

Request for Change to the Selwyn District Plan  
prepared for

**M J Stratford**

631 Shands Road, Prebbleton

March, 2016

Request for Change to the Selwyn District Plan prepared for

**M J Stratford**

631 Shands Road, Prebbleton  
March, 2016

Novo Group Ltd  
10 Bishop Street, St Albans  
PO Box 38 123,  
Christchurch 8842  
P: (03) 365 5570  
E: [info@novogroup.co.nz](mailto:info@novogroup.co.nz)  
W: [www.novogroup.co.nz](http://www.novogroup.co.nz)

|                          |                 |
|--------------------------|-----------------|
| Document Date:           | 30/03/2016      |
| Document Version/Status: | Final r2        |
| Project Reference:       | 436001          |
| Project Manager:         | Kim Seaton      |
| Prepared by:             | Kim Seaton      |
| Reviewed by:             | Jeremy Phillips |

*The information contained in this document prepared by Novo Group Limited is for the use of the stated applicant only and for the purpose for which it has been prepared. No liability is accepted by Novo Group Ltd, any of its employees or sub-consultants with respect to its use by any other person.*

*All rights are reserved. Except where referenced fully and in conjunction with the stated purpose of this document, no section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Novo Group Limited.*

---

## 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

**M J Stratford requests** changes to the Selwyn District Plan as described below.

1. The location to which this request relates is:

Legal Description: Lot 1 DP 53113

Total Area: 15.9767ha

Address: 631 Shands Road, Prebbleton

2. The Proposed Plan Change undertakes the following:

1. Amend the Selwyn District Plan Planning Maps, by rezoning Lot 1 DP 53112 at 631 Shands Road from Inner Plains to Living 3.
2. Insert new Outline Development Plan, Shands Road, Prebbleton in Appendix 19 of Volume 1 Townships as illustrated in Attachment 1 as "Rezoning – 631 Shands Road – Outline Development Plan Over Lot 1 DP 53113".
3. Amend Part C, Living Zone Rules – Buildings, Rule 4.2.2 Permitted Activities –Buildings and Landscaping in Volume 1 Townships as follows:

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

...

Rule 4.2.2

**viii Any trees required to be established or maintained in accordance with the Living 3 Zone (Shands Road) Outline Development Plan are maintained at a minimum height of 3m and a spacing of no greater than 2m.**

**viii ix** 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. **Rule 4.2.2(i) to (vii) shall not apply to the Living 3 Zone (Shands Road).**

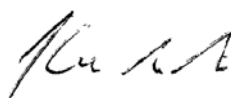
4. Amend Part C, Living Zone Rules – Buildings, Rule 4.2.4 Discretionary Activities –Buildings and Landscaping in Volume 1 Townships as follows:

Any activity which does not comply with Rule 4.2.1 or 4.2.2 **(i)-(vii) and (ix)** shall be a discretionary activity

5. Insert New Rule 4.2.6 into Part C, Living Zone Rules – Buildings, Buildings and Landscaping in Volume 1 Townships as follows:  
**4.2.6 Any activity which does not comply with Rule 4.2.2 (viii) shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the consideration of:**  
  
**4.2.6.1 Whether an alternative planting plan prepared by a suitably qualified landscape professional has been submitted.**  
  
**4.2.6.2 The extent to which an alternative planting proposal maintains or enhances the visual amenity of Shands Road, with reference to any acoustic barrier required on the site by the Living 3 Zone (Shands Road) Outline Development Plan.**
6. Amend Part C, Living Zone Rules – Buildings, Rule 4.9.16 Buildings and Building Position in Volume 1 Townships as follows:  
4.9.16 Any building in the Living 3 zone (Trents Road **and Shands Road**), Prebbleton (as shown on the Outline Development Plans 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. Amend Part C, Living Zone Rules – Buildings, Rule 4.9.17 Living 3 Rural Residential- Shands Road, Noise Mitigation, in Volume 1 Townships as follows:  
4.9.17 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 Plans, Trents Road **and Shands 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/m<sup>2</sup> and shall be constructed and maintained with no gaps in the barrier construction or at ground level.
8. Amend Part C, Living Zone Rules – Buildings, Reasons for Rules, Building Position, in Volume 1 Townships as follows:  
The requirement in the Living 3 Zone, Trents Road **and Shands 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 effect.
9. Amend Part C, Living Zone Rules – Subdivision, Rule 12.1.3.47 Prebbleton Restricted Discretionary subdivision standards, in Volume 1 Townships as follows:  
12.1.3.47 Any subdivision on the Living 3 Zones on Trents Road or **Shands Road**, Prebbleton shall be in general accordance with the Outline Development Plans, Trents Road **and Shands Road**, Prebbleton in Appendix 19.
10. Amend Table C12.1 for Prebbleton as follows::

| Township   | Zone     | Average Allotment<br>Size Not Less Than |
|--|----------|---|
| Prebbleton (Trents<br>Road) <b>(Shands<br/>Road)</b> | Living 3 | Between 5000m2<br>and 1ha               |

11. Any other consequential amendments including but not limited to renumbering of clauses.
3. An assessment is provided in Attachment 2 in accordance with the requirements of the Resource Management Act 1991 and including Section 32 of the Act.



**Kim Seaton, Senior Planner**

**DATED:** 30 March 2016

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

**Address for service:**

Novo Group Limited  
PO Box 38 123  
Christchurch 8842

**Attention: Kim Seaton**

**Address for Council fees:**

M J Stratford  
631 Shands Road  
RD 6  
Christchurch 7676

Telephone: 03 365 5593

Email: kim@novogroup.co.nz

## **Attachment 1: Proposed Outline Development Plan**



| GENERAL NOTES      |                         |
|--------------------|-------------------------|
| Property Address:  | 631 Shands Road         |
| Registered Owners: | M.J. Stratford          |
| Comprised in:      | CB31B/383               |
| Local Authority:   | Selwyn District Council |
| Total Area:        | 15.9905ha               |

1. Existing lot boundaries shown are derived from information sourced from LINZ.
2. Horizontal Datum:  
NZGD 2000  
Mount Pleasant Circuit



LEGEND

- Road
- Outline Development Plan Boundary
- Acoustic Barrier and Screen Planting
- Dwelling Setback for Noise Mitigation
- Trees to be Retained or Established

| 2 MINOR AMENDMENTS     | GF  | 09.03.16 |
|------------------------|-----|----------|
| 1 MINOR AMENDMENTS     | GF  | 11.02.16 |
| 0 INITIAL ISSUE        | GF  | 03.12.15 |
| Revision               | App | Date     |
| Surveyed -             |     |          |
| Designed GF            |     | 11.02.16 |
| Drawn JK               |     | 11.02.16 |
| Reviewed GF            |     | 11.02.16 |
| Approved GRAHAM FOWLER |     | 11.02.16 |

Verify all dimensions on site before commencing work. Prioritise figured dimensions over scaling. Refer all discrepancies to Calibre.  
This document and the copyright in this document remain the property of Calibre Consulting Limited. The contents of this document may not be reproduced either in whole or in part by any means whatsoever without the prior written consent of Calibre Consulting Limited.

Client  
M.J. STRATFORD

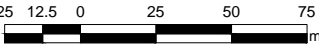
Project Title  
REZONING -  
631 SHANDS ROAD

Sheet Title  
OUTLINE DEVELOPMENT  
PLAN OVER LOT 1 DP 53113

Level 1, 323 Madras Street  
Christchurch 8141



Scale ( A3 Original ) 1:2500



| Project No | Sheet | Revision |
|------------|-------|----------|
| 708726.002 | V80   | 2        |

## Attachment 2: Section 32 Assessment

### Table of Contents

|   |    |
|---|----|
| Attachment 1: Proposed Outline Development Plan .....                 | 4  |
| Introduction .....  | 1  |
| The Site and Surrounding Environment.....                             | 2  |
| The Plan Change .....   | 4  |
| Description of the Proposal .....                                     | 4  |
| Proposed Amendments to the District Plan.....                         | 4  |
| Servicing.....  | 6  |
| Consultation .....  | 7  |
| Assessment of Environmental Effects of the Proposed Plan Change ..... | 10 |
| Location and Consolidated Growth .....                                | 10 |
| Facilitating Housing Choice and Diverse Living Environments .....     | 11 |
| Impacts on Character and Amenity .....                                | 12 |
| Water Quality .....   | 14 |
| Neighbouring Activities and Potential Reverse Sensitivity Issues..... | 15 |
| Sites of Significance to Iwi .....                                    | 15 |
| Ecological Effects .....  | 15 |
| Transportation Effects.....   | 15 |
| Natural Hazards.....  | 16 |
| Soil Contamination.....   | 17 |
| Beneficial Effects .....  | 17 |
| Statutory Requirements of Section 32 of the Act .....                 | 18 |
| Objectives and Policies of the Selwyn District Plan.....              | 18 |
| Assessment of the Benefits and Costs of the Plan Change.....          | 22 |
| Effectiveness .....   | 25 |
| Efficiency .....  | 25 |
| Risks of Acting or Not Acting.....                                    | 25 |
| Overall Assessment.....   | 26 |
| Canterbury Regional Policy Statement 2013 .....                       | 27 |
| Land Use Recovery Plan.....   | 28 |
| Mahaanui – Iwi Management Plan 2013.....                              | 29 |
| Rural Residential Strategy.....                                       | 31 |
| Part II of the Resource Management Act 1991 .....                     | 32 |

### Table of Figures

|   |   |
|---|---|
| Figure 1: Site Location (Source: <a href="http://www.canterburymaps.govt.nz">www.canterburymaps.govt.nz</a> ) ..... | 2 |
|---|---|



## Appendices

Appendix A: Infrastructure Report

Appendix B: Acoustic Assessment

Appendix C: Transport Assessment

Appendix D: Geotechnical Assessment

Appendix E: Preliminary Site Investigation

## Introduction

1. M J Stratford requests a change to the Selwyn District Plan to rezone approximately 16 hectares of Rural Inner Plains land to Living 3, northwest of Prebbleton.
2. 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:
  - Infrastructure report (Appendix A)
  - Acoustic Assessment (Appendix B)
  - Transport Assessment (Appendix C)
  - Geotechnical Assessment (Appendix D)
  - Preliminary Site Investigation, Soil Contamination (Appendix E)
3. Chapter 6 of the Canterbury Regional Policy Statement 2014 (CRPS), as inserted by the Land Use Recovery Plan (LURP), makes provision for new areas of rural residential development to occur, where they are provided for by territorial authorities in accordance with an adopted rural residential development strategy (Policy 6.3.9).
4. Other relevant CRPS policy provisions directing the planning for new rural residential areas are discussed further below. In response to the LURP/CRPS provisions, the Selwyn District Council adopted a Rural Residential Strategy in June 2014. The primary purpose of the Rural Residential Strategy is stated as being to *'provide guidance and policy direction on how best to manage rural residential development within the eastern portion of Selwyn District'* (para 1.2). The strategy outlines the criteria and guiding principles that were applied in the identification of locations that the Council consider appropriate for rural residential development. The strategy further notes that landowners would still be required to initiate a private plan change to consider the appropriateness of rezoning the land and any associated amendments to the Selwyn District Plan under the 1<sup>st</sup> Schedule of the Resource Management Act. Section 7 of the strategy sets out the information the Council expects to be included to prepare plan change requests.
5. The application site is identified in Section 6 of the Rural Residential Strategy as a suitable site for rural residential development. The site is identified as "Area 5" at Prebbleton. It is on the basis of that identification that this private plan change request is submitted.

## The Site and Surrounding Environment

6. The application site is located at 631 Shands Road, northwest of Prebbleton, and has a legal description of Lot 1 DP 53113 (see Figure 1). It is currently zoned Rural Inner Plains in the Selwyn District Plan. The site is approximately 16 hectares in area. It is used for grazing, residential use (a single residential dwelling and curtilage), a business owned by the landowner, and horse training. Vehicle access to the property is gained from Shands Road.

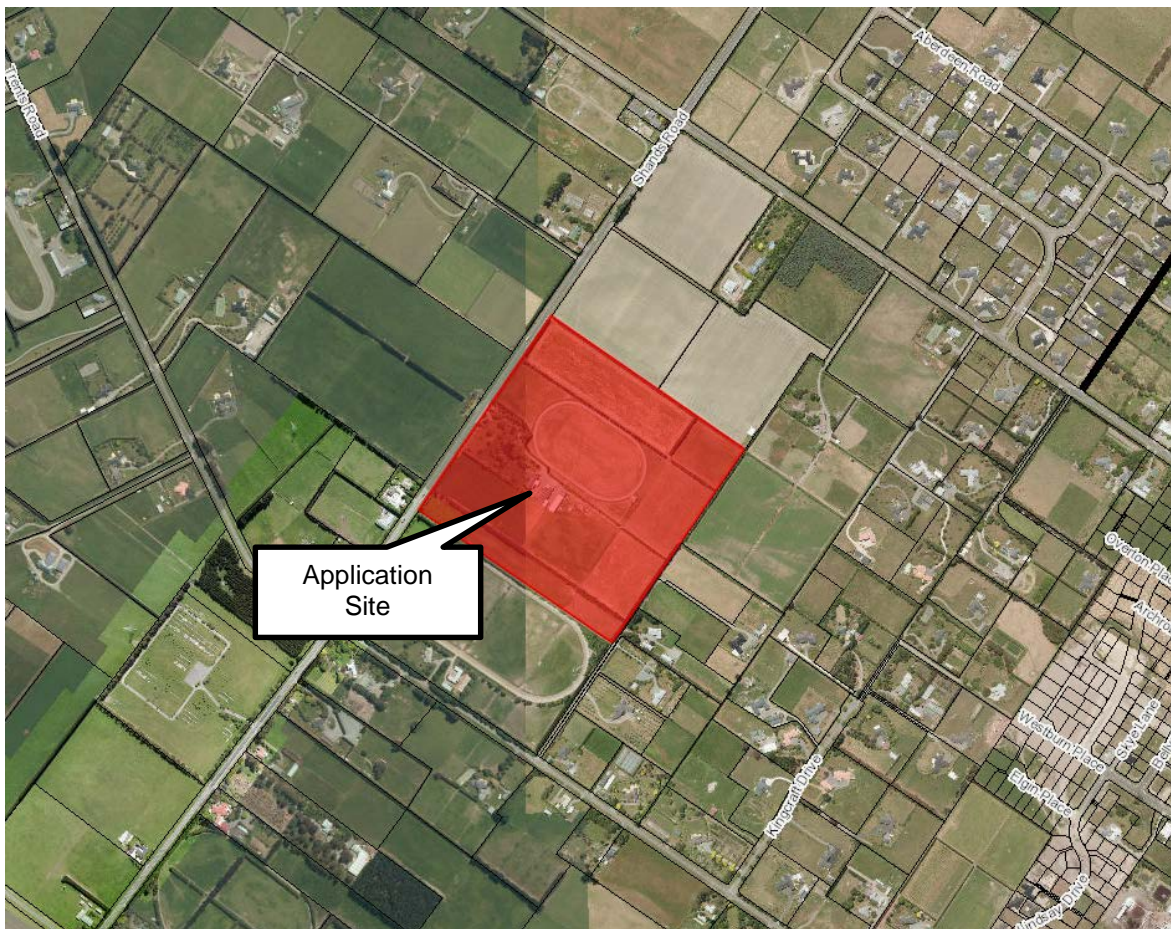


Figure 1: Site Location (Source: [www.canterburymaps.govt.nz](http://www.canterburymaps.govt.nz))

7. In addition to a residential dwelling, the property contains a number of accessory buildings. One of those buildings is used occasionally as a small event venue (Classybawn), other buildings are used in association with the landowner's construction business. The site has a number of shelterbelts along internal boundaries of the site, as well as plantings along the majority of the Shands Road frontage. An ornamental pond is located to the west of the dwelling. The topography of the site is relatively flat.
8. Prebbleton township is located to the east/southeast of the site. The site directly adjoins a Living 3 Zone to the southwest/west, which is currently being developed. To the east/southeast is the Kingcraft Drive "Existing Development Area" (EDA), which contains approximately 40 properties. To the north and west are rural and lifestyle

blocks. A single dwelling is located on the opposite side of Shands Road, at the southeast corner of the application site.

# The Plan Change

## Description of the Proposal

9. It is proposed to rezone approximately 16 hectares of Rural Inner Plains land to Living 3. The rezoning will provide for the development of approximately 26 rural-residential allotments. One of the allotments will utilise an existing access to Shands Road, the remainder will be accessed via the adjoining Living 3 Zone to the west, connecting from there to Trents Road. The allotments will have an average area of between 5000m<sup>2</sup> and 1ha, in accordance with the definition of rural-residential development and the density requirements stipulated for the adjoining Living 3 Zone.

## Proposed Amendments to the District Plan

10. The following amendments to the Selwyn District Plan are proposed:
  1. Amend the Selwyn District Plan Planning Maps, by rezoning Lot 1 DP 53112 at 631 Shands Road from Inner Plains to Living 3.
  2. Insert new Outline Development Plan, Shands Road, Prebbleton in Appendix 19 of Volume 1 Townships as illustrated in Attachment 1 as "Rezoning – 631 Shands Road – Outline Development Plan Over Lot 1 DP 53113".
  3. Amend Part C, Living Zone Rules – Buildings, Rule 4.2.1 Permitted Activities –Buildings and Landscaping in Volume 1 Townships as follows:

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

...

Rule 4.2.2

**viii Any trees required to be established or maintained in accordance with the Living 3 Zone (Shands Road) Outline Development Plan are maintained at a minimum height of 3m and a spacing of no greater than 2m.**

**viii ix** 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. **Rule 4.2.2(i) to (vii) shall not apply to the Living 3 Zone (Shands Road).**
  4. Amend Part C, Living Zone Rules – Buildings, Rule 4.2.4 Discretionary Activities –Buildings and Landscaping in Volume 1 Townships as follows:

Any activity which does not comply with Rule 4.2.1 or 4.2.2 **(i)-(vii) and (ix)** shall be a discretionary activity
  5. Insert New Rule 4.2.6 into Part C, Living Zone Rules – Buildings, Buildings and Landscaping in Volume 1 Townships as follows:



**4.2.6 Any activity which does not comply with Rule 4.2.2 (viii) shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the consideration of:**

**4.2.6.1 Whether an alternative planting plan prepared by a suitably qualified landscape professional has been submitted.**

**4.2.6.2 The extent to which an alternative planting proposal maintains or enhances the visual amenity of Shands Road, with reference to any acoustic barrier required on the site by the Living 3 Zone (Shands Road) Outline Development Plan.**

6. Amend Part C, Living Zone Rules – Buildings, Rule 4.9.16 Buildings and Building Position in Volume 1 Townships as follows:
  - 4.9.16 Any building in the Living 3 zone (Trents Road **and Shands Road**), Prebbleton (as shown on the Outline Development Plans 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. Amend Part C, Living Zone Rules – Buildings, Rule 4.9.17 Living 3 Rural Residential- Shands Road, Noise Mitigation, in Volume 1 Townships as follows:
  - 4.9.17 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 Plans, Trents Road **and Shands 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/m<sup>2</sup> and shall be constructed and maintained with no gaps in the barrier construction or at ground level.
8. Amend Part C, Living Zone Rules – Buildings, Reasons for Rules, Building Position, in Volume 1 Townships as follows:

The requirement in the Living 3 Zone, Trents Road **and Shands 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 effect.
9. Amend Part C, Living Zone Rules – Subdivision, Rule 12.1.3.47 Prebbleton Restricted Discretionary subdivision standards, in Volume 1 Townships as follows:
  - 12.1.3.47 Any subdivision on the Living 3 Zones on Trents Road or **Shands Road**, Prebbleton shall be in general accordance with the Outline Development Plans, Trents Road **and Shands Road**, Prebbleton in Appendix 19.
10. Amend Table C12.1 for Prebbleton as follows:

| Township  | Zone     | Average Allotment<br>Size Not Less Than |
|---|----------|---|
| Prebbleton (Trents Road)<br><b><u>Shands Road</u></b> | Living 3 | Between 5000m <sup>2</sup> and 1ha      |

11. Any other consequential amendments including but not limited to renumbering of clauses.

## Servicing

11. The development will be fully reticulated with sewer, water, stormwater, electricity and telecommunications, as set out in the infrastructure report attached. The existing dwelling on the site is currently serviced by a septic tank system, but is likely to be changed to a reticulated system when the site is developed.
12. In summary, the site will be serviced as follows:
- Sewerage connection will be via the adjoining Living 3 (Trents Road) development, which provides a pressure sewer connection to Trents Road;
  - Stormwater will be discharged to ground directly to soakpits from new building roofs and to ground via swales from other impervious surfaces;
  - Water supply is to be reticulated via the adjoining Living 3 (Trents Road) development, connecting to Trents Road;
  - Existing electricity supply will be retained in the existing dwelling on the site, electricity will otherwise be reticulated by extending existing underground cabling from an electrical kiosk in the adjoining Living 3 (Trents Road) Zone;
  - There is capacity within the existing telecommunications network to extend reticulation to the subject site.

## Consultation

13. The applicant's consultants have discussed the application with Selwyn Council staff through the development of this proposal, to ensure all issues were appropriately addressed and that the development can be adequately serviced. This includes consultation with Mr Craig Friedel (policy planner) and Mr Andrew Mazey (transport). Comments from Mr Andrew Craig, landscape architect, on behalf of Selwyn District Council, and Mr Murray England (infrastructure, Selwyn District Council) have also been received and amendments to the proposal have been made in response to those comments where relevant.
14. In respect of servicing, the applicant's consultants have consulted with Chorus Ltd, Enable Ltd, Orion New Zealand Ltd, DesignNet Ltd and Ecoflow Ltd to determine servicing and infrastructure availability.
15. The applicant has spoken with the adjoining landowner to the south, Mr David Anderson, on several occasions following the rezoning of his land and the issue of the subdivision consent for the same. These conversations confirmed that Mr Anderson was agreeable to the new spine road being extended to service the applicant's land to the north. They also confirmed that sewer, water, power and telephone services for Mr Anderson's subdivision have been designed and installed to the northern end of the road reserve adjacent to the applicant's boundary, with sufficient capacity to cater for additional allotments on the applicant's land.
16. Consultation with local runanga (Te Ngai Tuahuriri and Taumutu) has been undertaken via Mahaanui Kurataiao Limited, who have undertaken consultation on the applicant's behalf. The runanga's response, as summarised by Mahaanui Kurataiao Limited, has been forwarded to Council separately. To summarise, the runanga has made a series of recommendations for the plan change, which are listed and responded to as follows:

| Recommendation   | Response   |
|--|--|
| Amend the final plan change application to summarise engagement with runanga.  | A summary of engagement is included in this plan change application.   |
| That an accidental discovery protocol be implemented, with appropriate identification of Ngai Tahu representatives, as part of any consent granted and/or work undertaken. | The applicant agrees that a condition on subdivision consent for accidental discovery would be appropriate. No further action required for this plan change. |
| That any contractors involved in earthworks be given appropriate guidance on this protocol by a designated runanga representative.   | As above, this is a matter that is appropriate for subdivision consent, but does not require further action at this plan change stage.                       |
| That further consideration be given to the possibility of including rainwater  | Any stormwater swales established within the subdivision will be required to be vegetated and designed to ensure   |



|   |  |
|---|--|
| tanks, greywater systems, vegetated swales.   | they are appropriate to deal with anticipated stormwater flows. This will occur at subdivision consent stage. The matter of rainwater tanks and greywater systems is for individual landowners to consider and is not a matter that is appropriate to regulate via a change to the district plan.  |
| That the applicant reduce the take from their existing bore M36/3989.   | The applicant is agreeable to reducing the take from their existing bore and undertakes to do so. However this is not a matter for regulation via the district plan.   |
| <p>That a subdivision design guideline be developed to require and/or encourage the incorporation of low impact urban design by future development, including rainwater collection, low energy/water fittings, insulation and solar or alternative energy sources/systems as well as solar hot water systems.</p> <p>Encourage specific indigenous planting regimes/palettes for individual section/home landscaping through subdivision design guidelines.</p> | The applicant agrees the listed matters are good aspirations for the zone, however there is sufficient information publicly available now for landowners to make informed decisions about the benefits of sustainable design and indigenous planting, without the applicant needing to develop a further guideline. Additionally, the question would arise as to who might approve and administer such a guideline.  |
| That a landscape plan is development in conjunction with Nga Runanga to include valued food gathering species or those that support habitat for mahinga kai species for both reserves and roads/streets.  | Existing subdivision assessment matters applicable to the Living 3 Zone address consideration of mahinga kai (section 12.1.4.99) and indigenous vegetation (12.1.4.99 and 12.1.4.92). While there are unlikely to be any reserves established within the proposed zone, the applicant is happy to work with runanga to produce a landscape plan for street landscaping, at subdivision consent stage. This would be a non-regulatory undertaking. It should be noted however that ultimately any street landscaping must be agreed by the District Council at the time of subdivision consent, as Council will have long term responsibility for maintenance (following the vesting of the roads). |

17. In regards to Environment Canterbury, the applicant provided a copy of the draft plan change application for the purposes of consultation. Comments received from Environment Canterbury noted that from a flood risk perspective Environment Canterbury has no concerns regarding the proposed development of the property. Environment Canterbury additionally questioned the nature of pedestrian facilities within the development, which were confirmed to be a wide grass berm, with detail to be confirmed in consultation with Selwyn District Council at the time of subdivision consent application.

## **Assessment of Environmental Effects of the Proposed Plan Change**

18. Section 5 of the Selwyn Rural Residential Strategy, Policies 6.3.3 and 6.3.9 of the Canterbury Regional Policy Statement and Policies B3.4.4(a) & (b) and B4.2.13 of the Selwyn District Plan set out the various requirements for any given rural residential development proposal. These expressed requirements guide the assessment of effects on the environment below.

### **Location and Consolidated Growth**

19. Policy 6.3.9 of the Canterbury Regional Policy Statement sets out a list of locational criteria for new rural residential development. These criteria were similarly adopted by Selwyn Council through the preparation of the Rural Residential Strategy, to guide the choice of potential rural residential development locations. The subject site is one of the resultant locations noted in the Rural Residential Strategy as being potentially suitable for rural residential development.
20. The relevant locational criteria set out in Policy 6.3.9 and comment on that criteria are as follows:
- The location must be outside the greenfield priority areas for development and existing urban area – the site is not within either of these areas;
  - The site 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 – as indicated in the Infrastructure Assessment in Appendix A, the site is able to be serviced with reticulated supply, and stormwater appropriately disposed of;
  - 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 Roding Powers Act 1989 – access will be gained via the legal sealed road in the adjoining Living 3 Zone (Trents Road);
  - Avoid the 50 dBA Ldn air noise contour – the site is outside this contour;
  - Avoid the Christchurch groundwater protection zone – the site is outside this zone;
  - Avoid land between the primary and secondary stopbanks of the Waimakariri River – the site is outside this location;
  - Avoid land required to protect the landscape character of the Port Hills – the site is not on or near the Port Hills;
  - Not compromise the operational capacity of Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield – the site is not near any of these facilities;

- Support existing or upgraded community infrastructure and provide for good access to emergency services – the location of the site in close proximity to the Prebbleton township will ensure that existing community infrastructure is supported by the development. Good access is able to be provided for emergency services;
  - Avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure – the matter of reverse sensitivity effects is discussed further below, but in summary the site is not located adjacent to or near any notable activities that may give rise to reverse sensitivity effects;
  - Avoid significant natural hazards areas – as noted below, the site is not located within an area known to be subject to significant natural hazards;
  - Avoid significant adverse ecological effects, and support the protection and enhancement of ecological values – no areas of notable ecological value are known to be present within the site;
  - Support the protection and enhancement of ancestral land, water sites, wāhi tapu and wāhi taonga of Ngāi Tahu – no areas of this nature are known to be located within the site;
  - 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 – the site adjoins existing rural residential zoning and urban zoning for Prebbleton township and as such the rezoning will consolidate the existing settlement; and
  - Avoid adverse effects on existing surface water quality – potential effects on water quality will derive primarily from surface runoff. Stormwater is to be appropriately collected, treated and disposed of to ground, to ensure potential effects on surface water quality are avoided. No natural waterbodies are known to be located within or in close proximity to the site.
21. Policies B4.2.13 and B3.4.4(a) of the Selwyn District Plan to a large extent reiterate the list above. Policy B4.2.13 additionally states that where located in an urban growth path identified in an adopted township structure plan, the layout is to be designed to readily facilitate intensification of the area to urban densities. The site is not located within an urban growth path and consultation with Selwyn Council staff to date has indicated that they do not consider the issue to be relevant to this plan change application. Accordingly, it is not considered further in this assessment.

## **Facilitating Housing Choice and Diverse Living Environments**

22. Rural residential allotments continue to be in demand throughout the Greater Christchurch area. The Canterbury Regional Policy Statement seeks to manage and effectively limit the growth of rural residential development in Greater Christchurch. The Selwyn Council's Rural Residential Strategy recognises historic demand and the need for a strategic planning framework to guide rural residential growth.

23. The provision for a Living 3 Zone at the applicant's site, expanding on the adjacent Living 3 Zone at Trents Road, will provide for a relatively small number of additional allotments of a size that are increasingly limited in availability in Greater Christchurch. The resultant rural residential allotments will provide for a good quality and spacious low density living environment in close proximity to Prebbleton.

## Impacts on Character and Amenity

24. The current character and amenity of the site and surrounds can be characterised as a mix of rural and rural residential, tending towards an urbanised form closer towards Prebbleton township proper. The site itself is predominantly rural in character, with a notable residential component towards the Shands Road frontage. The character of land to the immediate south is changing from rural to rural residential, with the zoning of that site to Living 3 (Trents Road). The site is not identified as an outstanding landscape in any statutory planning document, nor is it considered to contain any features or landforms of significant landscape value (in respect of Section 6(b) of the Resource Management Act). The site does not contain any rivers, wetlands or other natural waterbodies of relevance in terms of Section 6(a) of the Resource Management Act.
25. In respect of the visual and landscape character of the site, the current character is contributed to by green elements including visually prominent shelter belts, with amenity trees in proximity to the site dwelling and a small pond with amenity plantings near the site dwelling. These elements are typical of the surrounding rural environment. They are also generally consistent with what can be found in a rural residential development. While large scale shelterbelts will be removed within the development, they are typically added to by new amenity plantings within individual allotments, to maintain shelter and a pleasant outlook.
26. The Selwyn Rural Residential Strategy sets out a range of rural residential landscape values and rural residential character elements that enable good rural residential design and character. An assessment of the proposal against those elements and values is summarised in Table 1 below:

**Table 1: Landscape Values and Character Elements**

|   |  |
|---|--|
| Support discernibly logical boundaries determined by strong natural or physical features              | The site adjoins existing rural residential zones on two boundaries. The northwestern boundary of the site is defined by the physical feature of Shands Road. The site is otherwise defined by cadastral boundaries. Linear tree plantings (shelterbelts) have been considered as a means of defining external boundaries along the northern and eastern edge of the development, but are not considered to be consistent with maintaining rural outlook. The boundary between rural and non-rural will be discerned by the presence of dwellings, domestic curtilages and domestic plantings within individual allotments, versus open paddocks in a rural setting. |
| Discourage sporadic development to assist in avoiding fragmented land uses and adverse visual impacts | The site is located adjoining an existing rural residential area and contiguous to Prebbleton township. It is identified as an appropriate site for development in the Rural Residential Strategy.   |

|  |   |
|--|---|
| Avoid the collective effects of large nodes, where it is more difficult for all sections to deliver the anticipated rural residential character (ideally no greater than 50hh)                 | The site will provide for 26 rural residential allotments. The total rural residential node, inclusive of the Trents Road Living 3 Zone that adjoins, will be 42 allotments.  |
| Support high amenity boundary treatments   | Existing trees will be retained and supplemented on the Shands Road frontage. On other boundaries, quality amenity planting will be encouraged but will not be a specific requirement of the proposal. This is anticipated to lead to a better amenity outcome than a requirement to maintain rural scale and style shelterbelts, where maintenance may be inconsistent and the shelterbelts themselves are likely to be incompatible with maintaining a rural outlook for residents. |
| Maintain rural views to assist in achieving the necessary degree of 'ruralness' and 'openness'   | Rural residential views will be maintained by large lot sizes and spaciousness within the development. Rural views across Shands Road will be prevented to a large degree by existing planting and the proposed acoustic barrier. Rural views to the north and east will be retained, unless individual landowners choose to establish screening planting.  |
| Avoid fragmentation – fencing is an important feature that characterises rural residential development   | Existing rural residential character fencing requirements in the Selwyn District Plan will apply to the site.   |
| Avoid ad hoc rural residential development between townships and rural outskirts.  | The site has been identified as a suitable site for rural residential development in the Selwyn Rural Residential Strategy.   |
| Support development that integrates with its surrounding natural and physical environment  | The development form will be very similar to that of the adjoining Living 3 (Trents Road) Zone, with a similar Outline Development Plan and adherence to a very similar set of district plan rules.   |
| Support the maintenance, enhancement and protection of significant trees, plantings and natural features   | There are no significant natural features located within the property. Existing plantings on the Shands Road frontage are to be retained and enhanced. Other shelterbelts on the property are not considered to be compatible with smaller lot sizes (relative to large rural paddocks), dwellings needing access to sunlight and residents seeking to maintain rural views and outlook.  |
| Avoid locations that may compromise historic and/or features or their settings   | There are no historic features or settings within the site.   |
| Promote subdivision layouts that reflect land use patterns   | The subdivision is intended to be similar to that of the adjoining Living 3 (Trents Road) Zone and will be dictated to an extent by the roading layout of that Zone.  |
| Avoid urban motifs such as entrance features, solid paling fences and kerb and channel road formations, in favour of retaining existing rural elements and promoting rural design vernaculars. | Urban motifs will be discouraged by the application of existing Selwyn District Plan rules in respect of fencing and kerb and channel formation.  |
| Avoid ribbon linear development that may contribute to the coalescence of Townships  | The rezoning of the site will not result in a linear development nor contribute to the coalescence of Townships.  |

|   |   |
|---|---|
| A sense that the subdivision is located in a semi-rural setting through the provision of abundant open space and frequent views into the rural hinterland beyond  | The rezoning will enable subsequent subdivision to retain a semi-rural setting, with some opportunity for views of the rural hinterland through large lot sizes.  |
| Buildings that are well set back from road frontages (15m to 20m)   | Existing Selwyn District Plan rules requiring a road setback of 15m will apply.   |
| Preclusion of small scale intensive developments  | The site will be subject to an average allotment size of between 5000m <sup>2</sup> and 1ha, which will preclude small scale intensive development.   |
| The presence of substantial areas of open space in proportion to built form   | The minimum average allotment size and application of existing Living 3 building density and site coverage rules will ensure open space dominates built form.   |
| Retaining appropriate urban/rural interfaces on the edge of Townships   | The rezoning will reinforce the existing urban/rural interface on this edge of Prebbleton Township, including by retaining or introducing substantial boundary planting to define the boundary between the development and areas north of Shands Road. The urban/rural interface on the northern and eastern edge of the development will be more subtle than the Shands Road interface, with the interface primarily defined by the presence of dwellings and domestic character amenity plantings within the Living 3 zone. |
| Relatively low site coverage in comparison to urban areas (the lesser of 10% or 500m <sup>2</sup> ), with a preferred minimum site density of 1hh/ha from a visual perspective, acknowledging that the optimal density for any given site is dependent on factors such as locational context, the number, size and orientation of lots, and the configuration and proportions of subdivision layout | The zone will be subject to the existing Selwyn District Plan Living 3 site coverage rule of the lesser of 10% or 500m <sup>2</sup> (Part C, Rule 4.7.1).   |
| Precluding intensification of the Rural Outer Plains zone (1hh/20ha) in preference for the Rural Inner Plains zone (1hh/4ha)  | The site is located within the Rural Inner Plains   |
| Outline Development Plans are an appropriate mechanism to deliver integrated, well connected and efficient development  | An Outline Development Plan is proposed for the development.  |

27. While the character and amenity of the site will inevitably change from rural to rural residential, with a resultant shift in the boundary of the rural and urban interface, the character and amenity will remain consistent with that on the adjoining Living 3 Zone and consistent with that envisaged in the Selwyn Rural Residential Strategy. The final form of the development will be confirmed at the time of subdivision, at which time closer consideration will be given to the details of the development and the achievement of the zone characteristics.

## Water Quality

28. As set out in the Infrastructure Report in Appendix A, the site is able to be fully reticulated in terms of sewer, and stormwater is able to be collected, treated and discharged on-site by way of swales and soakpits. Provision for these services will ensure that potential effects on both surface and groundwater quality are able to be avoided or mitigated.



## **Neighbouring Activities and Potential Reverse Sensitivity Issues**

29. Activities in proximity to the site are generally rural or rural residential and do not include any intensive animal or crop production. The large lot sizes that tend to result from Living 3 zones ensures that dwellings are able to locate away from neighbouring rural property boundaries, further minimising the potential for reverse sensitivity effects. The presence of Shands Road and the proposed acoustic barrier between that road and the site will additionally mitigate against potential reverse sensitivity effects on that rural boundary.
30. The acoustic barrier will also mitigate against potential reverse sensitivity effects from vehicle noise on Shands Road. An Acoustic Assessment has been prepared by Novo Group Ltd and is provided in Appendix B, confirming the suitability of the barrier treatment for this purpose. It is noted that the barrier will have the same form and character of the acoustic barrier required on the Living 3 (Trents Road) Zone Shands Road frontage, excepting that provision is being made for the existing vehicle entrance on Shands Road to be retained, necessitating a gap in the acoustic barrier. This will be confirmed through the proposed Outline Development Plan and application of Rule 4.9.17 of the Township Volume of the Selwyn District Plan.

## **Sites of Significance to Iwi**

31. The site contains no natural surface waterbodies and no known waahi tapu, taonga or other sites of significance to Iwi. It is expected that any subdivision consent for development of the zone will incorporate a condition of consent addressing accidental discovery protocol. Consultation has been undertaken with runanga and no sites of significance have been noted in the response from runanga.

## **Ecological Effects**

32. There are no known significant ecological features, flora or habitats of fauna located within the site. It is intended that some trees will be retained within the site, notably those on the Shands Road boundary of the site and around the existing dwelling, while new amenity plantings will occur over time.

## **Transportation Effects**

33. A Transport Assessment for the site has been prepared by Novo Group Ltd and is attached in Appendix C.
34. The proposed roading layout provides for a continuation of the spine road through the Living 3 (Trents Road) Zone from Trents Road, through the new Shands Road Living 3 Zone. The spine road will be vested in Council, as will two cul de sacs that will be provided off the spine road, to provide access to 25 of the 26 anticipated allotments. The connection through to Trents Road will provide residents with a suitable motor vehicle, cycle and pedestrian connection to Prebbleton Township.



35. Although land to the north of the site has not been identified in the Selwyn Rural Residential Strategy as suitable for rural residential development and lies outside the urban limits of Prebbleton, at the Councils request the spine road will be extended to the northern boundary of the site, to allow for a possible connection to the north at some time in the future.
36. With regard to site access, only the existing domestic dwelling will retain access directly to Shands Road. All other allotments will be accessed via the aforementioned spine road and from there to Trents Road. All new roads within the site will be subject to relevant existing District Plan rules and standards pertaining to new road formation.
37. With regard to traffic generation, the Transport Assessment in Appendix C notes that traffic generated by the site is anticipated to predominantly travel to/from either Prebbleton or Christchurch City. 221 to 263 vehicle movements per day are anticipated as a result of the Proposed Plan Change. The report states:

*The traffic generation of this site in combination with the 16 dwellings at the Plan Change 41 site, plus the existing traffic volumes on Trents Road are sufficiently low that it is considered the site access will operate safely and efficiently. Whilst the proposed Plan Change will result in approximately 42 dwellings utilising a single access to Trents Road, we are satisfied that this arrangement is the most appropriate given the alternative roading connections available.*

38. The Transport Assessment goes on to conclude:

*The traffic effects of the proposal have been considered and it has been identified that Shands Road and Trents Road have more than sufficient traffic capacity to accommodate the proposal. Furthermore, Trents Road will remain within the environmental threshold for a Local Road.*

*The Blakes Road / Shands Road intersection was identified as having safety concerns at present. The proposed Plan Change would increase the through movements on Shands Road at this intersection, which is anticipated to have a negligible effect on road safety as it does not add to the critical turning movements. As previously identified, there is a proposal to install a roundabout at this location in 2021 / 2022 as part of the Selwyn LTP and this roundabout will address the existing safety concerns.*

*Whilst the internal road design is a matter for subdivision consent, the indicative subdivision plan identifies a Spine Road corridor of 18m has been allowed for that could connect to land to the north should it be rezoned. The internal road layout is consistent with the indicative subdivision plan for Plan Change 41 and would accommodate a Local Road as set-out in NZ Standard 4404 (Land Development and Subdivision Infrastructure).*

*Overall, we consider that the proposed Plan Change can be supported from a transport perspective.*

## Natural Hazards

39. A geotechnical investigation of the site has been undertaken by Soil and Rock Consultants (see Appendix D). The site is noted as being near level, with groundwater level noted at two bores as being 8.5m and 10.10m bpgl respectively.

40. In regards to liquefaction, the investigation found that '*...the site can be considered to have at least an 8m non liquefiable crust*'. The expected future land performance technical category was concluded to be TC1.
41. The report further noted that the site is unlikely to be subject to erosion, that falling debris is not possible on the site and slope instability will not adversely affect the property. The report does not include an assessment of flood hazard, but the site is not indicated in the District Plan maps as being an identified flood hazard area.
42. The report concludes that the site is suitable for subdivision from a geotechnical perspective.

## Soil Contamination

43. A preliminary site investigation has been undertaken by Lowe Environmental Impact to identify any potential Hazardous Activities or Industries List (HAIL) activities undertaken on the site and to assess possible risk to human health given the land use history of the area under consideration.
44. The investigation, contained in Appendix E, concludes that evidence was found that various HAIL activities have historically been undertaken on the piece of land under consideration. The report notes these activities as being concentrated around the sheds and accessory buildings located near the dwelling on the site. The report recommends that further investigations be undertaken to establish soil contaminant levels prior to redevelopment works occurring.
45. Further investigations would take the form of a detailed site investigation, which would be a requirement under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, prior to subdivision occurring.

## Beneficial Effects

46. The proposed rezoning will provide additional rural residential allotments to fulfil demand in a location that has been identified in the Selwyn Rural Residential Strategy as suitable for rural residential growth.

## Statutory Requirements of Section 32 of the Act

47. 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 the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the Act; and
  - (b) whether, the provisions in the proposal are the most appropriate way to achieve the objectives by:
    - i) identifying other reasonably practicable options for achieving the objectives; and
    - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
    - (iii) summarising the reasons for deciding on the provisions;
48. In assessing the efficiency and effectiveness of the provisions, the evaluation must also:
- Identify and assess the benefits and costs of effects, including opportunities for economic growth and employment;
  - If practicable, quantify these benefits and costs;
  - Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
49. Section 32(6) clarifies that where no actual objectives are stated in the proposal, the objective is the purpose of the proposal.
50. A Ministry for the Environment guide to Section 32<sup>1</sup> notes that Section 32 case law has interpreted 'most appropriate' to mean "suitable, but not necessarily superior". "Effectiveness" is noted in the guide as assessing the contribution new provisions make towards achieving the objective, and how successful they are likely to be in solving the problem they were designed to address. "Efficiency" is noted as measuring whether the provisions will be likely to achieve the objectives at the lowest total cost to all members of society, or achieves the highest net benefit to all of society. The assessment of efficiency under the RMA involves the inclusion of a broad range of costs and benefits, many intangible and non-monetary.

## Objectives and Policies of the Selwyn District Plan

51. The proposal does not involve any new or the alteration of any existing, objectives and policies of the Selwyn District Plan. The existing objectives are assumed to be the most appropriate for achieving the purpose of the Resource Management Act and similarly policies are assumed to be the most appropriate for achieving the objectives of that Plan, having previously been assessed as such.

---

<sup>1</sup> MfE, A Guide to Section 32 of the Resource Management Act 1991 (2014), Wellington.

52. In regard to the more general objective of the proposal, being the purpose of the proposal, the objective is to provide for limited rural residential growth. Given the identification of the site in the Selwyn Rural Residential Strategy as a potentially suitable site for rural residential growth, and the Rural Residential Strategy having already assessed the various options for rural residential development and determined the identified sites to be the most appropriate for growth, the rezoning of the subject site to rural residential use is considered to be appropriate to enable persons and the community to provide for their health and wellbeing, while avoiding, remedying and mitigating potential adverse effects.

53. In respect of assessing the Proposed Plan Change against the existing objectives and policies of the Selwyn District Plan, there are several objectives and policies specifically addressing Living 3 zones and rural residential development that provide appropriate criteria for the consideration of the proposed rezoning.

54. Objective B3.4.4 states:

*Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.*

55. The proposed site for rezoning is contiguous with the existing boundary of Prebbleton Township and will ensure both a compact urban form and provision for rural residential allotments as part of the wider mix of living environments already on offer in the District.

56. Objective B3.4.6 states:

*Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development only in the locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.*

57. Policy B4.1.3 contains a similar statement. The subject site is identified as potentially suitable for development in the Selwyn Rural Residential Strategy.

58. Policy B3.4.4 (a) seeks:

*To provide for rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, these are to be in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 and developed in a manner that:*

- *Is in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure servicing and methods to integrate the rural residential area with the adjoining Township;*
- *Facilitates the provision of housing choice and diverse living environments outside of the greenfield residential priority areas shown in the Canterbury Regional Policy Statement;*

- *Ensures that rural residential development only occurs where it is located adjacent to a township in order to achieve a consolidated pattern of urban growth;*
- *Ensure that rural residential development is able to effectively connect to reticulated wastewater and water services (including the provision of a fire fighting water supply to the standards set out in SNZ PAS 4509:2008; either as provided within the reticulated system, or as supplementary on-site storage);*
- *Integrates with existing townships through the provision of efficient linkages and provides for a choice of travel modes;*
- *Avoids significant adverse landscape and visual effects on rural character and amenity and retains the distinctiveness between rural and urban environments;*
- *Avoids development in areas where natural hazard risk or ground contamination cannot be adequately managed*
- *Avoids adverse effects on sites of significance and values to Te Taumutu Rununga and Ngai Tahu;*
- *Avoids adverse effects on the safe and efficient functioning of the arterial road network;*
- *Avoid significant reverse sensitivity effects with strategic infrastructure, including State Highways, quarrying activities, Christchurch International Airport, Transpower high voltage transmission lines and associated infrastructure, Burnham Military Camp and the operational capacity of the West Melton Military Training Area, Council's Rolleston Resource Recovery Park and wastewater treatments plants in Rolleston and Lincoln, education facilities, and tertiary education facilities and agricultural research farms associated with Crown Research Institutes and Lincoln University.*

59. In respect of this policy, the proposal includes a new Outline Development Plan, which development is to be in accordance with. The development will enable provision for rural residential allotments. This will not provide a variety of living environments in and of itself, but will contribute to providing a variety across the wider community. The site adjoins Prebbleton Township and is able to be adequately serviced with reticulated sewer and water, as indicated in the attached Infrastructure Assessment report (Appendix A). So far as possible, the site is to integrate with the wider township, in particular through transport links with the adjoining Living 3 Zone and from there to Trents Road, providing access to Prebbleton Township (see Transport Assessment, Appendix C). The site will be developed in a form very similar to the adjoining existing Living 3 (Trents Road) zone, with retention and enhancement of the Shands Road shelterbelts, and will have similar landscape and visual effects on rural character and amenity. The risk of natural hazards is generally low on the site (see Geotechnical Assessment, Appendix D) and it is anticipated that contamination from former HAIL activities on site will be able to be adequately managed and remedied at the time of subdivision (see Preliminary Site Investigation, Appendix E). There are no known sites of significance and values to Te Taumutu Rununga and Ngai Tahu and consultation is being undertaken in this regard to ensure unidentified values do not exist on the site. No new links to the arterial road network

will be created and there is no strategic infrastructure in close proximity to the site that may give rise to reverse sensitivity effects.

60. Policy B3.4.4 (b) states:

*Rural residential living environments are to deliver the following amenity outcomes and levels of service:*

- *Appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, and which in terms of their scale, density and built form achieves a degree of openness and rural character;*
- *Avoids the provision of public reserves, parks and peripheral walkways unless required to secure access to significant open space opportunities that benefit the wider community, assist in integrating the development area with adjoining urban development, or where located in an urban growth path where future intensification is likely;*
- *Avoids suburban forms of services such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections);*
- *Provides fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelter belts and hedging (see Appendix 43 for examples of such fencing)*

61. In respect of Policy B3.4.4(b), no new reserves or parks are proposed. The site is proposed to be subject to existing District Plan rules for the Living 3 Zone that seek to avoid suburban forms of services and provide an appropriate vernacular of fencing.

62. In respect of Policy B3.4.4(c), as noted above, District Council planning staff have stated that they do not consider the site to be within an urban growth path for Prebbleton Township and methods for delivering a more intensive urban form in future are therefore not considered in this plan change application. Nevertheless, at Council's request provision has been made for the road network to enable a future extension to the north of the site.

63. Objective B4.3.7 seeks to ensure any rural residential development occurs in general accordance with an operative ODP, supports integrated provision of infrastructure, provides for the long term maintenance of rural residential character and occurs only in identified locations show in the Selwyn Rural Residential Strategy. Similarly, Policy B4.2.13 states:

*To manage rural residential development in the Greater Christchurch area covered by chapter 6 to the Canterbury Regional Policy Statement through the Living 3 Zone and the adopted Selwyn District Council Rural Residential Strategy, whilst ensuring:*

- *Development is in accordance with an Outline Development Plan included in the District Plan;*
- *Areas can be efficiently serviced with network infrastructure;*
- *Efficient and effective linkages are provided to the adjoining township;*



- *Where areas are sufficiently large such that lots do not directly adjoin a rural area, the subdivision plan is to have an appropriate mix of section sizes, orientation, and internal road layout to maintain a sense of openness and visual connection to rural areas;*
- *The lot layout is consistent with the residential density required by Chapter 6 to the Canterbury Regional Policy Statement;*
- *Any risks of natural hazards or soil contamination are effectively managed;*
- *That there will be no adverse effects on ancestral land, water and the wahi tapu and wahi taonga of Te Taumutu Rununga. This includes the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Te Waihora/Lake Ellesmere and any associated mahinga kai sites;*
- *That there will no significant adverse effects on the quality of ecosystems and indigenous biodiversity;*
- *That where located in an urban growth path identified in an adopted township structure plan, the lot and road layout and infrastructure servicing is to be designed to readily facilitate intensification of the area to urban densities.*

64. In response to Policy B4.2.13, much of the policy matters are addressed in response to Policy B3.4.4 (a) above. Additionally it is noted that no significant adverse effects are anticipated on the quality of ecosystems or indigenous biodiversity. The matters covered in this policy will be able to be addressed further at the time of subdivision consent, for example lot layout and density.

65. Policy B4.3.67 states:

*Consider any potential adverse effects of rezoning land for new residential or business development at Prebbleton on the 'rural-urban' landscape contrast of the area with Christchurch City, as identified in the RPS*

66. In respect of this policy, the site is located on the opposite side of Prebbleton Township to Christchurch City and is not considered to have any effect on the 'rural-urban' landscape contrast between the two urban areas.

67. Overall, it is considered that the Proposed Plan Change is consistent with the objectives and policies of Selwyn District Plan for rural-residential development. As such, it is considered that the resultant character, amenity and environmental effects of the proposal are consistent with those sought for rural residential environments, in both the District Plan and the Selwyn Rural Residential Strategy. Given this, it is considered that the rezoning proposal is an appropriate means of achieving the outcomes sought by the objectives and policies of the District Plan.

## Assessment of the Benefits and Costs of the Plan Change

68. In assessing the benefits and costs of the Plan Change, three options have been considered:

- Leave the area zoned Rural

- Rezone the land as Living 3
- Apply for resource consent for subdivision and development under the current zoning.

69. The following is an assessment of these options:

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

| <b>Benefits/Advantages</b>  | <b>Costs/Disadvantages</b>  |
|---|---|
| <ul style="list-style-type: none"> <li>• Maintains the existing character and amenity of the area.</li> <li>• Retains existing employment opportunities on the site in the Rural sector (1 full time employee)</li> </ul> | <ul style="list-style-type: none"> <li>• Does not fulfil the Rural Residential Strategy's objective of providing for growth in this identified location</li> <li>• Does not implement the RPS or the LURP</li> <li>• Reduces choice for potential purchasers of rural-residential allotments and the range of lot sizes available within Greater Christchurch.</li> <li>• Renders some of the spare capacity in services in the adjoining Living 3 Zone wasted, where they were upsized or extended in anticipation of the rezoning of the subject site.</li> </ul> |

#### **Benefits and Costs of Option 2 – Rezone the land as Living 3**

| <b>Benefits/Advantages</b>  | <b>Costs/Disadvantages</b>  |
|---|---|
| <ul style="list-style-type: none"> <li>• Implement's the LURP and Chapter 6 of the RPS.</li> <li>• Implements the Selwyn Rural Residential Strategy</li> <li>• Provides an additional range of allotment choices for prospective purchasers, fulfilling demand within the Greater Christchurch property market.</li> <li>• The site is able to take advantage of anticipated connections to reticulated infrastructure and the roading network, located in the adjoining Living 3 Zone.</li> <li>• Site is able to support existing Council reticulated services.</li> <li>• Economic benefit to Council from larger rating base through additional properties being added upon subdivision.</li> </ul> | <ul style="list-style-type: none"> <li>• Change in character and amenity of the area from rural to rural-residential.</li> <li>• Loss of rural land for productive purposes.</li> <li>• Increase in traffic generated in and around the Prebbleton Township.</li> </ul> |



|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Economic benefit to the landowner from development of the property for rural residential purposes.</li> <li>• Anticipated increase in land value for the applicant from approximately \$1.1 million to approximately \$10 million.</li> <li>• Possible increase in employment opportunities, if future landowners employ gardeners to assist in maintenance of allotments, to offset likely reduction in farm employment to 1 part time position.</li> </ul> |  |
|---|--|

### Benefits and Costs of Option 3 – Apply for resource consent

| Benefits/Advantages   | Costs/Disadvantages  |
|---|--|
| <ul style="list-style-type: none"> <li>• Council has the ability to more fully assess the proposal, in light of more detailed information required as part of a subdivision consent application.</li> <li>• Council has the ability to place stricter controls on the development through consent conditions than may be possible through a plan change.</li> <li>• Assists in implementing the LURP, RPS Chapter 6 and the Rural Residential Strategy.</li> <li>• Anticipated increase in land value for the applicant from approximately \$1.1 million to approximately \$10 million.</li> <li>• Possible increase in employment opportunities, if future landowners employ gardeners to assist in maintenance of allotments, to offset likely reduction in farm employment to 1 part time position.</li> </ul> | <ul style="list-style-type: none"> <li>• Potential and future purchasers would need to obtain consent if they were to alter uses.</li> <li>• Restricted timeframe in which land has to be developed and houses built, leading to potential economic costs for landowner/developer.</li> <li>• Less flexibility in being able to develop the land.</li> <li>• Possibly higher costs to develop land through the placing of tighter controls on the development by way of strict conditions on a consent.</li> <li>• Unwanted precedent in terms of allowing large scale rural-residential activity in the rural zone through consent only.</li> <li>• Inconsistent with the Rural Residential Strategy, District Plan objectives and policy, the LURP and the RPS.</li> </ul> |

70. The above assessment indicates that the costs of options 1 and 3 outweigh the benefits, while the benefits of option 2 outweigh the costs. This indicates that option 2, rezoning the land to Living 3, is the most appropriate.

## Effectiveness

71. Beyond the rezoning of the subject land, few new provisions are proposed by the Plan Change. Rather, it is intended that existing Living 3 Zone provisions are to apply to the new zone, without amendment. New provisions are restricted to the introduction of a new Outline Development Plan specifically for the site and specifically adapted landscaping rules, and other minor changes to rules to ensure that they will apply to the new site.
72. An Outline Development Plan is required by the LURP, Chapter 6 of the RPS and by the objectives and policies of the District Plan. The proposed Outline Development Plan is consistent the format adopted in the adjoining Living 3 (Trents Road) Zone and is considered to be the most effective means of achieving the objectives of the aforementioned documents.
73. The adoption of the existing suite of provisions controlling development in Living 3 zones is considered to be the only and therefore most effective means of ensuring consistency of development form, appropriate density of development and achieving of a character and amenity that is also consistent with other Living 3 zones and that sought in the Selwyn Rural Residential Strategy.

## Efficiency

74. In considering efficiency, it is necessary to refer again to the cost/benefits of the three options outlined in the tables above. These assessments indicated that for Option 2 the benefits are greater as compared to the two alternative options, each of which had costs or disadvantages outweighing benefits. While Option 3 had similar numbers of benefits and costs, the financial disadvantages of the costs considerably outweigh the benefits, particularly in terms of loss of development flexibility and the potentially large number of new or varied resource consents that could be needed for land purchasers in the future. Taking into account the costs and benefits, Option 2, the rezoning of the land to Living 3, is considered to be the most efficient means of achieving the objectives of the District Plan. The proposed provisions, encapsulating minimal changes to the District Plan objectives, policies and rules, are also considered to be the most efficient means of achieving the objective of the Plan Change proposal, being to rezone the land to Living 3.

## Risks of Acting or Not Acting

75. There is minimal uncertain or missing information in relation to this proposal, that would trigger the need for an assessment of the risks of acting or not acting.
76. A full detailed assessment of the extent of soil contamination and related remediation measures has not yet been undertaken, however given the limited geographic extent of the identified HAIL activities and their location in close proximity to the current dwelling and accessory buildings, it is unlikely that any contamination would be of such an extent as to prevent the development of the large majority of the property for rural residential use. The risk of undertaking the Plan Change prior the detailed site investigation is therefore considered to be minimal.

## Overall Assessment

77. Based on the above assessment, it is concluded that the Proposed Plan Change is the more appropriate method for achieving the objectives and policies of the District Plan and the objective of the proposal than the alternatives also considered above. It is concluded that the economic, social and environmental benefits of the Proposed Plan Change outweigh the potential 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.

## Canterbury Regional Policy Statement 2013

78. 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 (RPS). 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.
79. The most relevant objectives and policies of the RPS are those contained in Chapter 6, which were inserted by the Land Use Recovery Plan. Chapter 6 contains the objectives and policies that guide the Recovery and Rebuilding of Greater Christchurch. One of the issues identified in that chapter are rural residential impacts and the potential for unconstrained development to result in dispersed and inefficient settlement patterns, to change the character of rural areas and create reverse sensitivity effects. In response to this issue, Objective 6.2.2 seeks an urban form that achieves consolidation and the management of rural residential development outside of existing urban and priority areas.
80. Policy 6.3.3 specifies that rural residential development must occur in accordance with the provisions set out in an outline development plan for an area and that subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Existing Selwyn District Plan policy gives effect to Policy 6.3.3 by similarly requiring development be in accordance with an Outline Development Plan. It is in response to this policy driver that the Proposed Plan Change incorporates a new Outline Development Plan for the site.
81. Policy 6.3.9 pertains specifically to rural residential development and is addressed in detail in the section addressing Location and Consolidated Growth above. Importantly this includes the requirement in Policy 6.3.9 that new rural residential development can only be provided for in accordance with an adopted rural residential development strategy. As noted above, the subject site is located in a location identified as appropriate for rural residential development in the Selwyn Rural Residential Strategy 2014.
82. Overall, the Proposed Plan Change is considered to give effect to the RPS.

## Land Use Recovery Plan

83. The Land Use Recovery Plan (LURP) was approved by the Minister for Canterbury Earthquake Recovery and was gazetted in December 2013. It includes a range of goals for built environment recovery. These are to develop residential, cost-effective, accessible and integrated infrastructure, buildings, housing and transport networks by:
- *coordinating and prioritising infrastructure investment that effectively contributes to the economy and community during recovery and into the future*
  - *supporting innovative urban design, buildings, technology and infrastructure to redefine greater Christchurch as a safe place built for the future*
  - *rebuilding infrastructure and buildings in a resilient, cost-effective and energy-efficient manner*
  - *developing a transport system that meets the changed needs of people and businesses and enables accessible, sustainable, affordable and safe travel choices*
  - *zoning sufficient land for recovery needs within settlement patterns consistent with an urban form that provides for the future development of greater Christchurch*
  - *having a range of affordable housing options connected to community and strategic infrastructure that provides for residents' participation in social, cultural and economic activities*
  - *drawing on sound information about ongoing seismic activity and environmental constraints, including other natural hazards and climate change.*
84. The LURP's responses to these goals includes a plan to identify priority areas for greenfield housing development (Section 4.2.1). In this respect the LURP specifically notes that some rural residential development is supported by the regional policy framework during the recovery period, but that provision is limited. Chapter 6 of the RPS is inserted from a LURP appendix and Action 18 of the Recovery Plan directs Selwyn District Council to change its district plan to the extent necessary to implement a rural residential development strategy.
85. Given the Proposed Plan Change's consistency with Chapter 6 of the RPS, the District Plan objectives and policies and the Selwyn Rural Residential Strategy, the proposal is considered to implement and be supportive of the LURP.

## Mahaanui – Iwi Management Plan 2013

86. This section of the Proposed Plan Change largely adopts the assessment set out for the adjoining Living 3 (Trents Road) plan change application (Plan Change 32, Davie Lovell-Smith, August 2013), with amendments only as necessary to reflect the minor differences between the two adjoining sites.
87. 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*

88. 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 B3.4.4(b) seeks to avoid suburban forms of services such as street lighting unless at intersections, in rural residential areas. The design and placement of any such lighting will be agreed with Council at the time of subdivision.

### *Wai Māori*

89. 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. 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 roads will be treated and disposed of through swales, ensuring that no untreated stormwater will reach groundwater, which is at approximately 8m 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*

90. 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*

91. 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 the 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 and supplement of the peripheral existing plantings on the Shands Road frontage. A mixture of exotic and native additional plantings are also anticipated to occur within individual landholdings, as development of the site occurs.

*Ngā tūtohu whenua*

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

*Te Waihora*

93. 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*

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

## Rural Residential Strategy

95. As discussed in several places above, the Proposed Plan Change will provide for the rezoning of a site identified in the Selwyn Rural Residential Strategy as appropriate for rural residential development. The criteria and outcomes sought in that Strategy for new rural residential development have been addressed and the Proposed Plan Change is considered to be implement and be consistent with the outcomes sought in the Strategy.



## Part II of the Resource Management Act 1991

96. 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.
97. 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.
98. 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 has been identified in the Selwyn Rural Residential Strategy as suitable for rural residential development, given its proximity to Selwyn and adjoining an existing Living 3 zone. The quality of environment and amenity values are anticipated to be high, with requirement by the rules of the District Plan for a spacious, open setting for residential development at a low density, retention of some existing peripheral shelter belts and a rural vernacular of fencing and road-side treatments.
99. An overall assessment of the proposal to rezoning of this the land for rural-residential purposes is considered to achieve 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 housing choice for which additional demand has been identified.

## Appendix A: Infrastructure Report

## **Appendix B: Acoustic Assessment**

## Appendix C: Transport Assessment

## Appendix D: Geotechnical Assessment

## **Appendix E: Preliminary Site Investigation**