

Request for a Change to the
Selwyn District Plan (Plan Change 41)

D J & S J Anderson

Trents Road • Prebbleton

August 2013

Request To Change the Selwyn District Plan under Clause 21 of the First Schedule of The Resource Management Act 1991

TO: The Selwyn District Council

D J & S J Anderson request changes the Selwyn District Plan as detailed below.

1. **The location** to which this request relates is:

Legal Description:	Lot 2 DP 51743
Total Area:	9.2 hectares
Address:	311 Trents Road
Location:	North east corner of Trents Road and Shands Road, Prebbleton

2. **The Proposed Plan Change** undertakes the following:

1. Amend Selwyn District Plan Planning Plan Sheets 1 and 2 of Maps 14,125 and 127, by rezoning Lot 2 DP 51743 on the north east corner of Trents Road and Shands Road from Inner Plains to Living 3.
2. Insert new Outline Development Plan, Trents Road, Prebbleton in Appendix 19 of Volume 1 Townships as illustrated in Attachment 1 as “Living 3 Zone, Trents Road, Prebbleton – Outline Development Plan”.
3. Amend Part C, Living Zone Rules – Buildings, permitted activity rule 4.2.2 in Volume 1 Townships as follows:

For the Living 3 Zone at Rolleston and Prebbleton identified on the Outline Development Plans in Appendix 19, 39, and 40 the following shall apply:

4.2.2 *Any principal building shall be a permitted activity if:*

- i. *That apart from one vehicle crossing and access not exceeding 100m² in area all land within the setback areas from roads as specified in Rule 4.9.31(i) and 4.9.34, excepting State Highway 1, will be devoted to landscaping; including the provision of at least one specimen tree capable of growing to at least 8m high being planted for every 10 metres of frontage and to be spaced at no less than 5 metres and no greater than 15 metres. The area between all road boundaries (other than with State Highway 1) and a line parallel to and 15m back from the road boundary is landscaped with shrubs and specimen trees covering as a minimum the lesser of 30% of the area or 250m²; and*
- ii. *The number of specimen trees in this area is not less than 1 per 10m of road frontage or part thereof; and*

- iii. *The trees are selected from the list below planted at a grade of not less than Pb95; and*
- iv. *Shrubs are planted at 'aa' grade of not less than Pb3 and a spacing of not less than 1 per square metre, typically located within a garden area dressed with bark chips or similar material; and*
- v. *Any paved surface area within the area does not exceed 100m² in area.*
- vi. *The list of suitable specimen trees for the purpose of this rule is:
— Maple, Silk Tree, Alder, Birch, River She Oak, Leyland Cypress, Monterey Cypress, Lacebark, American sweet gum, Magnolia, Pohutukawa, weeping Kowhai, Common Olive, Pine, Lemonwood, Kohuhu, Ribbonwood, Plane, Totara, Poplar, Oak, Elm, Michelia*
- vii. *The Council will require a planting plan to be submitted at building consent stage, prepared by a suitably qualified landscape professional, identifying compliance with the above control.*
- viii. *The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.*

Note: Rule 4.2.2 shall not apply to allotments of 4ha or greater in the Living 3 Zone identified on the Outline Development Plan in Appendix 39 and 40.

4. Replace Part C, Living Zone Rules – Buildings, permitted activity rule 4.2.3 in Volume 1 Townships with the following:

4.2.3 *Any Fencing in the Living 3 Zone shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only;
Except that nothing in the above controls shall preclude:*

 - i *the use of other fencing types when located within 10m of the side or rear of the principal building. Such fence types shall not project forward of the line of the front of the building.*
 - ii *fencing required by an Outline Development Plan and/or rule in this Plan as a noise barrier*
5. Insert Appendix 41 Indicative Road Cross Section – Living 3 zone and Fencing Typologies as contained in proposed Plan Change 32 to Volume 1 Townships.
6. Add a new permitted activity rule in 4.9 **Prebbleton** Buildings and Building Position after 4.9.12 as follows:

Prebbleton

4.9.XX Any building in the Living 3 zone Trents Road, Prebbleton (as shown on the Outline Development Plan in Appendix 19) shall be set back at least:

- (i) 15 metres from any road boundary except on corner lots a minimum setback of 10m applies to one road boundary**
- (ii) 5 metres from any other boundary**

7. Add a new permitted activity rule in 4.9. Buildings and Building Position as follows:

Living 3 Rural Residential – Shands Road, Noise Mitigation

4.9.XX For the purpose of protection against traffic noise intrusion from Shands Road any dwelling, family flat and any rooms within accessory buildings used for sleeping or living shall be located at least 25 metres from Shands Road and physical acoustic barriers shall be established in the locations indicated on the Outline Development Plan, Trents Road, Prebbleton in Appendix 19. The finished height of any acoustic barrier shall be no less than 3 metres above the adjacent ground level of any residential lot. The mass of any acoustic barrier shall be 8-10 kg/m² and shall be constructed and maintained with no gaps in the barrier construction or at ground level.

8. Add the following to Part C, 4 Living Zone Rules - Buildings, Reasons for Rules, Building Position

The requirement in the Living 3 Zone, Trents Road, Prebbleton, for a larger building setback from Shands Road and a noise attenuation structure near the Shands Road boundary and 25m along the adjoining side boundaries, has the purpose of reducing adverse noise impacts of Shands Road traffic on residents and any consequential reverse sensitivity effects.

9. Amend Part C, 12 Living Zone Rules-Subdivision, Standards and Terms, Effluent Disposal 12.1.3.4 as follows:

Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Southbridge, Springston, Tai Tapu and West Melton, or is within a Living 3 zone is supplied with reticulated sewage treatment and disposal facilities.

10. Amend Part C, Living Zone Rules – Subdivision, Standards and Terms, Prebbleton 12.1.3.28 as follows:

In the Living 1A, 1A1, 1A2, 1A3, 1A6, LX ~~and~~ 2A and 3 zones in Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19.

11. Add a new Rule 12.1.3.42 in Volume 1 Townships

12.1.3.42 Any subdivision in the Living 3 Zone on Trents Road, Prebbleton shall be in general accordance with the Outline Development Plan Trents Road, Prebbleton in Appendix 19.

12. Add the following to Table C12.1 for Prebbleton:

Township	Zone	Average Allotment Size Not Less Than
Prebbleton (Trents Road)	Living 3	Between 5000m ² and 1ha

13. Add new Living 3 Zone Assessment Matters as follows:

- The extent to which features that contribute to rural character, including open space and plantings, have been retained or enhanced.
- Whether fencing, roading (including cross sections and typologies) and utilities reflect the semi-rural nature and level of service appropriate for rural-residential areas.
- The extent to which any identified natural hazards and/or constraints, including flood and liquefaction hazard areas have been addressed.
- Whether overall densities based on the level of development and open space anticipated for rural residential living environments have been achieved
- Whether provision is made for safe connections and linkages between the subdivision and adjoining Townships to enable access to public transport and community and commercial facilities.
- Ensure connections to reticulated water and wastewater services are available at all property boundaries and appropriate measures are available to effectively treat and dispose of stormwater.

14. Any other consequential amendments including but not limited to renumbering of clauses and District Plan maps as appropriate

15. It is noted that with the proposed Changes to the Selwyn District Plan currently proposed through the Land Use Recovery Plan that the numbering of some rules and appendices may need amending before adoption.

DATED: 15 August 2013



.....
(Signature of applicant or person authorised to sign on behalf)

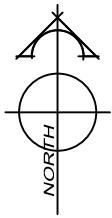
Title and address for service:

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Attachment 1 – Proposed Outline Development Plan



No direct
access to
Shands
Road

SHANDS ROAD

1
D.P.53113

2
D.P.51743

existing
access

TRENTS ROAD



DAVIE LOVELL • SMITH

PLANNING SURVEYING ENGINEERING

79 Cambridge Terrace P O Box 679 Christchurch 1. New Zealand
Telephone: 03 379-0793 Fax: 03 379-5664 E-mail: office@davies.co.nz

JOB TITLE:

**D J & S J Anderson
Trents Road**

SHEET TITLE:

Outline Development Plan

SCALE: 1:2500@A4

DATE: August 2013

CAD FILE: J:\16845\Plans and CT\ODP r1.dwg

DRAWING No:

SHEET No:

P.16845

REVISION:

R1

Legend



ODP Boundary



Road



Possible Future Road.



Acoustic Barrier and screen planting.



Trees to be retained.



Dwelling setback for noise mitigation.



Sewerage to connect to existing SDC system.



Water to connect 150Ø line.

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- A Davie Lovell-Smith Infrastructure Report
- B Graham Densem Landscape and Visual Assessment
- C Riley Consultants Geotechnical Assessment
- D Davie Lovell-Smith Preliminary Site Investigation, Soil Contamination
- E Novo Group Acoustic Assessment
- F Possible Subdivision of Lot 2 DP 51743
- G Certificate of Title

	Resource Management Act 1991 Selwyn District Council Selwyn District Plan	Plan Change P41
Private Plan Change Request – D & S Anderson		
<i>References:</i> Selwyn District Plan Volume 1: Townships Part C – Rules, Fencing and Subdivision Part E – Appendices, Outline Development Plan Planning Maps District Plan Maps 125 and 127		

1 Introduction

D & S Anderson requests a change to the Selwyn District Plan by rezoning 9.2 hectares of Rural Inner Plains land to Living 3 southwest of Prebbleton.

This document forms the Section 32 evaluation of the plan change, consisting of an evaluation of the contents of the Proposed Plan Change, and incorporates material from the following documents:

- Davie Lovell-Smith Infrastructure Report — (Appendix A);
- Graham Densem Landscape and Visual Assessment— (Appendix B)
- Riley Consultants Geotechnical Assessment —(Appendix C);
- Davie Lovell-Smith Preliminary Site Investigation, Soil Contamination (Appendix D)
- Novo Group Acoustic Assessment – (Appendix E)

1.1 Planning Background

As one of the fastest growing districts in New Zealand, provision for rural residential development has been an issue in Selwyn District for some time. The extensive rural areas of the district and the proximity to greater Christchurch urban area has made the eastern extent of the district highly desirable for ‘rural residential’ living. In the face of this pressure, the District has maintained strong policies to avoid development encroaching on versatile soils and to preserve compactness of its townships. The Canterbury earthquakes have also added critical pressure on the district to provide land for residents who have been displaced.

The policy history for rural residential development in Selwyn has been a long and complex one. Selwyn District provided for this in the past either specifically through private plan changes or resource consents relating to specific site/s or generally through identified zones within the Transitional District Plans prepared under the Town and Country Planning Act 1977. These rural-residential zones provided for allotments of 5000m² to 2 hectares in size whereas lot sizes have varied considerably for rural residential use established by resource consent e.g. 0.2 to 4ha. Where rural-residential zones adjoined existing towns, the Selwyn District Council in their current District Plan extended the urban limits to include these zones. Where they were set apart from towns, even by a small distance, these zones were provided as “Existing Development Areas” within the Rural Zone of Selwyn District Plan. In many cases these areas are not serviced with reticulated sewerage.

In 2007 Dave and Sue Anderson approached the Selwyn District Council with a view to development of their property on the North West corner of Trents and Shands Road for rural residential purposes. At the time the Council indicated that a plan change was an option, but suggested that they wait until the Council had developed its response to Proposed Change 1 to the Canterbury Regional Policy Statement (CRPS). The proposed change brought the recommendations from the Greater Christchurch Urban Development Strategy (UDS) into a statutory planning context and identified various growth areas. Relevant matters within Proposed Change 1 to the CRPS included the identification of growth targets for Selwyn District, the number of rural-residential households to be provided for, and the circumstances in which rural-residential development is appropriate.

The targets outlined in PC1 framed the context for several plan changes to the Selwyn District Plan, a Structure Plan for Prebbleton and a Rural Residential Background report, all of which the Andersons participated in by way of formal and informal submissions. Plan Change 17 (PC17) initiated by the Council recommended rezoning of six areas to accommodate approximately 170 rural residential households around the district. These were chosen for their suitability to integrate with existing townships. There has been significant controversy associated with this approach, as it appeared PC17 precluded other areas which were equally suitable for similar rural residential development, the application site being one of many.

Around this time two privately initiated plan changes (PC8 and PC9) were granted for 148 rural residential households. This significantly affected the context of PC17 as the 200 rural residential households projected by PC1/Chapter 12A were (in theory) now largely allocated to PC8 and 9 areas. As a result of approving these plan changes, most areas that were in PC17 will now need to be deferred until 2016. This is due to the Council potentially being unable to give effect to Chapter 12A should any new plan change requests for rural residential development propose a combined total of over 52 potential households.

Post-Earthquake Policy Context

- 1.1. The planning climate for development was further affected by the Canterbury earthquakes. This period saw PC1 of the CRPS being made operative (Chapter 12A), giving more surety to development. As a result of this, as well as PC 8 and 9 becoming operative, the Council withdrew PC17 and replaced it with Plan Change 32 (PC32). This new plan change provides for rural residential development at a policy level and steps away from allocation by promotion of specific zonings, but rather provides for privately initiated plan changes on a 'first come first served' basis.
- 1.2. It is noted that since notification of Proposed Plan Change 32 that Chapter Part 12A of 1998 Operative Regional Policy Statement, which deals with the "Development of Greater Christchurch", is no longer part of that RPS as a result of a Court decision. Proposed Change 1 to the RPS dealing with the same matters has (along with appeals to PC1) been revived but has been put aside while a Land Use Recovery Plan under the Canterbury Earthquake Recovery Act 2011 is prepared. While it is possible that this Recovery Plan will address rural residential development, it is expected due to time constraints in particular, that it will not do so in a manner that differs significantly from the PC1 or Chapter 12A approach. For this reason the applicants have chosen to take the initiative and request rezoning of their land for rural residential development.

2 The Environment

2.1 The Application Site

The land to be rezoned is a single property with a site area of 9.2 hectares and is on the northwest corner of Trents and Shands Road, south west of Prebbleton. The address is 311 Trents Road and the legal description is Lot 2 DP 51743, CT 30B/235 refer Figure 1 below.

The land to be rezoned is primarily used for residential and horse training, as shown in the aerial below. The property currently has access onto Trents Road some 175meters from the intersection with Shands Road.

Existing shelterbelts can be found along many of the internal boundaries of the site, as well significant plantings along the south (Trents Road) and western (Shands Road) boundaries of the site. The topography of the site is flat. The property is currently divided into a number of horse holding paddocks, a large raining track for trotting horses. In addition there is a house and a small table complex.

A detailed description of the site is contained in the Visual and Landscape Assessment by Graham Densem in Appendix B.



Figure 1 – GoogleMaps Aerial of Site (May 2013)

2.2 The Surrounding Environment

Prebbleton township is located to the northeast of the site – see Figure 2. The urban limit of Prebbleton, as defined in Proposed Change 1 of the Canterbury Regional Policy Statement, is approximately 670m to the northeast. The land in between this urban limits boundary and the site is the Kingcraft Drive “Existing Development Area” (EDA) which contains 40 properties all with substantial dwellings and curtilage. Access to the EDA is via Trents Road and Blakes Road but there is no connection through the block.

To the north is a lifestyle property with a single house, which has frontage onto Shands Road. Along the southern boundary of the site is a Selwyn District Council water race which drains water to the east. Opposite the site the property is used as a nursery and for tree propagation. To the west across Shands Road are various lifestyle properties.

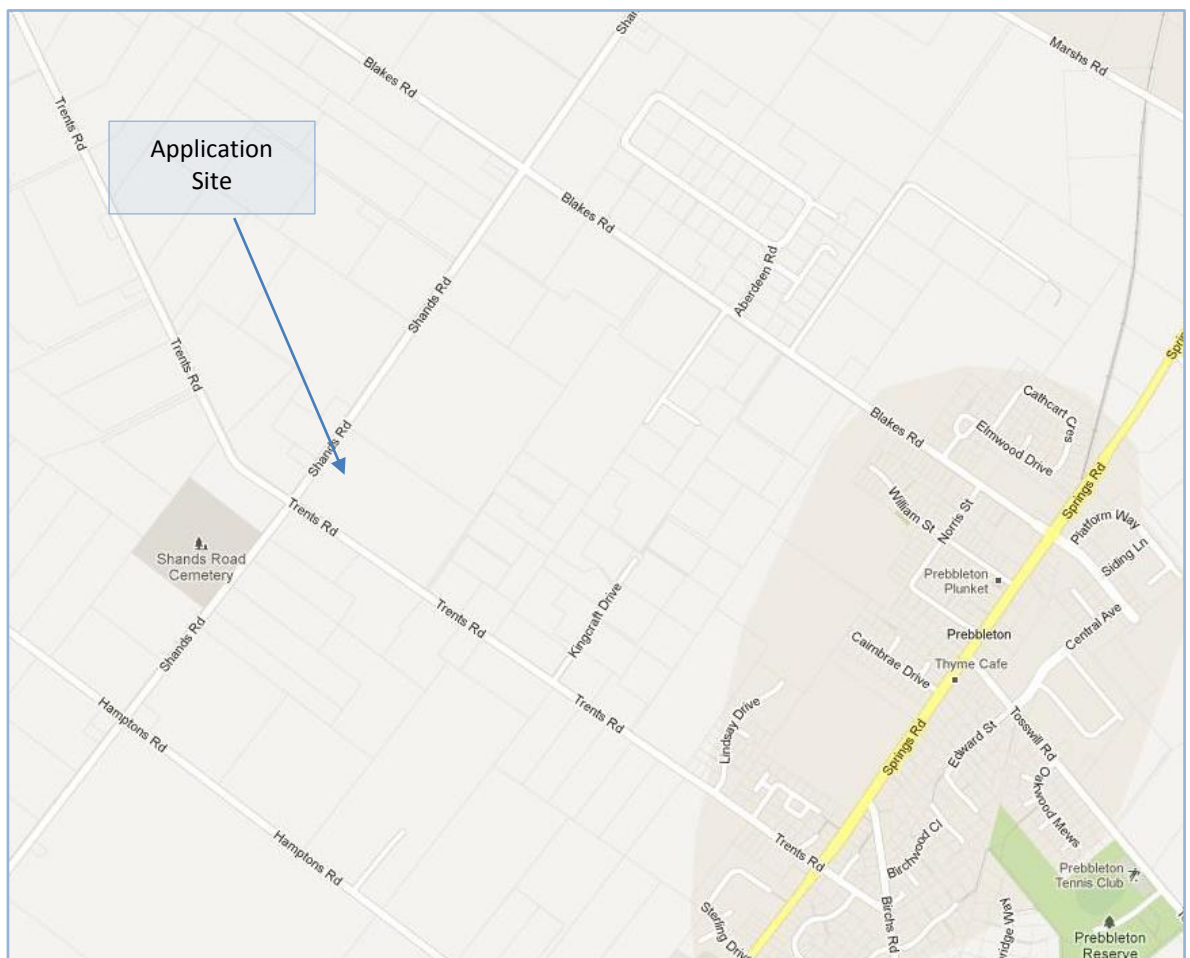


Figure 2 - Location Map

3 The Plan Change

3.1 Description of the Proposal

It is proposed to rezone approximately 9.2 hectares of Rural Inner Plains land to Living 3. This provides the opportunity to develop approximately 16 rural-residential allotments all accessed from Trents Road. The allotments are to be developed with an average area of between 5000m² and 1ha in accordance with the definition of rural-residential development and as proposed for this Living 3 zone.

An Outline Development Plan (ODP) has been prepared for inclusion in the District Plan. The ODP provides for:

- Road access from Trents Road, with potential link to the land to the north.
- An internal roading providing access to allotments.
- An acoustic fence along the Shands Road boundary which is to be screened by planting
- Setback of houses from Shands Road to mitigate noise impacts
- Retention of perimeter trees

3.2 Servicing

Servicing of the development will be by reticulated Council services. Details of the infrastructure requirements for the development are contained in the Infrastructure Report in Appendix A and are summarised as follows:

- Sewerage connection via a rising main which connects to Council's Pump Station at Waratah Park on the corner of Trents Road and Lindsay Drive.
- Water reticulation from extension of a water main in Trents Road on the south east corner of the site.
- Stormwater treatment and disposal for stormwater from road, roof and hardstand, by swales and discharged to soak holes within the site.
- Power reticulation from Trents Road.
- Telecommunications reticulation from Trents Road.

3.3 Proposed Amendments to the District Plan

The following amendments to the Selwyn District Plan are proposed:

1. Amend Selwyn District Plan Planning Plan Sheets 1 and 2 of Maps 14,125 and 127, by rezoning Lot 2 DP 51743 on the north east corner of Trents Road and Shands Road from Inner Plains to Living 3.
2. Insert new Outline Development Plan, Trents Road, Prebbleton in Appendix 19 of Volume 1 Townships as illustrated in Attachment 1 as "Living 3 Zone, Trents Road, Prebbleton – Outline Development Plan".
3. Amend Part C, Living Zone Rules – Buildings, permitted activity rules 4.2.2 in Volume 1 Townships as follows:

For the Living 3 Zone at Rolleston and Prebbleton identified on the Outline Development Plans in Appendix 19, 39, and 40 the following shall apply:

4.2.2 Any principal building shall be a permitted activity if:

- i. That apart from one vehicle crossing and access not exceeding 100m² in area all land within the setback areas from roads as specified in Rule 4.9.31(i) and 4.9.34, excepting State Highway 1, will be devoted to landscaping; including the provision of at least one specimen tree capable of growing to at least 8m high being planted for every 10 metres of frontage and to be spaced at no less than 5 metres and no greater than 15 metres. The area between all road boundaries (other than with State Highway 1) and a line parallel to and 15m back from the road boundary is landscaped with shrubs and specimen trees covering as a minimum the lesser of 30% of the area or 250m²; and
- ii. The number of specimen trees in this area is not less than 1 per 10m of road frontage or part thereof; and
- iii. The trees are selected from the list below planted at a grade of not less than Pb95; and
- iv. Shrubs are planted at 'aa' grade of not less than Pb3 and a spacing of not less than 1 per square metre, typically located within a garden area dressed with bark chips or similar material; and
- v. Any paved surface area within the area does not exceed 100m² in area.
- vi. The list of suitable specimen trees for the purpose of this rule is:
 - Maple, Silk Tree, Alder, Birch, River She Oak, Leyland Cypress, Monterey Cypress, Lacebark, American sweet gum, Magnolia, Pohutukawa, weeping Kowhai, Common Olive, Pine, Lemonwood, Kohuhu, Ribbonwood, Plane, Totara, Poplar, Oak, Elm, Michelia
- vii. The Council will require a planting plan to be submitted at building consent stage, prepared by a suitably qualified landscape professional, identifying compliance with the above control.
- viii. The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.

Note: Rule 4.2.2 shall not apply to allotments of 4ha or greater in the Living 3 Zone identified on the Outline Development Plan in Appendix 39 and 40.

4. Replace Part C, Living Zone Rules – Buildings, permitted activity rule 4.2.3 in Volume 1 Townships with the following:

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Except that nothing in the above controls shall preclude:
- i the use of other fencing types when located within 10m of the side or rear of the principal building. Such fence types shall not project forward of the line of the front of the building.
 - ii fencing required by an Outline Development Plan and/or rule in this Plan as a noise barrier

5. Insert Appendix 41 Indicative Road Cross Section – Living 3 zone and Fencing Typologies as contained in proposed Plan Change 32 to Volume 1 Townships.

6. Add a new permitted activity rule in 4.9 Prebbleton Buildings and Building Position after 4.9.12 as follows:

Prebbleton

4.9.XX Any building in the Living 3 zone Trents Road, Prebbleton (as shown on the Outline Development plan in Appendix 19) shall be set back at least:

- (i) 15 metres from any road boundary except on corner lots a minimum setback of 10m applies to one road boundary
(ii) 5 metres from any other boundary

7. Add a new permitted activity rule in 4.9. Buildings and Building Position as follows:

Living 3 Rural Residential – Shands Road, Noise Mitigation

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12. Add the following to Table C12.1 for Prebbleton:

Township	Zone	Average Allotment Size Not Less Than
Prebbleton (Trents Road)	Living 3	Between 5000m ² and 1ha

13. Add new Living 3 Zone Assessment Matters as follows:

- The extent to which features that contribute to rural character, including open space and plantings, have been retained or enhanced.
- Whether fencing, roading (including cross sections and typologies) and utilities reflect the semi-rural nature and level of service appropriate for rural-residential areas.
- The extent to which any identified natural hazards and/or constraints, including flood and liquefaction hazard areas have been addressed.
- Whether overall densities based on the level of development and open space anticipated for rural residential living environments have been achieved
- Whether provision is made for safe connections and linkages between the subdivision and adjoining Townships to enable access to public transport and community and commercial facilities.
- Ensure connections to reticulated water and wastewater services are available at all property boundaries and appropriate measures are available to effectively treat and dispose of stormwater.

4 Consultation

Dave and Sue Anderson and their consultants have undertaken considerable consultation with Selwyn Council staff in relation to this proposal to ensure that the area to be rezoned is appropriate located in relation to Prebbleton township and can be adequately serviced. This consultation has resulted in:

- the sewage disposal being reticulated rather than the use of on-site systems being adopted or a low pressure system.
- An acoustic fence being required for the Shands Road frontage to limit noise impacts on residents and in turn reduce the possibility of residents complaining about noise.

The Andersons have also undertaken consultation with the neighbouring landowners. In all cases the neighbours are either supportive or ambivalent about the plan change. The owner of the land adjoining the plan change site to the north is keen for this plan change to proceed as it provides and alternative access to his property from Trents Road.

Initial consultation has been undertaken with iwi through Mahaanui Kurataiao Limited. Te Whakatau Kaupapa indicates that there are no silent files in the Prebbleton area. In addition there are no waterbodies or remnant vegetation expected to be of significance to tangata whenua. Consultation to date has not identified any particular tangata values on or near the plan change site.

5 Assessment of Environmental Effects of the Proposed Change

Proposed Objective B3.4.6 in proposed Plan Change 32 (PC32) to the Selwyn District Plan sets out a range of matters relating to enabling rural-residential development while addressing potential adverse effects on the environment. These matters are considered below.

5.1 Location outside Urban Limits

Proposed Change 1 to the Canterbury Regional Policy Statement (PC1) and PC32 seek that rural residential development, (residential development with an average density of 1-2 houses per 1 hectare) is located outside the Urban Limits but adjoining townships in the Greater Christchurch urban Development Strategy area. The reasons for this approach are several and include:

- Achieve efficiencies in transport
- Facilitates a diverse range of living environments
- Reinforces the urban form of existing townships

The site to be rezoned is outside the Urban Limits set for Prebbleton being approximately 170m from the urban limits boundary to the east (on the western boundary of Waratah Park). The site does not adjoin the township in terms of the official urban limits but it does adjoin the Existing Development Area (EDA) based around Kingcraft Drive. From both a planning and community perspective the area is treated and perceived as part of Prebbleton. The draft Prebbleton Structure Plan and the Planning Maps show the EDA as joined to and part of the township. This is more so now that the intervening area between the EDA and the Springs Road residential area has been in-filled with the Waratah Park development and a recent plan change incorporated in the draft Land Use Recovery Plan.

5.2 Facilitating Housing Choice and Diverse Living Environments

The creation of a Living 3 zone on the site on the corner of Trents Road will provide for a housing choice not currently available, but one which is sought after. In the past the Living 2 and 2A zones provided for larger lot residential development. However most of that land is developed and it is unlikely that similar zoning will be established within townships within the Greater Christchurch Urban Area as there is now a move to achieve higher residential densities within these areas. The environment of the site is very pleasant and restful with the surrounding shelter trees and internal plantings. The size of lots proposed, generally in the order of 5000m², will enable reasonably efficient use of land while maintaining that distinction from residential development with expansive and tall plantings and open grassed areas. The number of lots to be created will be small, however it will provide a valued opportunity for creation of quality residential environments close to Prebbleton.

5.3 Character and Amenity

The land subject to this proposal is currently a mix of a rural use (horse training) with an associated residential component. Changing this use to rural-residential will alter the character of the area; however that does not necessarily mean that any adverse effects will arise. The interface between the rural and urban areas of Prebbleton will be shifted further west, to what is logically a viable boundary between Prebbleton and the surrounding rural area.

A full description of the visual and landscape character of the site and its surrounds is contained in the Visual and Landscape Assessment by Graham Densem contained in Appendix B. The following summarises the existing character. The trees on the site are visually prominent, comprising shelter belts on its margins and shelter and amenity trees in the house and stable areas and adjacent paddocks. Most of the trees are not of significant value as individual specimens but collectively they create an attractive environment of rural shelter and enclosure. The Shands Road frontage is lined with a continuous belt of evergreen trees about 6-8 metres high which have been trimmed into a hedge. The Trents Road frontage is also lined with trees which are slightly taller, being in the range of 8-10 metres. These trees are mostly deciduous broadleaves and are not trimmed but have crowns that spread above the road berm creating an attractive, enclosed, leafy rural feel to this section of Trents Road.

An additional element in this environment is the water race along the Trents Road frontage which reinforces the natural character of the area. All these existing character and amenity elements are considered to be completely consistent with, and in fact an asset, in relation to the small-scale rural residential development proposed. Over time new owners will develop on-site plantings which will further reduce the visual impact of the housing and hardstand areas.

The Graham Densem Assessment in section 5 of his report sets out a list of matters which are important in maintaining rural character and environmental values of the site and its surrounds. These matters are now listed with comments as to how they are addressed through this Plan Change. References to Amendment numbers are to those in the Plan Change Request.

1.	<i>Spaciousness:</i>	
(a)	<i>section sizes shall be no less than 0.5ha, which enables wide separation between neighbouring houses;</i>	Achieved by average lot size being between 0.5 and 1ha – Refer Amendment 8
(b)	<i>site coverage shall be no greater than 10% on any given lot, ensuring the majority of the lot remains open for trees, gardens and natural processes;</i>	Existing SDP Township rule 4.7.1 sets limit as the lesser of 10% or 500m ²
(c)	<i>no structures shall be erected within 15m of the property frontage;</i>	Achieved by Amendment 5 – New setback provisions
(d)	<i>no fences hedging or screen planting shall be erected on private street frontages or side boundaries within the 15m setback zone;</i>	Achieved by amendments to SDP Township Rules 4.2.2 and 4.2.33 – Refer Amendment 3.
(e)	<i>rural character shall be maintained in street design through openness at ground level, continuous grassed surfaces and tree planting.</i>	Achieved by adoption of Proposed Appendix 41 Indicative Road Cross Section – Living 3 Zone – Refer Amendment 4 Achieved by amendments to SDP Township Rules 4.2.2 and 4.2.33 – Refer Amendment 3.
2.	<i>Urban Character:</i>	
(a)	<i>all surface drainage shall be by grassed swales and according to natural drainage principles;</i>	Achieved by adoption of Proposed Appendix 41 Indicative Road Cross Section – Living 3 Zone – Refer Amendment 4
(b)	<i>street cross-sections shall emphasise grassed surfaces, avoiding kerbs and upstanding hardware in providing for essential services;</i>	Achieved by adoption of Proposed Appendix 41 Indicative Road Cross Section – Living 3 Zone – Refer Amendment 4
(c)	<i>signage such as entrance identifiers and street names shall be coordinated in a rural style.</i>	Achieved through subdivision consent conditions
(d)	<i>Fences, where erected, shall be of the farming vernacular, retaining a sense of openness.</i>	Achieved by amendments to SDP Township Rules 4.2.2 and 4.2.33 – Refer Amendment 3

3.	Trees:	
(a)	<i>Extensive plantings of deciduous, evergreen and native trees will occur in streets and reserves, to establish a leafy skyline for the development;</i>	Achieved by amendments to SDP Township Rules 4.2.2 and 4.2.33 – Refer Amendment 3
(b)	<i>Tree Covenant Areas will be defined on private sections where the development borders neighbouring properties (north and east) and Trents or Shands Roads. No buildings will be permitted within these areas and existing boundary trees must be retained and maintained by the owner. New trees may be planted in these areas so long as they do not inconvenience neighbours;</i>	Achieved by Outline Development Plan requirement to retain perimeter trees and consequent conditions on subdivision consents.
(c)	<i>It is expected most owners will undertake further amenity plantings within their properties;</i>	N/A
(d)	<i>Where appropriate, suitable existing trees within the site will be retained, including those which will be on private sections.</i>	Achieved through subdivision consent conditions
4.	Water race:	
(a)	<i>The district water race on the Trents Road frontage will be regarded as an amenity asset and its banks rounded as far as possible within SDC requirements and the need to retain frontage trees;</i>	N/A
5.	Shands Road Frontage:	
(a)	<i>For the purpose of noise control, a noise absorbent fence will be constructed along the length of the new zone, immediately behind the existing frontage trees. A second line of amenity trees will then be planted on the residential side of the fence, to screen it from view. The trees will be within a designated 'Tree Area' as in 3(b) above;</i>	Achieved by Outline Development Plan requiring acoustic fence and screen planting. – Refer Amendment 6
6.	Trents Road Frontage:	
(a)	<i>Where suitable, existing trees on the Trents Road frontage will be retained, to maintain the leafy rural feel of the road. This refers particularly to the half of the frontage nearest to Shands Road.</i>	Achieved by Outline Development Plan which requires retention of perimeter trees and by subdivision consent conditions.

The development will be constructed in a manner that reflects the intended rural-residential characteristics of the Living 3 Zone, as detailed in Policy B3.4.3(b) in PC32 of the Selwyn District Plan. This includes not using kerb and channel on the roads, no large entrance features and limited use of street lighting in accordance with the Council's Code of Practice. Details of these matters will be confirmed at time of subdivision. The final form of the development will ensure that the characteristics of the zoning sought will be achieved.

5.4 Water Quality

Rezoning of rural land for rural-residential use has the potential to adversely impact on ground and surface water quality. This potential arises from on-site effluent treatment and disposal or stormwater generated by increases in impervious surface coverage. As set out in the Infrastructure Report in Appendix A, it is proposed that the development be fully reticulated for effluent disposal. A connection to the new Council pump station on the corner of Trents Road and Lindsay Drive Road is to be undertaken ensuring that all allotments developed will be able to dispose of effluent in a manner that will avoid any potential for adverse impacts on groundwater quality.

Stormwater generated within the development will be treated via swales and discharged to ground via soakholes. The details of stormwater treatment and discharge are set out in the Infrastructure Report in Appendix A.

The site has the ability to treat and dispose of stormwater within its own boundaries, as well as the ability to access the Prebbleton township water supply and effluent disposal network without substantial expenditure being required by the public to upgrade the networks. No additional significant infrastructure, other than reticulation of services within the development site itself and an extension to the sewerage line east to Waratah Park is required. In this regard, the rezoning and subsequent development of this land is largely self-contained.

5.5 Neighbouring Activities and Potential Reverse Sensitivity Issues

Activities on neighbouring properties are largely lifestyle and rural residential. Some minor grazing occurs on the property to the north and the rural residential lot to the east has a small olive grove. To the south across Trents Road are Morgan and Pollard landscape contractors who have extensive landscape show areas as well as a nursery for shrubs and the like. Farming uses are well established further west of Shands Road behind the lifestyle properties which front the western side of Shands Road. Further south on Shands Road is the Council's cemetery. There is no intensive animal or crop production in the vicinity of the Plan Change area.

Larger residential allotments such as those proposed as part of the proposed Plan Change provide opportunities for locating dwellings and outdoor living areas away from neighbouring boundaries. These larger lots combined with the limited productive activities in the vicinity will either mitigate or avoid any potential adverse effects associated with the rural use of neighbouring properties, and consequent reverse sensitivity effects.

The one element that could cause adverse effects on amenity and consequent reverse sensitivity issues is the vehicle noise from Shands Road. To assist in the assessment of this matter the Selwyn District Council asked Russell Malthus of NovoGroup to consider what level and type of noise control might be needed to limit traffic noise from Shands Road to an acceptable level for future residents. This assessment is attached in Appendix E and concludes that:

- With 95% of the traffic on Shands Road at this point occurring between 6am and 10pm, most of the noise generated is in this period and will be perceived as relatively constant except for the peak hours 7am and 5pm when the noise would be about 3dBA higher. The night time noise between 10pm and 6am would be at least 10dBA lower than daytime and would be perceived as intermittent. The increase in noise from the estimated 9% increase over the period 2014 to 2041 as a result of the southern motorway extension and general growth is unlikely to be noticeable. Traffic volumes on Trents Road can be disregarded as they are much lower than Shands Road and would not contribute significantly to the noise environment.
- Predicted noise levels associated with the traffic volumes were calculated which showed that outdoor noise level 25 m setback from Shands Road without an acoustic barrier would be 65dBA which significantly exceeds the acceptable NZTA Planning Policy Manual level of 55dBA Leq (16hr). However an acoustic barrier fence of at least 3m would be sufficient to reduce the daytime levels to 55dBA Leq (24hr) at the 25m setback. Sound levels closer to the fence would be lower due to greater screening. With an external noise level of 55dBA Leq (24hr) and a dwelling with typical building construction which achieves a 15dBA reduction with window open, internal noise levels would be in the order of 40dBA. As this

occurs during the daytime this is consistent with the recommend noise levels in *AS/NZS 2107:2000 Acoustic- Recommended design sound levels and reverberation times for building interiors*.

To mitigate any possible noise effects to an acceptable level the Plan Change therefore:

- Includes a new rule which requires dwellings and accessory buildings used for sleeping or living to be no closer than 25 metres to Shands Road and that they are subject to a 3m high acoustic barrier of a specified density.
- The Outline Development Plan also requires this 25m setback and an acoustic fence to be erected along the Shands Road frontage and 25m along the adjacent side boundaries, which will sit between the existing shelter trees and a new belt of trees to ensure that its visual impact is minimised. This is considered to be a more visually satisfactory attenuation of noise as compared to mounds.

5.6 Natural Features

There are no natural features within the proposed Plan Change area. The water race along the southern boundary is a relatively natural feature that will not be altered by the proposal except to the extent that a further bridge will need to be established across the race to serve development within the Plan Change area. Details of the water race with regard to amenity and natural character are discussed and assessed by Graham Densem in his Visual and Landscape Assessment Report in Appendix B of this request.

No reserve areas are proposed within the development due both to its small size and the generous plantings that exist or are anticipated to be established by future residents. These will, in general, be retained on private property, but will add significantly to the amenity experienced by residents of the whole development.

The Outline Development Plan for this Plan Change area requires retention of existing perimeter planting as well as planting to screen the acoustic fence which will sit inside the existing tree belt on Shands Road. In addition to the road cross section will contain grassed berms and swales which add to the natural character of this rural residential development.

5.7 Transportation

Proposed Rooding Layout

The Outline Development Plan provides for roading and pedestrian/cycle access throughout the development by way of a spine road from Trents Road. A future link is provided for from this road through to the land to the north of the Plan Change site. All roads created by this development will be vested in Selwyn District Council. It is anticipated that the roads will be 19m wide and will serve as local roads.

The road linkage from the spine road provides for access to the land immediately north and the western section of the Shands Road/Blakes Road/Springs Road/Trents Road block. This access has the potential to serve a number of important purposes. Firstly, it will enable the block immediately to the north to be accessed from Trents Road should it be developed for rural residential or similar purposes. Secondly, it could provide access for other land in the western part of the block to the point that a linkage could be provided right through to Blakes Road. This will enable residents of

the area to access the various facilities on Blakes Road such as the school, preschool and community centre and the Springs Road shops without having to use Shands Road.

Further possibilities include the development of walking and cycle linkages through to Waratah Park or Springs Road. While this is not currently possible due to the lot layout of Kingcraft Drive, this could change if strategic purchases or agreements were obtained by Council or interested parties. These future linkages are considered to have a positive benefit not only for the future residents within the Plan Change area, but also for all existing and future residents of the block.

Site Access

Shands Road is classified an arterial route in the District Plan and Trents Road is deemed to be a local road. All lots will be accessed from Trents Road, avoiding any direct access from Shands Road. The existing house and horse training operation is accessed from Trents Road some 175m east of the Shands Road intersection. Most of the new allotments will be accessed via the internal spine road. As the lot on the corner of Shands and Trents Road can be provided with a complying vehicle crossing with a minimum 75m separation from the Shands Road intersection, access to this lot could be by direct access to Trents Road or via the internal road and a right of way.

The speed limit of Trents Road and Shands Road bordering the site is 100km/hr. The stretch of Trents Road to the southeast of this site, namely from the Waratah Park subdivision and Kingcraft Drive EDA, is 70km/hr where residential development occurs. It is noted that additional land on either side of Trents Road between Springs Road and Shands Road are also earmarked for urban residential zoning as part of the proposed Land Use Recovery Plan. This may provide an opportunity to extend the 70km speed limit once these areas are developed reflecting the urban settlement patterns of this general area.

Wider Traffic Environment

The wider traffic environment comprises roads such as Selwyn, Shands and Springs Road which are important corridors for private and freight traffic travelling between Christchurch, Prebbleton, Lincoln and Rolleston and further afield. These routes are fed from many east-west linkage roads such as Marshs, Blakes, Trents, Birchs, Tosswill and Hamptons Roads. Generally Trents Road, which extends through to State Highway 1 (SH1) at Templeton, is used less for commuter purposes than the others referred to.

This wider traffic environment is expected to change significantly in the next 20-30 years both as a result of an increase in population and economic activity in the south western greater Christchurch urban area and with the Christchurch Southern Motorway Stage 2 (CSM2) works by New Zealand Transport Authority (NZTA). CSM2 involves the establishment of a motorway from Halswell Junction Road near Springs Road through to the SH1/ Robinsons Road intersection. In addition, SH1 is to be widened and upgraded to a 4 lane expressway from Rolleston to Robinsons Road (MSRFL) which also forms part of this project. The following aspects may have relevance to this Plan Change area.

CSM2 has no direct link with Springs Road (Springs Road will pass over CSM2) but rather creates an interchange at Shands Road just south of Marshs Road. This interchange is located approximately 1.6km north of Plan Change site on Shands Road. The interchange is intended to provide more direct access to Lincoln in particular by way of Shands Road, thereby reducing the use of Springs Road, through Prebbleton as a through road to Lincoln and beyond. It will also enable some residents of Prebbleton to make quicker trips to Christchurch. The reduction in the future use of Springs Road (i.e. reduction from the baseline level of growth) is an intended consequence to improve the amenity and function of the Springs Road as the location of commercial and community activities, making it more user-friendly.

Recent upgrades of the Selwyn and Lincoln-Rolleston Roads, in conjunction with Shands Road have created a new district arterial that will connect with the interchange on Shands road to cater for growth, especially from the expanding southern areas of Rolleston. Additional progressive upgrades are expected to take place on adjoining local roads, including Shands Road, to cater for traffic using the CSM2 interchange. Funding for these upgrades have been made in the 2012-2022 Long Term Plan, however at this stage no decision has been made on the form of these upgrades. This will be determined after CSM2 is in place and the impacts of the changed traffic environment are known.

The assessment of traffic impacts of the CSM2 compares the predicted traffic flows from 2016 to 2046 with and without (baseline) the CSM2 which indicates that with CSM2:

- Marshs Road will have increased traffic because it will provide a direct link to the Shands Road interchange
- On the corridor connecting Lincoln and Prebbleton to Hornby and the rest of Christchurch, completion of the Project is expected to result in a transfer of traffic from Springs Road to Shands Road. This is likely to be a result of being able to access the motorway via the Shands Road interchange, rather than the baseline situation of getting on or off the CSM1 section of the motorway from Springs Road.
- On Shands Road, the increase just north of Prebbleton (south of Marshs Road) is 1,250 vpd (9%). As Shands Road is of a similar standard to Springs Road, this transfer of vehicles is not expected to adversely impact the operation of Shands Road.
- No increase above the baseline is shown for Trents Road between Shands and Springs Road; however this connection may prove to be used more frequently with the CSM2 in place.
- It is expected that Trents Road east of Main South Road will experience a decrease in traffic (1000 VPD) as traffic transfers to higher standard roads created as part of CSM2. This is as a result of the **overpass** created over the new motorway on western section of Trents Road between Blakes-Trents Road intersection and Shands Road.

Expected Traffic Generation

Surveys of rural residential developments around Canterbury suggest that daily traffic generation is approximately 8 vehicle trips per day per dwelling unit. This is assumed to be a 'high-end' estimate, which allows for a robust assessment to be carried out. It is anticipated that up to 16-17 allotments could be created as part of this subdivision if a minimum allotment size of 5000m² is proposed. Based on this, up to 128-136 vehicle trips per day (vpd) could be generated by this development.

The latest available traffic data from Selwyn District Council is shown in Table 1 (below). According to this data, the current vehicle trips per day on Trents Road between Shands and Springs Roads is 797 vpd as at October 2012. No estimate is available on the future traffic volumes, but on the basis of the growth projections used for the CSM2 assessment a doubling could be expected by 2046 i.e. approximately 1600vpd. On the basis of a conservative estimate of 136 vehicle trips being generated by full development of the plan change area, the total vpd in 2046 for this stretch of Trents Road is estimated as 1,736vpd (1600 + 136). This is still a moderate volume and one easily provided for within the current road formation and the general traffic environment in the area.

Table 1: SDC TRAFFIC COUNTS		
Location	Average Daily Traffic	Date
Shands Rd		
Blakes - Trents	6273	July 2011
Trents – Hamptons	6205	June 2011
Trents Rd		
Blakes – Shands	550	June 2011
Shands – Springs	797	Oct 2012
<i>Source: Selwyn District Council</i>		

The anticipated increase in traffic using the Trents/Shands Road intersection is also considered in the CSM2 traffic assessment. The intersection is assessed as having the same level of service with or without the CSM2 project proceeding. This is level of service E which at the lower end of the scale. The use of this intersection by traffic from the proposed rural residential development is not anticipated to reduce the level of service. However, over time it is expected that consideration will be given to how this intersection could be improved in terms of formation and sightlines which are currently partly obscured by vegetation near and at the corners.

Walking and Cycling

Trents Road has a verge on both sides which enables walking through to Springs Road. The western section the verge on the southern side is wider and more likely to be used by pedestrians whereas the northern side is partly occupied by the water race. The width and slope of the sides of the water race reduce the usable area for walking and cycling, however there would be significant advantages for all Trents Road residents if a path could be created on the northern verge. This could possibly be considered at the time the sewerage pipe is being laid from Lindsay Drive up to the Plan Change area.

The Council has turned its mind to the possibility of a walking and cycle route along Trents Road as part of its policy to link townships and the Walking and Cycling Strategy and in response to the opportunities potentially created by CSM2 and the four-laning of SH1. Trents Road provides a link between Templeton to Prebbleton, which in turn links to Lincoln via the Rail Trail. At this stage the Council has not made a commitment to this project.

5.8 Natural Hazards

A geotechnical investigation has been prepared by Riley Consultants for the application site (Appendix C). The testing undertaken for this investigation complied with the guidelines produced by the Ministry of Business, Innovation and Employment. With regards to the liquefaction potential for the site, the Riley report concludes:

1. *The ground has performed well during the recent Canterbury earthquake sequence.*
2. *Ground conditions typically consist of topsoil underlain by generally loose, fine alluvium (silty sand) to a maximum depth of 1.95m over competent gravel with subordinate sand, silt and cobbles. A design groundwater level of 7m is considered appropriate for the site. The encountered ground conditions correspond well with the regional geology from published information.*
3. *The fine alluvium has a variable bearing capacity of approximately 200kPa. The gravel has a geotechnical ultimate bearing capacity of at least 300kPa, and is a suitable stratum for*

- any foundation type. Specific investigations for each individual development are recommended in line with the **DBH** Guidelines.
4. The proposed subdivision is considered acceptable from a geotechnical perspective provided the recommendations outlined in this report are followed.
 5. Based on the interpreted geology and design groundwater conditions, the site is considered to have a minor risk of liquefaction from future design earthquake events. The risk of liquefaction-induced ground damage is consistent with a TC1 zoning.

There are no other known potential natural hazards that could affect the Plan Change site. In particular the site is not likely to be subject to material damage from erosion, falling debris, subsidence, slippage or inundation from any source.

5.9 Soil Contamination

A Preliminary Site Investigation into the potential for soil contamination has been undertaken for this property in terms of the Ministry for the Environment's Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand, 2011. This investigation contained in Appendix D to this plan change request, and considered the following information:

- Review of Selwyn District Council property information provided in a LIM
- Obtaining ECan data from the Listed Land Use Register (LLUR)
- Review of ECan GIS data
- Review of 4 historic aerial photos from circa 1940 to current
- Review of historical ownership history
- Review of local knowledge of site history
- Site visit

The investigation concludes:

The investigations undertaken have revealed that the majority of the site is unlikely to have been used in a manner that would have resulted in soil contamination of concern; however the site has had a confirmed HAIL use carried out on it, with the use of an above ground diesel storage tank. The risk of contamination is limited to the area around the tank. A detailed site investigation will be required to determine the level and type of any contaminants present and the possible risks to human health and the environment. The site appears to be well maintained and it is therefore envisaged that the diesel storage tank was used in a proper and safe manner. If a detailed site investigation reveals soil contamination associated with the fuel storage tank, it is likely that this contamination would be minor and could be easily and economically remediated.

5.10 Versatile Soils

The site generally contains Class II versatile soils. Within the last 50 or so years the site has either been used for extensive grazing and/or as a horse training facility. While both of these uses are land based, neither has used the soil for intensive production. Rural residential development will involve increased building and hard surface coverage; however the requirements of the rural-residential Living 3 zone and the expectations of the residents will result in the productive use of the land for tree growth, grassed areas and land drainage (swales, soakholes etc.). In addition, the potential to use parts of the new lots for horticulture will remain. Given the limited scale of the rezoning, the limited productive use of the site in the past and the ongoing use of the soils of the site for some productive and natural functions, the loss of productive capacity is considered to be limited.

5.11 Beneficial Effects

The provision of larger residential lots within the Prebbleton area will provide choice both for local residents and residents from further afield. This option is currently not available in what is a very desirable locality, with easy access to Christchurch and points further south. With the recent earthquakes in Canterbury, there is need to provide a range of choices for households who need to relocate. This proposal provides an option for people seeking a larger fully-serviced allotment that is located close to the amenities of a town and within commuting distance of Christchurch.



6 Statutory Requirements of Section 32 of the Act

Before a proposed Plan Change is publicly notified an evaluation must be carried out by the person making the request. The evaluation, carried out under Section 32 of the Resource Management Act, must examine:

- (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.

The evaluation is required to take into account:

- The benefits and costs of policies, rules, or other methods; and
- 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.

The Guidance Note on Section 32 analysis on the Quality Planning website makes the following statement:

Appropriateness - means the suitability of any particular option in achieving the purpose of the RMA. To assist in determining whether the option (whether a policy, rule or other method) is appropriate the **effectiveness** and **efficiency** of the option should be considered:

- **Effectiveness** - means how successful a particular option is in addressing the issues in terms of achieving the desired environmental outcome.
- **Efficiency** - means the measuring by comparison of the benefits to costs (environmental benefits minus environmental costs compared to social and economic costs minus their benefits).

In this case it is the appropriateness of rezoning rural land for rural-residential use that needs to be examined.

6.1 Objectives and Policies of the Selwyn District Plan

As the Proposed Plan Change does not seek to alter any objectives or policies of the Selwyn District Plan, the examination under Section 32(3)(a) of whether the objectives of the District Plan are the most appropriate way of achieving the purpose of the Resource Management Act is not required. This is because as the District Plan is operative it is assumed that the objectives are the most appropriate way to achieve the purpose of the Act. Similarly, it is assumed that as no policies are proposed to be altered, that they are the most appropriate means of achieving the objectives of the District Plan.

Although an assessment of the appropriateness of the objectives and policies of the Plan is not required, it is worthwhile to consider the proposed Plan Change against the proposed objectives and policies contained within Proposed Plan Change 32 (PC32). PC32 was notified by the Council in March 2012, and introduces the Living 3 Zone to the Township section of the Selwyn District Plan as the means of providing opportunities for rural-residential development:

... in locations that adjoin established townships to encourage energy conservation, cost effective provision of infrastructure and convenient access to the amenity, services, employment and social opportunities provided in townships. The intensification of rural land to Living 3 Zone densities is expected to be through a comprehensive plan change process to avoid unconsolidated urban sprawl, inefficiencies in the provision of infrastructure and services, loss of rural character and adverse reverse sensitivity effects.¹

PC32, and in particular Objective B3.4.6 and Policy B3.4.3(b), provide an appropriate policy basis for examining any proposed rezoning. While PC32 is on hold pending the finalisation of the Land Use Recovery Plan being prepared under the earthquake legislation, the new objective and policy are relevant to the consideration of this proposed rezoning. The following assesses the proposed rural-residential rezoning against these two matters.

Objective B3.4.6 states:

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.*

To date (May 2013), there are only two areas that have operative Living 3 zoning, both of these are in Rolleston. It is understood that the Outline Development Plans that facilitate the development of these areas provide for a total 148 rural-residential sections. The Council notified a private plan change for a Living 3 Zone at Lincoln in October 2012, however it is noted that the Council's website states that it is currently on hold at the applicant's request.

¹ Amendment 3 of PC 32 to A4.5 Townships and Zones – Use of Zones of the Township Section of the Selwyn District Plan.

This proposed Living 3 zone at 331 Trents Road, Prebbleton provides for an addition 16 rural-residential allotments within the Selwyn area of the Greater Christchurch Urban Development Strategy, as shown in the potential subdivision layout in Appendix F. When operative, the proposed zoning would mean that there was provision for a total of 164 rural-residential allotments within the identified area of Selwyn. This provision falls within the 200 lots sought by Objective B3.4.6. However, it is noted that that it is unlikely that the Rolleston Living 3 zones will be used for rural residential development in the foreseeable future, and in particular in the period 2013-2016, as a dairy operation has recently been established on this land. In comparison the current owners of 331 Trents Road intend to subdivision and develop their property for rural residential purposes once the Living 3 zoning is in place, thereby providing a housing choice within the Prebbleton area that is not currently available.

The eight aspects of Objective B3.4.6 are implemented through a new policy, B3.4.3(b), which sets out the strategic outcomes for new Living 3 areas. The majority of these matters are considered in depth in the Assessment of Effects in Section 5 of this report and are summarised in the following assessment. The matters in policy B3.4.3(b) are now considered.

- (a) *avoid identified constraints, including strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms associated with Crown Research Institutes and Lincoln University, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Lincoln and Rolleston, Transpower High Voltage Transmission lines and associated infrastructure, Burnham Military Camp and West Melton Military Training Area.*

The location of the proposed new Living 3 zone avoids all of the identified strategic and nationally important facilities identified above. The site is also located 1600 metres from the proposed extension to the Christchurch Southern Motorway. (CSM2) Further the site is not located in an area of high groundwater or close to the identified intensive farming activities in the north.

- (b) *avoid land that contain sites of significance to tangata whenua or where development would result in significant adverse effects on ecological values or indigenous biodiversity*

There are no known wāhi tapu, wāhi taonga or mahinga kai sites within the application site or close by. The site also does not contain any significant ecological indigenous biodiversity values.

- (c) *avoid land that is unreasonably susceptible to liquefaction and lateral displacement during large earthquake events, soil contamination and identified natural hazards*

Natural hazards and soil contamination are considered in detail in the Geotechnical Report in Appendix C and Soil Contamination Report in Appendix D of this Plan Change Request respectively and are summarised in Section 5 Assessment of Effects. The conclusion of those assessments is that the site is not subject to significant natural hazards that would prevent it from being developed. Further the site is also generally suitable for rural-residential development as there is low risk of contamination for the majority of the site.

- (d) *are efficiently serviced with network infrastructure, particularly water, waste water and roading*

As discussed, within the Infrastructure Report in Appendix A of this Plan Change, the site is able to be efficiently serviced and connected to Council infrastructure.

- (e) *does not significantly undermine the consolidated management of urban growth or result in the loss of a clear separation between Townships and the rural environment*

The location of the proposed rezoning adjoins an existing rural-residential area, which provides a constraint on the westward growth of the urban area of Prebbleton. This extension essentially confirms the western edge of the Prebbleton urban area. Further the proposed rezoning does not extend the town beyond Shands Road, which is accepted as being the western edge of the wider township area.

As discussed within the landscape assessment in Appendix B, the site will retain its existing rural character from an external perspective, which will assist in ensuring that a visual separation between the town and the wider rural area remains.

- (f) *are integrated with townships to facilitate access to public transport, health care and emergency services, schools, community facilities, employment and services*

Trents Road is one of the main local roads of Prebbleton. The frontage of the site to Trents Road and the proposed access point, as shown in the proposed Outline Development Plan, assist in integrating the rezoned area with the township. Such integration would not occur, for example, if Shands Road had been used for access. Trents Road provides future residents with access to Springs Road, the main road of Prebbleton. Similarly Trents Road provides access to Lindsay Drive which will be expected to link through to Blakes Road via Cairnbrae Drive at the end of 2013. This route will provide a link to facilities such as the Prebbleton Primary School.

The proposed Outline Development Plan highlights a possible northern linkage should the land to the north be rezoned in the future. However additional linkages eastwards are not currently possible due to the Kingcraft Drive development.

- (g) *are adjacent to the urban edge of Townships on at least one boundary, while avoiding future urban growth areas identified in Township Structure Plans, areas currently zoned Living Z, or the Regional Policy Statement*

The proposal is located adjacent to an existing rural-residential development at Kingcraft Drive. This area is not currently zoned, but is identified in the District Plan as an Existing Development Area. The proposed rezoning can effectively be seen as a minor extension of this existing rural-residential area. The site is located outside of the areas identified for the future urban growth of Prebbleton.

- (h) *are developed in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure and integration of the rural residential area with the adjoining Township.*

The proposed Plan Change seeks to include an Outline Development Plan for the rezoned area and associated rules requiring its implementation in the District Plan. The ODP identifies key elements to be created or maintained in the site's development including retention of the perimeter trees and a building setback from Shands Road to mitigate the impact of vehicle noise.

On the basis of the above, it is considered that this site is able to meet the strategic outcomes sought by Policy B3.4.3(b).

Policy B4.3.4(b) also sets out the amenity outcomes and levels of services that the Council are expecting from the Living 3 zone. These are now considered.

- *appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, achieve the necessary degree of openness and rural character and avoid the collective effects of high densities of built form*

A possible subdivision layout showing a potential 16 allotments is contained in Appendix F. This possible layout, which has informed the proposed Outline Development Plan, provides for easy and safe access to Trents Road.

This possible layout informed the landscape assessment contained in Appendix B, which concludes that the retention of the existing site plantings means that the external rural character of the site will remain largely intact. In addition, there are numerous elements of the development required by the ODP and existing and proposed new rules which will retain a high degree of rural character e.g. extensive grassed and treed areas. All these requirements will maintain the amenity and character of the area.

- *public reserves, parks and peripheral walkways are avoided unless it is appropriate to secure access to significant open space opportunities that benefit the wider community*

No public reserves or peripheral walkways are proposed within the Outline Development Plan for this zone.

- *suburban forms of services are avoided, such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections)*

Council's Proposed Plan Change 32 introduces a new rule requiring all roading within Living 3 zone to incorporate the road treatment shown in a cross section in a new Appendix. That cross-section shows swales either side of the road and no kerbs or footpaths. As discussed in the Infrastructure Report, the road construction will reflect this treatment and Council's Engineering Code of Practice. All other aspects of the road construction, such as street lighting will also reflect the desired rural-residential character.

- *fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelterbelts and hedging (see Appendix 41 for examples of such fencing)*

This proposed change seeks to amend Rule 4.2.3 so that it applies to this land as well. This rule requires a particular typology of fencing to be created. Additionally, the proposed Outline Development Plan requires the retention of the existing external plantings on the boundaries of the site. Through including this site as part of rule 4.2.3 and the retention of the existing plantings, the proposal will ensure that a rural vernacular will occur within the final development.

Overall it is considered that the Proposed Plan Change is consistent with the strategic outcomes sought for rural-residential development by Selwyn District Council. Additionally the resulting amenity is considered to be consistent with the outcomes required under Proposed Plan Change 32.

Given the conclusions within Section 5 on the effects of the proposal on the environment and the above assessment, the proposed rezoning of the 9.2 hectare site at 331 Trents Road, Prebbleton is considered to be an appropriate means of achieving the outcomes sought by the objectives and policies of the District Plan.

6.2 Assessment of the Benefits and Costs of the Proposed Change

In order to determine the effectiveness and efficiency of the proposed rezoning, an assessment of the benefits and costs of the proposed Plan Change, together with an examination of the risks of acting or not acting based on the information provided is required. In order to determine the relative benefits and costs of the proposed change, options other than the proposal should also be examined. In terms of this proposal the options considered are:

- Option 1 – Leave the area zoned Rural
- Option 2 – Rezone the land as Living 3
- Option 3 – Apply for resource consent for proposed subdivision and development

The following is an assessment of these options.

Benefits and Costs of Option 1 – Leave the area zoned Rural

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> • Maintains the existing character of the area. • Allows the Council to implement proposed Change 1 to the 1998 Canterbury Regional Policy Statement (CRPS) and Land Use Recovery Plan within their own timeframe. 	<ul style="list-style-type: none"> • Does not fulfil the District Plan's objective of an equitable process to rezoning land. • Does not implement Proposed Change to the CRPS 1998 or LURP. • Reduces level of choice for potential purchasers of rural-residential allotments. • Does not contribute to the cost of existing reticulation of services.

Benefits and Costs of Option 2 - Rezoning the Subject Land as Living 3

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> • Implements Proposed Change 1 to the CPRS 1998 and LURP. • Implements the Proposed Change 32 • The area is not dependent on the development of other land to provide access or infrastructure, such as stormwater disposal. • Provides an alternative for prospective purchasers of rural-residential allotments within Selwyn District and elsewhere. • Economic benefit to Council from larger rating base through additional properties being added upon subdivision, and the payment of development contributions for new infrastructure (e.g. Eastern Selwyn Sewerage Scheme). 	<ul style="list-style-type: none"> • Loss of rural land for productive purposes. • Change in character of the area from rural to rural-residential. • Small increase in traffic generated within and around Prebbleton.

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> Provides long-term certainty for both the developer and potential purchasers as to the use of the land. Supports existing Council reticulated services, e.g. sewer system and water supply. 	

Benefits and Costs of Option 3 – Develop the land by Resource Consent

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> Council has the ability to place stricter controls on the development through consent conditions than may be possible through a plan change. Potential for greater environmental benefit through Council having greater control over development, and being able to require some land for environmental compensation for the use proposed. Assists in implementing Proposed Change 1 the CPRS 1998 and LURP. 	<ul style="list-style-type: none"> Potential social cost arising from lack of long-term certainty for potential and future purchasers and adjoining neighbours as to the use of the land, as additional consents to alter conditions can be sought. Potential and future purchasers would need to obtain consent if they were to alter uses, for example home occupation rules from the rural zone would still apply. Restricted timeframe in which land has to be developed and houses built, leading to potential economic costs for landowner/developer. Less flexibility in being able to develop the land. Possibly higher costs to develop land through the placing of tighter controls on the development by way of strict conditions on a consent. Unwanted precedent in terms of allowing large scale rural-residential activity in the rural zone through consent only.

The above assessment highlights that the advantages and benefits of rezoning this area of land for rural-residential use (Option 2) outweigh the potential costs and disadvantages. Whilst the costs or disadvantages of the other options clearly indicate that they are not appropriate.

6.3 Effectiveness

In determining the effectiveness of the Plan Change and other options to achieve the objectives, it is considered appropriate to include within “the objectives” the objectives of the relevant broader policy documents. These matters are considered in more detail in Sections 7 to 9 of this report. These latter objectives are particular relevant because they set out, at a strategic level, how growth should be provided for within the Selwyn District. On this basis the proposed Plan Change is assessed to be the most effective to achieve the objectives of the District Plan, CRPS 2013, and Proposed Change 1 of the CRPS 1198. In particular the proposed Plan Change is the only method that can ensure all of the following:

- A rural-residential development of an appropriate density.
- Development in accordance with an outline development plan

- Integration of development with existing infrastructure
- Specific amenity standards to be achieved in final development.

6.4 Efficiency

In determining efficiency, it is necessary to compare the costs and benefits of the three options listed in the tables above. These costs and benefits relate to a variety of matters including environmental, process and land use compatibility. In relation to all these matters Option 2 has a greater number of benefits/advantages as compared to Options 1 and 3, while Option 2 has the same or lesser costs/disadvantages.

Assessment Regarding Information Provided

There is a large amount of information available about the site and the effects of the proposed rezoning; as such it is considered that there are no risks in acting.

6.5 Overall Assessment

Based on the assessment above, the overall conclusion is that the Proposed Plan Change is a more appropriate method for achieving the objectives and policies of the District Plan than the existing plan provisions or the alternatives canvassed above. It is also concluded that the environmental, social and economic benefits of the Proposed Plan Change outweigh any of the costs. On this basis, the proposed rezoning is considered to be an appropriate, efficient and effective means of achieving the purpose of the Resource Management Act.

7 Canterbury Regional Policy Statement 2013

The Selwyn District Plan is required under section 73(4) of the Resource Management Act to give effect to the Canterbury Regional Policy Statement 2013 (CRPS). Any proposed change to the District Plan must also give effect to the CRPS. Section 74(2) of the Act also requires territorial authorities to have regard to any proposed regional policy statement when preparing or changing a district plan.

The CRPS provides guidance on matters relevant to the growth of settlements within the region. Chapter 5 of the CRPS addresses concerns resulting from landuse and infrastructure on a region wide basis, and the objectives and policies of this chapter seek to ensure that development and growth does not have an adverse effect on the environment.

The objectives and policies in Chapter 5 of the CRPS 2013 seek to promote urban and rural-residential developments that have regard to the efficient use and development of resources while ensuring that any adverse effects on the environment are avoided, remedied or mitigated. Consolidation and integration with existing infrastructure is promoted, whilst ensuring that regionally significant infrastructure and the strategic transport network are not adversely impacted by any new development.

The proposal is effectively an extension of an existing rural-residential development (Kingcraft Drive). On this basis the proposed rezoning is considered to implement the requirements of consolidation and integration. The rezoning provides a different housing choice for the community, and will be connecting into existing infrastructure. The rezoning combined with the development requirements such as reticulation of services, ensures that the completed proposal will have minimal effects on the physical environment, as set out in the AEE. The location of the site also

ensures that transportation infrastructure, including the proposed Stage 2 of the Christchurch Southern Motorway, is not compromised. Overall, the proposed rezoning is considered to give effect to the objectives and policies in Chapter 5.

Chapter 6 is intended to address the issues relating to growth and development within the Greater Christchurch Area. This chapter does not exist in an operative state at this stage, but is proposed to be inserted through the Land Use Recovery Plan (LURP) prepared under the Canterbury Earthquake Recovery Act 2011. A draft version of the LURP was released for comment in March 2013, and this is considered in Sections 7.1 and 8 below.

7.1 Chapter 6 as proposed by LURP

Chapter 6 as proposed by the LURP sets out the objectives and policies to guide the recovery of the Greater Christchurch area, including the intended land use distribution for the planning period up to 2028. Primarily this chapter addresses matters associated with the urban areas of Greater Christchurch. As rural-residential development is a form of housing choice available for recovery, it is also addressed within Chapter 6. With the principles of consolidation and intensification guiding urban development, Chapter 6 sets out to manage rural-residential development in a way that does not compromise those principles. This is acknowledged in Objective 6.2.1(f). The amendments to be included within the CRPS include a definition of rural-residential which is:

Rural residential activities: means residential units outside the identified priority areas at an average density of between 1 and 2 households per hectare

The guiding policy on rural-residential development is Policy 6.3.8. This policy allows for rural-residential development, beyond that which existed at 1 January 2013, to be provided by Territorial Authorities in accordance with a rural-residential development plan prepared in accordance with the Local Government Act 2002. Selwyn District Council is currently preparing this plan and it is understood that this Development Plan will be largely based on the Council's 2010 Rural Residential Background Report and proposed PC32. On that basis it could be expected that this proposed Plan Change rezoning of 331 Trents Road Living 3 will be largely or fully in accord with the Development Plan when it is completed.

In identifying areas where rural-residential development may be appropriate, Policy 6.3.8 sets out a 'checklist' of matters that must be taken into consideration. The following table considers the proposed rezoning against these matters.

Policy 6.3.8	Comment in relation to Proposed Rezoning
(1) <i>The location must be outside the priority areas for development and existing urban areas;</i>	The location of the proposed rezoning is outside of the priority areas and existing urban area of Prebbleton.
(2) <i>All subdivision and development must be located so that it can be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal</i>	The proposal is able to connect to the Council reticulated systems within Prebbleton, including sewer and water. Stormwater will be treated and disposed of on site. See the Infrastructure Report prepared by Davie Lovell-Smith Ltd for further details.

Policy 6.3.8	Comment in relation to Proposed Rezoning
(3) <i>Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State Highway under the Government Rounding Powers Act;</i>	The rezoned land has frontage to two roads. As Shands Road is an arterial road within the Selwyn District Plan, primary access is to be gained from Trents Road.
(4) <i>The location of any proposed rural residential development shall:</i>	
(a) <i>avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;</i>	The land to be rezoned is outside of the latest 50dBA Ldn air noise contour for Christchurch International Airport.
(b) <i>avoid the groundwater recharge zone for Christchurch City's drinking water;</i>	The land to be rezoned is outside of the Christchurch groundwater recharge zone.
(c) <i>avoid land between the primary and secondary stop banks south of the Waimakariri River;</i>	The land to be rezoned is not between the primary and secondary stopbanks of the Waimakariri River.
(d) <i>avoid land required to protect the landscape character of the Port Hills;</i>	The land to be rezoned is not located on the Port Hills.
(e) <i>not compromise the operational capacity of the Burnham Military, West Melton Military Training Area or Rangiora Airfield;</i>	The land to be rezoned is located a substantial distance from the facilities identified and will not compromise their ability to operate.
(f) <i>support existing or upgraded community infrastructure and provide for good access to emergency services;</i>	The land to be rezoned will provide a housing choice for residents of Greater Christchurch, and therefore will be able to support the existing community infrastructure within Prebbleton. As it is located adjacent to the township, there is good access for emergency services.
(g) <i>not give rise to significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;</i>	There is no strategic infrastructure or rural activity within the surrounding environment of the proposed rezoned land that could give rise to reverse sensitivity effects.
(h) <i>avoid significant natural hazard areas including steep or unstable land;</i>	The subject land is generally flat and is located some distance from the nearest river. The risk of liquefaction from earthquakes is very small – refer Geotechnical Report in Appendix C. On this basis there are no significant natural hazards that could impact on the site.

Policy 6.3.8		Comment in relation to Proposed Rezoning
(i)	<i>avoid significant adverse ecological effects;</i>	Given the historic farming use of the site, there are no significant ecological areas that could be impacted by the proposed rezoning.
(j)	<i>not significantly adversely affect ancestral land, water sites, wāhi tapu and wāhi taonga of Ngāi Tahu;</i>	As far as can be ascertained there are no sites of cultural significance to Ngāi Tahu within the application site.
(k)	<i>where adjacent to or in close proximity to an existing urban or rural residential area be able to be integrated into or consolidated with the existing settlement;</i>	The application site is located in close proximity to the existing urban area of Prebbleton. It is effectively an extension of an existing rural residential area that adjoins the Urban Limits. Connections are available primarily via Trents Road through to Springs Road and Lindsay Drive (which will link through to Blakes Road by the end of 2013). The ODP also creates the possibility of a link through the western section of the block to Blakes Road.
(l)	<i>avoid adverse effects on existing surface water quality.</i>	There are waterways in close proximity to the application site that could be impacted by its development
(5)	<i>An outline development plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character.</i>	An Outline Development Plan has been prepared for the rezoned land and is included within the Plan Change. This ensures all development will connect to an internal road, that a future link road is available if land to the north is rezoned for rural residential use, that an acoustic fence and building setback is required to mitigate vehicle noise effects from Shands Road and that perimeter trees will be retained.
(6)	<i>A rural residential development area shall not be regarded as in transition to full urban development.</i>	The land to be rezoned when combined with Shands Road provides an effective western edge to Prebbleton.

Whilst there is no Rural-Residential Development Plan for the Selwyn District, the proposal to rezone the subject site for rural-residential use is considered to sit comfortably with the intentions of proposed Chapter 6 of the CRPS and as such can be said to implement this policy.

7.2 PC 1 to Canterbury Regional Policy Statement 1998

Proposed Change 1 to the CRPS 1998 provides for the future growth of the Greater Christchurch Area, and helps to implement the outcomes of the Greater Christchurch Area Urban Development Strategy and provide strategic guidance on where and how growth is to occur. This Proposed Change has been appealed and is still before the Environment Court. The Court however, has set aside hearing the appeals while the Land Use Recovery Plan under the Canterbury Earthquake Recovery Act 2011 is prepared.

Proposed Change 1 to the CRPS 1998 is not dissimilar to Chapter 6 prepared under the LURP (See section 7.1 above). The main difference is that Proposed Change 1 contains a policy delineating the number of rural-residential households to be provided within each district. Table 1 of Policy 6

allows up to 600 rural-residential households within the Selwyn District to be provided for by 2041, with 200 households to be provided for between 2007 and 2016. The Anderson Plan Change provides for only approximately 16 households, and therefore fits within the limits set within Policy 6.

Given that the assessment of this proposal in section 7.1 above concludes that the proposal is consistent with, and assists in implementing, Chapter 6 of the CRPS 2013, it can be inferred that the proposal is also consistent with and implements Proposed Change 1.

8 Draft Land Use Recovery Plan

At the time of writing, a draft Land Use Recovery Plan (LURP) had been put out for public comment by Environment Canterbury, with a final draft to be submitted to the Minister of Earthquake Recovery at the beginning of June 2013. The draft LURP was prepared under the Canterbury Earthquake Recovery Strategy and is intended to provide certainty to the community about where new development will be located and how redevelopment of damaged areas will occur.

The draft LURP sets out ten priorities covering the following matters:

1. a clear and co-ordinated of land use plan for recovery;
2. supporting, facilitating and enabling recovery and rebuilding;
3. development that ensures efficient use of resources and the delivery of core infrastructure;
4. encouraging development that protects and enhances the environment, whilst recognising natural hazards and avoiding environmental constraints;
5. increasing housing supply to meet demand;
6. increasing house choice to support the recovery;
7. restoring and enhancing the quality and sustainability of housing areas;
8. identifying and providing sufficient industrial, office and retail land;
9. ensuring business land makes best use of resources and infrastructure and delivers attractive business premises and urban environments; and
10. maintaining and enhancing access for key freight movements.

The draft LURP then sets out a number of responses to address the priorities identified. Whilst rural-residential development is not specifically identified within the responses to the above priorities, it is acknowledged within the explanation to Priority 6 that such development does satisfy part of the demand for housing generated as a result of the earthquakes.

The proposed Plan Change is considered to be supportive of the intent of the LURP, and through the provision of rural-residential allotments, albeit a small number, it will provide housing and living environment not currently available in the area.

9 Mahaanui - Iwi Management Plan, 2013

The Mahaanui Iwi Management Plan (IMP) sets out Ngāi Tahu's objectives, issues and policies for natural resource and environmental management within the area bounded by the Hurunui River in the north and the Ashburton River in the south. Under Section 74(2A) of the Resource Management Act, a territorial authority must take into account any such plan to the extent that it has a bearing on the resource management issues of the district. The IMP is primarily a tool for

the Rūnanga in the area it covers; the plan also provides guidance to territorial authorities and others. The IMP sets out the broad issues as well as the specifics for particular areas. These matters are considered below, as they are relevant to this proposed Plan Change. It is noted that the IMP does not identify any specific cultural values associated with this land that might be adversely impacted by its development.

Ranginui

The relevant matters identified in IMP are discharges to air and the protection of night time darkness. The proposed Plan Change does not contain controls on these matters. The main discharge to air that could occur through this proposal is the establishment of log burners or similar within individual houses. Such discharges are controlled by Environment Canterbury through the Regional Air Plan. Policy B3.4.3(b) within Plan Change 32 to the Selwyn District Plan notes that a lack of street lighting is expected within new Living 3 zones, except at intersections. The design and placement of any such lighting will be agreed with Council at the time of subdivision.

Wai Māori

Freshwater is of considerable cultural significance to Rūnanga. The main matters of concern relate to water quality and quantity and mixing waters from different waterbodies. The land to be rezoned does not contain any waterways, although a Council water race is located along the Trents Road frontage. With the reticulation of effluent disposal from the proposed new dwellings the potential from adverse impacts on groundwater quality are limited. The site will also be connect to a Council water supply, which is more efficient way to service the development than through a separate well or wells. Stormwater generated by the new road will be treated and disposed of through swales, ensuring that no untreated stormwater will reach the water race or groundwater which is at least 7m below ground level. Further, roof stormwater (generally considered clean) will be disposed of straight to ground. All of these aspects of the development combine to ensure that there will be minimum adverse impact on the freshwater quality or quantity within this locality.

Papatūānuku

The use of land and how it is developed is of importance to Rūnanga. This section identifies matters such as the urban planning, the subdivision and development of land, stormwater, waste management, and discharges to land. The potential effects of the proposal on the environment have been discussed in Section 5 of this proposed Plan Change. That assessment concludes that there will minimal adverse impacts on the quality of the natural environment as no waste or contamination will be discharged in a manner that will compromise the mauri of surface or groundwater.

Tāne Mahuta

This section addresses the significance of indigenous biodiversity and mahinga kai to Rūnanga. The application site is not located in a known mahinga kai area. The subject land has been used for farming purposes since 1900s, and contains substantial plantings in and around the site, the majority of which are exotic in nature. The proposed Plan Change requires the retention in the main of these existing plantings, and the requirement for additional plantings is a mixture of exotic and native to maintain the character of the site and general area.

Ngā tūtohu whenua

There are no known wāhi tapu, wāhi taonga or mahinga kai sites within the application site or close by.

Te Waihora

The application site sits with the catchment of Te Waihora. The main matters of concern within this area relate to the management of water and waterways within the Te Waihora catchment, and the subsequent impact that can have on the water quality of Te Waihora and its environment. The proposal does not involve an activity that could adversely impact on the lake and its environmental and cultural values.

Summary

It is considered that overall the proposal will not have an adverse impact on the cultural values of iwi as set out within IMP.

10 Part II of the Resource Management Act

The purpose of the Resource Management Act is set out in Section 5 of the Act, being the sustainable management of natural and physical resources. This purpose is subject to Sections 6, 7 and 8 of the Act which set out that matters that are to be taken into consideration in achieving the purpose.

Section 6 identifies the matters of national importance that must be recognised and provided for when exercising a function under the Act. None of the listed matters in section are relevant to this site. As discussed above in relation to section 6 and section 8 matters there are no known wāhi tapu, wāhi taonga or mahinga kai sites within the application site or close by.

In terms of section 7, the matter of most the relevance to the rural residential zoning and development of this site is *maintenance and enhancement of the quality of the environment*. The site is eminently suitable for rural residential elements as it already contains some key elements of quality rural residential development, in particular the treed nature of the site. The trees will provide a high quality setting. This setting, along with the rules that ensure sites are developed with large grassed and treed areas and limited fencing of the rural vernacular, is anticipated to result in a high level of amenity and a boutique rural residential development that will be sought after.

An overall assessment of the proposal to rezoning of this the land for rural-residential purposes is considered to be achieving the purpose of the Resource Management Act. The proposal provides for the social well-being of residents of Selwyn District and the Greater Christchurch area in providing a choice in housing at a time when such choices are needed.

11. Rural Residential Background Report, August 2010

In 2010, the Selwyn District Council released a Rural Residential Background Report (RRBR) that sets out a range of matters to be considered when looking at establishing a rural residential development. This report was prepared as part of the preparation of Proposed Plan Change 17, which was withdrawn by the Council in March 2012.

Council has advised that this background report strongly influenced the preparation of Proposed Plan Change 32, which promotes rural-residential typologies in peri-urban locations adjoining townships. This proposed Plan Change and the other objectives and policies of the Selwyn District Plan have been considered in Section 5 of this assessment.

12. Prebbleton Structure Plan

The Prebbleton Structure Plan (PSP) adopted by the Selwyn District Council in 2010, provides guidance on the growth of the township and in particular the land inside of the urban limits set in PC 1 to the CRPS 1998. Whilst this document concentrates on the urban area of Prebbleton, it does acknowledge the potential for rural-residential development around Prebbleton. However, the PSP does not provide any specific guidance on rural-residential development, other than that the Plan should be co-ordinated with the Rural-Residential Background Report discussed above. There is nothing within this proposed Plan Change that would prevent the implementation of the Structure Plan as adopted.

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