change its District Plan. In addition, section 73(2) enables any person to request a territorial authority to change a District Plan in the manner set out in the First Schedule of the RMA. This Plan Change request has been prepared in accordance with Schedule 1, Clause 21 of the RMA.
- 3.2 Under Clause 22 of the First Schedule, a plan change request must:
- (a) Explain the purpose and reasons for the request;
 - (b) Assess environment effects in such detail as correspond with the scale and significance of actual and potential effects anticipated from the implementation of the plan change;
 - (c) Contain an evaluation under s32 of the objectives, policies, rules or other methods proposed.

Section 74 and 75 – Matters to be Considered

- 3.3 The matters to be considered in respect of a Plan Change are set out in sections 74 and 75 of the RMA. In summary, before a plan change can be incorporated into a District Plan, the key matters that need to be considered include:
- (a) Consistency with other provisions of the district plan;
 - (b) Whether it gives effect to the regional policy statement and any relevant regional plans, and has regard to a proposed regional policy statement or proposed regional plan;
 - (c) Whether it has regard to any management plans and strategies prepared under other Acts;
 - (d) The functions of a territorial authority at section 31;
 - (e) Whether the plan change will lead to the most appropriate outcome under s32;
 - (f) Actual and potential adverse effects anticipated from implementation of the Plan Change; and
 - (g) The purpose and principles within Part 2 of the RMA.
- 3.4 Each of the above matters is addressed below.

Consistency with other provisions of the Selwyn District Plan

- 3.5 The purpose of the Plan Change is to provide for rural residentially zoned land adjoining Lincoln township. An existing objective in the District Plan (Growth of Townships) and a further objective (Health and Safety Values) proposed as part of Plan Change 32 are of particular relevance to rural residential development and are set out below:

Objective B4.3.7

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.

Proposed Objective B3.4.6 (Quality of the Environment)

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:

- *Facilitate the provision of housing choice and diverse living environments outside the Urban Limits prescribed in the Regional Policy Statement*
- *Avoid significant adverse landscape and visual effects on rural character and amenity*
- *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*
Be integrated with existing settlements to promote efficiencies in the provision of cost effective infrastructure, including the requirement to connect to reticulated wastewater and water services
Ensure that rural residential expansion occurs in a way that encourages the sustainable expansion of infrastructure, and provides for a choice of travel modes
- *Assist in achieving concentric and consolidated townships and to retain the distinctiveness between rural and urban environments*
- *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*
- *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 in Rolleston and Lincoln, West Melton Military Training Area, agricultural research farms associated with Crown Research Institutes and Lincoln University.*

- 3.6 PC28 is consistent with these objectives as it proposes development in accordance with an Outline Development Plan. The adverse effects referred to in the objectives are avoided by virtue of the Site's location adjacent to the Urban Limit contained in Chapter 12A and the further provisions proposed by the plan change. The Site's location also enables integrated development with other land identified for

development in the immediate vicinity, particularly the adjacent Business 2B and Living Z areas recently rezoned through Plan Change 7.

- 3.7 **Annexure 3** provides a detailed assessment of the Plan Change against the relevant objectives and policies of the District Plan. The assessment establishes that the PC28 is in general accordance with all of the relevant objectives and policies.

Regional Planning Documents

- 3.8 The Regional Policy Statement ('RPS') provides an overview of the resource management issues of Canterbury. It sets out how natural and physical resources are to be managed in an integrated way with the aim of sustainable management. Chapter 12A provides more specific direction for growth, development and enhancement of the urban and rural residential areas of Greater Christchurch.
- 3.9 The relevant objective and policy assessments for the RPS are outlined in Table 2 of **Annexure 3**. That assessment confirms that PC28 gives effect to the RPS.
- 3.10 In addition to the above, the Regional Land Transport Strategy (2008 – 2018) sets out the targets and vision for land transport within Greater Christchurch. The key components of this strategy are identified and assessed in Table 4 of **Annexure 3**.
- 3.11 The Proposed Natural Resources Regional Plan ('NRRP') addresses sustainable management of natural resources in the Canterbury Region. It is likely that discharge consent for stormwater will be required for future rural residential development under the provisions of the NRRP. This assessment process will ensure consistency with the provisions of the NRRP.

Other Planning Documents

Greater Christchurch Urban Development Strategy

- 3.12 The principal planning document for giving statutory effect to the UDS is Chapter 12A. PC28 is consistent with Chapter 12A, as outlined in Table 2 of **Annexure 3**.

Christchurch, Rolleston & Environs Transport Strategy (CRETS)

- 3.13 The intention of CRETs is to help reduce traffic congestion to the west and south of Christchurch over the next 10 to 15 years.

- 3.14 Key transportation improvements works include:
- extending the Southern Motorway from Halswell Junction Road to south of Templeton;
 - improving roading links between the growing townships of Rolleston, Lincoln and Prebbleton, and
 - improving connections to Christchurch and between Rolleston and State Highway 1.
- 3.22 Improvements/proposals for improving the accessibility of Lincoln as a key activity centre/hub within the district and regional transport network include:
- park and ride facilities at Lincoln
 - reducing traffic on Springs Road through Prebbleton by providing for alternative routes into Christchurch City from Lincoln i.e. a District arterial route using Ellesmere Road and linking to Halswell Junction Road;
 - A District arterial link between Lincoln and Rolleston along Springston Rolleston Road;
 - Cycle routes from Lincoln to Rolleston along Lincoln Rolleston Road and Boundary Road;
 - A Southern Motorway interchange at Shands/Marshs Road which will encourage use of Shands Road, not Marshs Road to access the central city;
 - A Southern Bypass of Lincoln, located north of the Denwood site.
- 3.23 PC 28 will not affect or compromise in any way any of the above improvements. Its proximity to Lincoln township will mean that future residents of the site will be able to take full advantage of the above roading improvements.

Selwyn District Council Rural Residential Background Report 2010 (RRBR)

- 3.24 The RRBR is a discussion document which outlines preferred criteria for rural residential sites in the Greater Christchurch area of the District, and assesses the various townships in terms of their respective constraints and opportunities for rural residential development. It does not identify particular sites which are suitable for rural residential development. It is a non statutory document and was approved by Council in February 2011.
- 3.25 The Jeremy Head Landscape and Visual Assessment (**Annexure 8**) discusses the RRBR criteria in broad terms and assesses the Site in terms of the criteria in paragraphs 149 - 159. The Assessment concludes that the Site is generally consistent with the criteria. Of particular note are the following statements from Mr Head's report:

"In my view, the proposed Plan Change is highly consistent with the matters set out in the background report. In particular under 'Landscape Values' in Section 4 'Guiding Principles of PC17', it lists the primary findings with relation to landscape values that would be represented through good rural residential development. The ODP meets all of these criteria.

“The ODP ensures that the proposed development is not fragmented, or that it would erode rural character, nor does the proposed development constitute ribbon development extending away from supporting infrastructure, and instead connections with integrated infrastructure servicing are easily met through proximity to established systems. The development minimises reverse sensitivity effects through wide setbacks, a fence and generous buffer planting.

Plan Change 32 – Rural Residential Activities

- 3.26 PC 32 proposes to incorporate more detailed and prescriptive Living 3 Zone objectives and policies to inform the assessment of privately requested plan changes seeking a Living 3 Zone. PC 32 does not propose the rezoning of any sites. PC 32 was publicly notified on the 31st March 2012 with submissions closing Friday 4th May 2012.
- 3.27 A key feature of PC32 is that lower density rural residential activity is provided for and anticipated adjoining existing townships so long as they are outside the Chapter 12A identified urban limits and that quantum of rural residential households does not exceed the limits specified in Chapter 12A. PC28 is consistent with the District Plan objectives and policies as proposed by PC32.

Lincoln Structure Plan

- 3.29 The Denwood PC is consistent with the Lincoln Structure Plan in that it is not identified as an area of future urban growth of Lincoln township, but is adjoining the proposed long term township boundary. The Site was included in the Lincoln Structure Plan study area and is not shown in the Plan as subject to any development constraints. Development of the Site does not compromise any of the provisions of the Lincoln Structure Plan.

Selwyn District Council Walking and Cycling Strategy & The Greater Christchurch Travel Demand Strategy

- 3.30 The broad intent of these documents is to increase the provision of sustainable transport modes including walking and cycling and reduce reliance on private motor vehicle transport. The location of several of the rural residential Existing Development Areas in the District some distance from the District townships means they are highly reliant on the private motor vehicle for access to services and facilities. In contrast, the Denwood PC Site adjoins the Lincoln township boundary and the University. The site is within cycling distance of the services and facilities of the township, including the new supermarket in Gerald Street, and the proposed business areas which will form part of the proposed DairyBlock development on the opposite side of Springs Road and the adjacent B2B zone.
- 3.31 The traffic assessment (**Annexure 4**) confirms that the site proposed roading layout is suitable for an extension of public transport services. The internal road design as shown in the ODP incorporates informal footpaths (mowed grass within the grass berm area) on either side of the road, in keeping with the rural

residential character of the development. The low traffic volumes and lack of any heavy vehicles will ensure that the internal roads are suitable for cyclists as well as motorised vehicles.

- 3.32 There are various walkway connections with adjoining land, including a link between the west of the site and the northeast and south east part of the Site, and across to Springs Road to the Dairy block development.
- 3.33 In conclusion, the Site's location and design features, as shown on the ODP, will ensure a range of sustainable transportation options for the Site, consistent with the SDC Walking and Cycling Strategy and Greater Christchurch Travel Demand Strategy.

Section 31 – Consistency with RMA Functions

- 3.34 The functions of the Council are outlined in section 31 of the RMA. The following functions are of particular relevance to the Plan Change:
- (a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district;
 - (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of:
 - (iia) the prevention or mitigation of any adverse effects of the development, subdivision or use of contaminated land
 - (d) the control of the emission of noise and the mitigation of the effects of noise

Integrated Management – Section 31(a)

- 3.35 Integrated management relates to both the management of effects at the site level and the integrated management of a district's natural and physical resources at a wider strategic level. The Site is at the urban rural interface. Extensions to urban areas (including for rural residential purposes) occur best when there is comprehensive planning. Good planning process requires a top down approach where all the issues for a site are identified and appropriate design solutions are adopted.
- 3.36 Chapter 12A provides the policy direction for rural residential development at the sub regional (Greater Christchurch) level, including allocation the maximum number of rural residential and residential households for the period until 2041 and the requirement for rural residential development to be outside the Urban Limits but able to be economically serviced with reticulated services. PC28 is consistent with Chapter 12A.
- 3.37 At a site level, the application seeks to integrate good urban design solutions and infrastructure extensions that manage the effects of the use, development, or protection of land and associated natural and physical

resources.

Prevention or Mitigation of Contaminated Land – Section 31(b)(iia)

- 3.38 The assessment of effects in Section 4 of this document concludes that while portions of the Site are likely to have contamination present, the site as a whole is likely to be suitable for future rural residential development provided the matters identified in the Environmental Health and Safety Assessment (**Annexure 9**) are addressed at the subdivision stage. A subdivision consent assessment matter addresses this requirement.

Emission of Noise – Section 31 (d)

- 3.39 Refer to the discussion on noise in the Assessment of Effects at Section 4 of this request.

Section 32 Evaluation

- 3.40 Section 32 sets out the manner in which any proposed objective, policy, rule or other method is to be evaluated. This evaluation is set out in detail in Section 5 of this request.

Adverse Effects on the Environment

- 3.41 The actual and potential adverse effects on the environment that are anticipated from the implementation of the Plan Change are discussed in Section 4 of this request, with reference to the various assessments and reports attached as appendices.

Part 2 – Purpose and Principles of the RMA

Section 5(1)

- 3.42 Under section 5(1) of the RMA, the overall purpose of the RMA is to promote the sustainable management of natural and physical resources. The proposed Living 3 Zone promotes the sustainable management of natural resources by providing for an appropriate use of the land given its proximity to the existing Lincoln township and suitability for rural residential living purposes.
- 3.43 The proposed zone also promotes the sustainable management of physical resources. The effect of the development on the roading network is considered minor. Infrastructure can be provided for in a manner that efficiently utilises the systems already planned for the growth of Lincoln, negating the need for

additional major new services.

Section 5(2) (a) – (c)

- 3.44 Section 5(2) defines “sustainable management” as:

Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, mitigating any adverse effects of activities on the environment.*

- 3.45 Utilising the land for rural residential zoning will help meet the reasonable future Greenfield rural residential land needs of the District, as these have been projected in Chapter 12A (and which is substantially less than the demand assessment undertaken by Ford Baker Valuation and Ron Skews valuer as discussed in Sections 1.31.11 above).

- 3.46 It is appropriate to provide for rural residential activity adjoining the Key Activity Centre of Lincoln, where future residents can easily access the wide range of services and facilities that will develop within the township, which is projected to grow to a population over around 12 000 by 2041.

- 3.47 The rezoning will provide a choice of living environments in proximity to the town. It will also provide the opportunity to create an attractive and sensitive urban rural interface. A 50m landscape buffer is proposed between the site and the Business 2B zone to the east, with provision for a potential future southern link road (bypass) between Living 3 and Living Z zones which will be landscaped as part of the buffer in the meantime.

- 3.49 The Plan Change carefully considers urban design and provides for a socially connected and high amenity low density living environment. The needs of future generations are well served by rural residential areas that provide integrated, well planned and sensitively designed rural residential zones in regard to the surrounding environment, which in this case is achieved. Larger lots, generous dwelling setbacks and a landscape buffer of rural scale trees along the Rural Outer Plains Zone along the Southern boundary will retain rural character, including a sense of openness, and mitigate any potential reverse sensitivity with adjoining farming activity. The waterway at the western boundary will provide an appropriate buffer and western edge to the Zone.

- 3.50 The adverse effects of development of the Site for rural residential purposes are outlined in Section 4 of this request, which establishes that all adverse effects can be appropriately managed.

Section 7 – Other Matters

3.51 Relevant “other matters” under section 7 include the following:

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*
- (g) *Any finite characteristics of natural and physical resources.*

3.52 In considering whether Living 3 zoning of the Site provides for the efficient use and development of the natural and physical resources the following factors are paramount:

- (a) necessity for supply of Greenfield rural residential land;
- (b) ability to achieve a well planned and integrated low density living environment;
- (c) wider strategic ‘fit’ with adopted plans for the township of Lincoln (the proposed zone adjoins but is beyond the Urban Limit); and
- (d) the extension and provision of services such as roads, wastewater, stormwater, water supply and flood protection.

3.53 The Site will supply greenfield rural residential land for the anticipated rapid growth of Lincoln. The scale of provision is reasonable, and the plan change provisions including the ODP identify that a well planned and integrated living environment can be achieved. The extension of services can be provided for.

3.54 Under sections 7(c) and 7(f), particular regard must be had to the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment. The amenity of the existing rural environment will be changed, but the plan change provides for a sensitive change that mitigates the effects by appropriate lots sizes along the rural boundary, landscaping, roading treatments, fencing and dwelling setbacks. The amenity expected within a rural residential zone will be achieved by the ODP which provides for an attractive internal road layout with a ‘leafy lane’ semi rural character which will be suitable for use by all transport modes, areas of open space which serves a dual purpose as a stormwater retention area, and a connected road layout for all land transport modes.

Section 6 and 8 – Matters of National Importance / Treaty of Waitangi

3.55 There are not considered to be any matters of national importance or Treaty of Waitangi issues associated with the Site.

4. ASSESSMENT OF EFFECTS

Reverse Sensitivity

- 4.1 There are no existing intensive or offensive rural activities in the vicinity of the Site. A previous poultry farm located to the south of the Site and identified in the Selwyn District Council Rural Residential Background Report (August 2010) (Appendix 6) is no longer in operation.
- 4.2 Land to the north of the Site is owned by Lincoln University. Immediately along the northern boundary is a former railway corridor, which is formed (partially metalled and partially grassed) and fenced and beyond this, University research farm land. This is primarily used by the University's plant science research unit and is broken up into a series of gridded trial plots including both plant and animal research. These plots are separately fenced off from one another and there are some tunnel houses towards the western end.
- 4.3 These existing research farming activities adjoin the University Campus and are clearly compatible with such people intensive activities as halls of residence and University teaching facilities. No significant (if any) reverse sensitivity effects are anticipated as arising between the University research farm and proposed rural residential activity. The activity is small scale and nuisance elements associated with large scale commercial farming e.g. noise associated with helicopter spraying and use of large scale harvesting machinery including at night time is not a concern. Also, growing conditions and crop treatments are far more controlled than in a commercial farm setting. Spraying, for example, generally only occurs under strict, 'ideal' conditions, in order to avoid cross boundary effects between trial plots. As such cross boundary effects between sites are highly unlikely.
- 4.4 In addition it is noted that there is a 5m wide railway corridor 'buffer' and existing shelter planting along the northern boundary of the rail corridor and the research farm land. This includes Lombardy poplar at the eastern end and a mostly single row of mixed planting of willow, poplar, eucalypts, conifers and small fruit trees elsewhere.
- 4.5 The consultants for the applicant (Denwood Trustees) have consulted with Lincoln University and initial reverse sensitivity concerns raised in the University's submission on the RRBR are no longer an issue for the University.
- 4.6 The applicant, by private legal agreement, has committed to implement mitigation measures along the northern boundary of the Site with the University, specifically the erection of a 1.8m high wooden fence on the boundary (in stages complementing the development of the Site), and planting of the shelterbelt behind the fence (the shelterbelt to be maintained at a 5m in height once established). These provisions are shown on the ODP attached as Appendix 39. The land will be covenanted to oblige subsequent or future owners of the land to trim the trees. Lincoln University is comfortable with the mitigation measures

proposed for the interface along the northern boundary such that it does not oppose Plan Change 28.

- 4.7 The Site's west and southern boundaries also adjoin farmland. Land to the west is 'buffered' by an existing waterway, which is to be restored as part of the initial development phase (as discussed in Landscape and Visual Effects Assessment, **Annexure 8**). Larger lot sizes (minimum 6000m²), a 10m wide belt of rural scale trees to be planted as part of the initial development phase, and a minimum 40m setback for dwellings will mitigate any potential reverse sensitivity effects with farmland along the southern boundary.
- 4.8 Land to the immediate east will be developed as Business 2B zone and Living Z Zone. A 30-50m landscaped buffer will be provided between these areas and the proposed Living 3 zone. The noise addendum dated 19 December 2011 concludes that the ODP provides a level of amenity and provides the minimum required setback (in terms of 50m landscape buffer and dwelling setback) for achieving adequate noise amenity between the Business 2B and Living 3 zones.
- 4.9 Based on the above assessment and proposed mitigation measures, any adverse reverse sensitivity effects will be no more than minor.

Landscape and Visual Effects

- 4.10 The Site is on the urban rural fringe, therefore landscape and visual effects have been considered in the development design, with particular emphasis on ensuring a sensitive transition from the rural to urban interface. A visual and landscape assessment for the Site has been undertaken by Jeremy Head Landscape Architects, and is attached as **Annexure 8** to this report.
- 4.11 The Site and surrounding landscape character currently is generally a rural working landscape, with the exception of the University campus to the northeast, part zoned Business 3, and visually prominent with its collection of taller buildings and many mixed style outbuildings. Land immediately to the east is a proposed Business 2 Zone and Living Zone, and opposite this (on the other side of Springs Road), land is zoned for living purposes under Plan Change 7. These features, the proximity of Lincoln Township, and the 'domestic scale' of the residential development along part of the Springs Road frontage of the site, and immediately to the north, reduce the rural character to a degree.
- 4.12 In terms of location, the Landscape and Visual Assessment considers:
"The watercourse near the western site boundary and the significant vegetation proposed along the site's southern boundary (a 10m wide belt of rural style trees in two staggered rows) will provide a defined physical edge to the site while forming a logical extension and connection to Lincoln township's residential pattern to the east and north. The site forms an appropriate southern 'wrap' to the settlement of Lincoln and its associated facilities."

- 4.13 Implementation of the ODP will change the Site character from one of a largely open, intensive agricultural character (currently used predominantly for market gardening purposes) to a rural residential character capable of accommodating up to 115 dwellings, on large size lots averaging 4300m² in area. This will enable large scale rural style gardens similar to the scale and style of gardens that can be found around traditional farm homesteads, and some ‘hobby farming’ activities, particular on the larger lots around the southern periphery of the Site.
- 4.14 Associated infrastructure will include a stormwater detention basin reserve at the western end of the Living 3 zone. There will be ‘soft engineered’ roading with a ‘leafy lane’ character.
- 4.15 The ODP and other proposed Living 3 Zone provisions will ensure that rural character and amenity will be maintained, and over time enhanced, albeit with a change from an open rural working landscape, to a pleasant tree dominated environment. Open space and natural as opposed to built elements will still dominate.
- 4.16 The key landscape mitigation is as follows:
- Lot sizes – larger lots (minimum 6000m²) will be placed around the southern boundary, creating a more ‘open space’ environment in keeping with the rural land to the south
 - Building colours and reflectivity – building reflectivity values shall not exceed 35% and shall be in natural grey, green and brown hues only.
 - Built site coverage – the level of built development per lot is restricted to a maximum building footprint of 500m², and a further maximum 400m² curtilage area⁴
 - Building height – a maximum building height of 5m (i.e. single storey only) on lots sizes greater than 4000m², limits the visual dominance of dwellings and any associated accessory buildings
 - Building setbacks from boundaries will retain ‘open’ character both within the subdivision and with adjoining rural land, including:
 - § 40m dwelling setbacks (minimum) from southern site boundaries;
 - § 20m building setback from road boundaries, which combined with the 19m road reserve width creates a 59m wide un built area and a significant feeling of openness within the subdivision
 - § 15m rear boundary setback for the central lots (i.e. for boundaries not shared with the road reserve) which combines to effectively form two 30m wide strips running east west and provides an open natural outlook to largely open space from these ‘central/internal’ lots.
 - § 35m building setback from acoustic setback boundary (will manage reverse sensitivity with the Business 2B zone and ensure an open space buffer).
 - Lot landscaping – within the lots on the southern boundary of the Site, a minimum of 10 ‘rural style’

⁴ Curtilage includes pools, courtyards, decks, tennis courts, washing lines, hard-stands but excludes driveways and vehicle turning areas

specimen trees from a selected species list will be required to be planted within the 40m southern dwelling setback area prior to the issue of a building permit for a dwelling. A minimum of 30% of the 20m front yard setback for all lots shall be planted with shrubs and specimen trees. The landscaping will further enhance rural amenity and character within the subdivision.

- Road reserves – the road reserves areas will be ‘soft engineered’ and will have a natural character with grass swales and no kerb and channel. Footpaths will be informal within the wide grass berms and will not be formed.
- A landscape buffer along the Living 3 eastern zone perimeter adjoining Business 2B zone (which includes dwelling setback for the Business 2B portion)
- Riparian reserve – the irregularly shaped western site boundary roughly follows what appears to be a natural watercourse but is in fact artificial (constructed by the landowners over a century ago to facilitate site drainage). It is highly likely that some sort of natural watercourse here was preexisting. The watercourse and margins is currently infested with weeds and willow. Riparian restoration work as part of the initial development phase will significantly enhance natural landscape and ecological values.
- Fencing – boundary lot fencing will be restricted to hedges or 1.2m high tall post and wire rural fencing, except along the northern boundary where there will be a 1.8m high wooden fence.

- 4.17 The Landscape and Visual Assessment assesses the impacts of the Living 3 zoning on neighbouring landuses (existing and proposed), in the short term there will be a minor reduction in the level of rural amenity but in the medium to long term the ever increasing degree of site vegetation will increase current levels of amenity. The 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.

Traffic and Land Transport

- 4.18 A detailed transportation assessment is included in **Annexure 4**. The report concludes that the proposed development can be easily accommodated within the existing and proposed local roading network.
- 4.19 The layout of the Site has been developed to encourage walking and cycling connections within and from the site, and allows for efficient public bus service access within the site. The location and provision of a main through road could facilitate the provision of a bus service through the area such that all dwellings will be within 500m of a bus service. Alternatively, the Site can also be served by existing bus routes that visit nearby University of Lincoln and Lincoln township.
- 4.20 The roading network through the Site will also facilitate walking and cycling, including informal footpaths along the grass berms and shared use of the internal roads for cycling. Off-road pedestrian and cycle links are provided via the western stormwater reserve to the walkway proposed adjoining the western boundary waterway (proposed as esplanade strip), and through the landscaping strip between the Living 3 and Business 2B zones.

- 4.21 The above walkway and cycleway facilities will easily link via the Business 2B and Living Z zones across Springs Road to other planned facilities within the Dairy Block development, which will provide a very attractive largely 'off road' link to the existing Lincoln township centre.

Infrastructure

- 4.22 **Annexure 5-7** address provision on suitable infrastructure to service the proposed Lincoln Living 3 Zone. The key points and issues are set out below. It is recommended that servicing for the proposed Living 3 zone and future Business 2B and Living Z zones adjoining the eastern boundary of the Living 3 zone are integrated and managed in a comprehensive manner. This is achievable and practical as all areas are owned by Denwoods Trustee Limited.

Stormwater

- 4.23 Given the suspected relatively high groundwater levels for at least parts of the site, infiltration systems are not considered to be a viable option for stormwater management for the site as a whole. An alternative approach is proposed, based on treatment via detention and wetlands with storage for flood control. Conservatively, it has been assumed that all stormwater runoff from individual lots will be collected and treated in this manner. However, it is expected that parts of the site (roughly one third) will have groundwater levels and infiltration rates which will allow for onsite infiltration.
- 4.24 The Site east boundary follows the natural 'high point' of the entire Denwood Trustees landholding east of Springs Road and accordingly, all stormwater will be discharged via gravity to a detention basin and wetland area location in the south west corner of the Site, and from here to an existing private drain along the west Site boundary. The adjoining Living Z and Business 2B zones will be serviced by a second detention basin and wetland area located in the south east corner of the Business 2B zone.
- 4.25 It is not practical for Living 3 and Living Z / Business 2B stormwater management systems to be incorporated into the stormwater management system proposed under the Integrated Stormwater Management Plan⁵ and Plan Change 7. These systems are situated on land owned by others (Lincoln Land Development, owners of the Dairy Block) and development of the western part of the Dairy Block is only planned for the medium-long term, so this system would not be available to the Denwood land within an acceptable timeframe.

⁵ Integrated Stormwater Management Plan and Assessment of Environmental Effects – Lincoln (ISMP) June 2009

Wastewater

- 4.26 Options for wastewater servicing include disposal within the Site or discharging to the Selwyn District Council sewerage network. Due to the topography of the entire Denwoods Trustee Limited Springs Road landholding (including the Living 3 and adjoining Living Z and Business 2B zones), which naturally drains into two catchments, the most feasible option is to have a conventional gravity wastewater network in the two separate catchments, draining to pump stations in the south west and south east corners of the Site (the latter within the Business 2B zone). The south west pump would pump to the eastern sewer catchment which would then be pumped to the nearest available part of the Selwyn District Council network. At the current time this is the Marion Street Pump Station.
- 4.27 Once the 'Dairy Block' on the opposite side of Springs Road is developed, an alternative option would be for wastewater to discharge to the Dairy Block reticulation. However, the western part of the Dairy Block will only be developed in the medium – long term (development is commencing at the eastern end) so this is not therefore a viable option.
- 4.28 Wastewater for the adjoining Business 2B and Living Z land would also be able to be collected by the pump station in the south east corner of the Business 2B zone, and from here, pumped to the SDC network.

Water

- 4.29 Options for a water supply to the development are either re-developing the two existing bores on Site, or by connecting to the potable water mains in Lincoln township.
- 4.30 The most practical option is considered to be to extend the 150mm main down Ellesmere Junction Road/Gerald Street to the Springs Road roundabout, then down Springs Road to the development. This would also service the north eastern Living Z zone. The main would then connect into the Dairy Block water reticulation once that comes within proximity of Springs Road, to increase the resilience of the system.
- 4.31 The connecting water mains will need to have adequate capacity for a full pressure supply for the Business 2B land. Therefore, a full pressure system for the Living 3 zone can practically be achieved as an extension to this requirement.

Power and Phone

- 4.32 The relevant service providers have confirmed that reticulated power and phone services can be made available to the site (see **Annexure 7**)

Environmental Health and Safety

- 4.33 Section 31(b) (iia) of the RMA requires the control of any actual or potential effects of the use, development, or protection of land, including for the purposes of the prevention or mitigation of any adverse effects on the development, subdivision, or use of contaminated land. Given the current and past agricultural and horticultural use of the site a study was undertaken to provide an assessment of the possibility of site contamination. The assessment is attached in **Annexure 9**.
- 4.34 The assessment identifies 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.
- 4.35 The assessment includes recommendations relevant to ensuring the land is suitable for its intended future rural residential use. These matters can be addressed at the subdivision stage.
- 4.36 The above matters relate to decommissioning and associated sampling of existing above and underground storage tanks ; removal of all solid waste from the site; confirmation of no past DDT use on the site soils; disposal of waste oil currently kept on site; further investigation of a current consent application to discharge contaminants from a closed landfill on adjoining land to the north owned by Lincoln University; soil sampling in the vicinity of the stock effluent pond and general farm building area; and confirmation that the cell tower buffer zone meets the relevant national standards for cell towers (National Environmental Standards for Telecommunications Facilities).

Noise

- 4.37 A noise assessment is attached in **Annexure 10**. The assessment considers that any adverse noise effects will be less than minor. Compliance with the District Plan noise standards at the boundaries with adjoining Outer Plains Rural, Business 3, Business 2B and Living zones will provide adequate protection of amenity. The noise addendum dated 19 December 2011 concludes that the ODP provides a level of amenity and provides the minimum required setback (in terms of 50m landscape buffer and dwelling setback) to achieve adequate noise amenity between the Business 2B and Living 3 zones.

Natural Hazards

- 4.38 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 earthquake event.

- 4.39 The SDC Engineering Lifelines Project⁶ includes an assessment of liquefaction risks in Selwyn District. Liquefaction can occur in a range of soils from silts to sandy gravelly sand. It is most likely to occur in saturated, relatively uniform fine sands and coarse silts in a loose state, at depths less than 1015m below ground level and where the water table is within 5m of the surface. Typically only geologically recent (Holocene age) sediments are susceptible because consolidation and cementation of older sediments reduces the degree of compaction.
- 4.40 The above project identifies four zones of liquefaction potential in Selwyn District. Lincoln is Zone 1 – Zone of Low Potential, described as *“areas of recent Holocene age alluvium; essentially the active flood plain and river bed areas of the major rivers. Possibility of local areas of liquefaction limited in extent and area.”* Any liquefaction effect can be addressed by requiring suitable foundations for buildings. Further assessment could be required at the subdivision consent stage if considered necessary.
- 4.42 A Geotechnical Desktop Study has been undertaken for the Site and is appended as Annexure 12. The report states that local investigations identify there are no specific cases for confirmation that liquefaction of the site’s subsoils had been experienced either during the magnitude 7.1 Darfield Earthquake in September 2010 or the 22 February event in 2011. The report concludes that the ground condition likely to be encountered beneath the Site is going to be relatively benign in respect to its vulnerability to liquefaction potential. It concluded that from a geotechnical perspective the Site is likely to be generally suitable for residential development. The report recommended that detailed subsoil investigations to confirm the Site’s physical condition be undertaken comprising a combination of test pits and Cone Penetration Tests. Again these matters can be addressed at the subdivision stage.

Positive Effects

- 4.43 Positive effects which will result from implementation of the proposed Living 3 zone include:
- Providing for very high quality rural residential living opportunities in a convenient location immediately adjoining Lincoln township. Future residents can take advantage of the existing and anticipated expanded range of recreational, employment and retail facilities available at Lincoln. Currently there are no rural residential sections available at either Lincoln or the main ‘competing’ area, Prebbleton (see rural residential demand assessment by Ron Skews, valuer, attached as Appendix 9). Importantly, the assessment of demand, notes that the greatest demand is in the 3000-6000m² lot size range, not larger 1 ha lots, as proposed in the Council’s Rural Residential Background Report. In response to this clear demand, the proposed Living 3 zone provides for a range of lot sizes with an average lot size of 4300m²
 - Provision of additional community recreational facilities for both future residents of the Living 3

⁶ Selwyn District Engineering Lifelines Project – Earthquake Hazard Assessment, Yetton MC; McCahon IF, July 2008 Environment Canterbury Report U06/7

subdivision and the wider Lincoln community. The stormwater reserve will be developed for 'multi purpose' stormwater management and community recreation purposes, and will be connected via cycle and walkway linkages and to a proposed esplanade strip running north along the existing western waterway, which is to be enhanced with native planting,

5. SECTION 32 ASSESSMENT

5.1 This assessment has been prepared in fulfillment of the requirements of Section 32 (1)(d) of the RMA which requires the person who made a request for a Plan Change under Clause 25(2)(b) of Part 2 of Schedule 1 to consider alternatives, benefits and costs in an evaluation as stated in Clauses 32(3) to 32(6) of the RMA.

5.2 Section 32(3) of the RMA requires an evaluation of:

- a. *the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and*
- b. *whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives.*

There are no proposed amendments to the objectives, therefore only section 32(3)(b) is relevant to this assessment.

5.3 Under Section 32(4), the evaluation must also take into account:

- a. *the benefits and costs of policies, rules or other methods; and*
- b. *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.*

There are also no amendments to the policies, so only assessment of the proposed rules and other methods is required.

5.4 Effectiveness measures how successful a particular option is in achieving the desired environmental outcomes sought by the District Plan, and the Plan objectives.

5.5 Efficiency measures the comparative costs and benefits of alternative options.

Assessment of rules and other methods

5.6 An existing objective in the District Plan (Growth of Townships) and a proposed objective (Health and Safety Values) as part of Plan Change 32 are of particular relevance to rural residential development and are set out below:

Objective B4.3.7

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 longterm maintenance of rural residential character.

Proposed Objective B3.4.6 (Quality of the Environment)

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:

- Facilitate the provision of housing choice and diverse living environments outside the Urban Limits prescribed in the Regional Policy Statement*
- Avoid significant adverse landscape and visual effects on rural character and amenity*
- 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*
- Be integrated with existing settlements to promote efficiencies in the provision of cost effective infrastructure, including the requirement to connect to reticulated wastewater and water services*
- Ensure that rural residential expansion occurs in a way that encourages the sustainable expansion of infrastructure, and provides for a choice of travel modes*
- Assist in achieving concentric and consolidated townships and to retain the distinctiveness between rural and urban environments*
- 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*
- 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 in Rolleston and Lincoln, West Melton Military Training Area, agricultural research farms associated with Crown Research Institutes and Lincoln University.*

3.15 PC28 achieves these objectives as it proposes development in accordance with an Outline Development Plan. The adverse effects referred to in the objectives are avoided by virtue of the Site's location adjacent to the Urban Limit contained in Chapter 12A and the further provisions proposed by the plan change. The Site's location also enables integrated development with other land identified for development in the immediate vicinity, particularly the adjacent Business 2B and Living Z areas recently rezoned through Plan Change 7.

5.7 An assessment of the rezoning request against the relevant objectives and policies of the District Plan is set out in Table 1 of **Annexure 3**. That assessment demonstrates that the rules and methods proposed by PC28 will achieve the objectives and policies of the District Plan.

Alternative Options – Efficiency and Effectiveness and Costs and Benefits

5.8 The Table below considers the alternative options for achieving the District Plan objectives and purpose of the RMA with respect to the site, and the respective benefits, costs and overall efficiency and effectiveness of each option.

Table 5.1 Alternative Options for Denwood Site

Option	Benefits/Advantages	Costs/Disadvantages	Efficiency/Effectiveness
Option 1 Do nothing	<p>Avoids costs of preparing plan change.</p> <p>Land can continue to be used for farming purposes.</p> <p>Retention of existing rural amenity including open rural outlook from adjoining areas and relatively 'benign' farming activity (notwithstanding that some more intensive farming activity could occur as a permitted activity, subject to meeting provisions of relevant plans, including discharge provisions of Canterbury Natural Resources Regional Plan).</p>	<p>Significant growth is planned for Lincoln under Chapter 12A and Plan Change 7. .</p> <p>Suitable rural residential zoning is required in an 'urban periphery' location to support and complement that growth.</p> <p>With the rezoning of the land to the east Business 2B and Living Z, the character of the immediate environment is changing. Not considering the sites long term use now will not ensure integrated land use, servicing and urban form. The existing farming operations for the current Denwood Trustees farm property are compromised by the proposal for part (approximately 26 ha) to developed for urban purposes under PC7.</p> <p>Lack of provision for suitable rural residential land will:</p> <ul style="list-style-type: none"> - result in prospective rural residential landowners further 4 ha subdivision/ land purchase for rural residential purposes, which 	<p>Low – Moderate.</p> <p>Not effective in meeting the Chapter 12A allocation for rural residential development in SDC, in a location and manner which meets Policy 14 Methods.</p> <p>Inefficient as simply does not provide for the above Chapter 12A outcome in comparison with Option 2.</p>

		<p>is a less efficient use of the land resource.</p> <p>- encourage development in areas less appropriate.</p>	
<p>Option 2</p> <p>Rezone Living 3 with site specific controls and ODP requirement to address any potential environmental effects (the proposed Plan Change)</p>	<p>Meets some of the market demand for rural residential allotments.</p> <p>Provide a greater range of residential living options for those seeking to live in the Lincoln area.</p> <p>Provides a development with high amenity values which will enhance the Lincoln township.</p> <p>With the rezoning of the land to the east Business 2B and Living Z, the character of the immediate environment is changing. Considering the sites long term use now will ensure integrated land use, servicing and appropriate urban form.</p> <p>Change of site character from a largely open, intensive agricultural character to a rural residential environment with a substantial vegetated component. Levels of amenity and rural character will be maintained in short term, and enhanced in longer term</p>	<p>Loss of land for productive rural use.</p> <p>More costs to Council in administering rules and processing consents as there are some additional site specific performance standards and rules for the Lincoln Living 3 Zone.</p>	<p>High - meets part of the Chapter 12A allocation for rural residential development in SDC, in a location and manner which meets Policy 14 Methods.</p> <p>It is preferable for the largest allocations of rural residential land to be adjoining the two Key Activity Centres identified in C1 (Lincoln and Rolleston), where they are readily accessible to sustainable transport options and the facilities and services of these Centres.</p> <p>Specific provisions of PC (rules, ODP) ensure creation of high amenity rural residential environment and retention of long term rural residential density and character.</p>

Option 3 Rezone L2 (the existing District Plan L2 Zone)	Requires only minor changes to the District Plan and less costly to administer as there are no site specific rules.	Not consistent with Chapter 12A. The existing L2 Zone does not include the requirement for an ODP (as required under Chapter 12A) and does not add include the same level of specific provisions which will ensure creation and retention of long term rural residential character and respond to the specific circumstances of the site and surrounding area.	Low - not effective as not consistent with Chapter 12A or the requirement under the RMA to avoid, remedy or mitigate environmental effects.
Option 4 Rezone Living Z or Business 2B or a mix of the same	Land is not subject to any significant development constraints and is potentially an appropriate location for expansion of Lincoln township, adjoining the existing urban boundary.	Not consistent with Chapter 12A which does not include the site as a new greenfield growth area (however, land adjoining the east boundary is greenfield living and business areas.)	Low-moderate. There are other sites for new greenfield residential development on the periphery of Lincoln, including land on the eastern boundary of the site, as provided for in Chapter 12A.

Evaluation of Risk

- 5.9 Section 32 requires an evaluation of the risk of not acting in circumstances where there is uncertain or insufficient information about the subject matter of policies, rules or other methods. This can be particularly relevant where the subject matter requires consideration of scientific data. In this case, there is sufficient information and no uncertainties regarding that information, in order to be able to fully assess the environmental effects of the proposed rezoning.
- 5.10 The recent 7.1 magnitude Christchurch Earthquake (September 4th 2010) has raised greater awareness of the issue of earthquake hazard related risk. This is addressed in the Section 4 AEE under 'Natural Hazards'. There is considered to be sufficient information to be confident that the site is not subject to a high earthquake hazard risk and that any potential adverse effect can in any case be appropriately investigated and mitigated if necessary at the subdivision stage.

Conclusion

- 5.11 Retention of the current Rural (Outer Plains) zoning is not considered to be an effective and efficient use of the land when compared to rezoning the land to Living 3
- 5.12 Rezoning the land to Living 3 provides a development which is consistent with the Objectives and Policies in the Selwyn District Plan, with effects which are no more than minor.
- 5.13 The proposal will, accordingly, better achieve the purpose of the RMA than the other options considered.

6. CONSULTATION

- 6.1 There has been extensive consultation regarding the future development of Lincoln township and adjoining land, including the subject site through Change 1 to the RPS (now operative Chapter 12A), the Lincoln Structure Plan, Plan Change 7 (Lincoln and Rolleston) and the Selwyn District Rural Residential Background Report and Plan Change 17 consultation processes.
- 6.2 Lincoln University has confirmed that they are not opposed to rural residential development of the Site.
- 6.3 Consultation has been initiated with ECAN but there has been no formal response to date.

7. CONCLUSIONS

- 7.1 The proposal to rezone the Site to Living 3 is identified through the Section 32 analysis to be the best method to achieve the purpose of the Act and the relevant District Plan objectives and policies. It will be a sustainable and efficient use of land adjoining the long term urban boundary at Lincoln.
- 7.2 Enabling the Site to be developed for rural residential purposes is consistent with key land planning and transport strategies and plans including:
- Existing objectives and policies of the Selwyn District Plan;
 - Plan Change 7 to the Selwyn District Plan;
 - Chapter 12A of the Canterbury Regional Policy Statement;
 - Proposed Plan Change 32;
 - The Rural Residential Background Report
 - The Lincoln Structure Plan; and
 - Regional Land Transport Strategy.
- 7.3 Adverse effects of the plan change, such as visual and landscape, traffic and land transport, reverse sensitivity, noise, environmental health and safety and infrastructure effects can be avoided, remedied or mitigated. In particular, the use of an Outline Development Plan, Living 3 Zone rules and reserving matters of discretion for the subdivision stage will ensure good design outcomes with high amenity and a subdivision with a long term rural residential character which provides an appropriate transition at the urban/rural boundary.