

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

AND

**INCORPORATING THE EVALUATION REPORT PURSUANT TO SECTION 32 OF THE RESOURCE
MANAGEMENT ACT 1991**

REQUEST BY: Ballymena Holdings Limited.
c/- Planning Solutions Ltd, PO Box 109, Christchurch 8140.

TO: Selwyn District Council.

INVOLVING: A change to the Selwyn District Plan in respect of the properties Lots 1 and 2 DP 400509 located at the intersection of Pocock Road and Annavale Road, Springfield.

1. The location of the subject sites to which this request relates:

On the northwest side Pocock Road, Springfield, bounded by Annavale Road, and the Midland Railway Line. A location plan/outline development plan is attached as **Annexure 1**.

2. Legal Descriptions and Addresses of the Properties that comprise the subject land:

- Lot 1 DP 400509 - Computer Freehold Register 400428 that is attached as **Annexure 2**. (55 Pocock Road).
- Lot 2 DP 400509 - Computer Freehold Register 400429 that is attached as **Annexure 2**. (No specified address).

3. Area of the subject sites:

- Lot 1 DP 400509: 1.0013 hectares
- Lot 2 DP 400509: 30.3200 hectares

Total Site area: 31.3213 hectares

4. Proposed Zoning being sought:

Living 2 Zone (Springfield) in the Selwyn District Plan (Townships Volume).

5. Current Zoning:

Rural (Outer Plains) Zone in the Selwyn District Plan (Rural Volume).

6. The owners / occupiers of the subject land:

- Lot 1 DP 400509: Russell Neal Peoples.
- Lot 2 DP 400509: Ballymena Holdings Limited.

7. The Plan Change request:

It seeks to rezone the subject land from Rural (Outer Plains) to Living 2 (Springfield) Zone which includes the following changes to the District Plan and Maps:

- Amendment to Township Planning Map 052 (Sheets 1 and 2) to rezone the subject land Living 2 (Springfield).
- Amendment to Rural Planning Map 026 (Sheets 1 and 2) to rezone the subject land Living 2 (Springfield).
- Inclusion of an Outline Development Plan as Appendix 48 to the Selwyn District Plan (Townships Volume);
- The inclusion of amended existing rules in the Township Volume.
- Consequential changes to the District Plan text where necessary, including but not limited to the renumbering of various clauses as appropriate.

Signed:

A handwritten signature in black ink, appearing to read 'John Cook', is written over a faint, rectangular stamp. The signature is fluid and cursive.

John Cook (Planning Solutions Ltd)

For and on behalf of Ballymena Holdings Limited.

30 October 2017

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1. OVERVIEW

1.1 Purpose of the Private Plan Change Request

- 1.1.1 The purpose of this Private Plan Change Request pursuant to Schedule 1 (Part 2) of the Resource Management Act 1991 ('RMA') (*Requests for changes to policy statements and plans of local authorities and requests to prepare regional plans*) is to allow for the rezoning of approximately 31.3 ha of land on the north western edge of the Springfield township from the current Rural Zone (Outer Plains) to a Living 2 Zone (Springfield). A Living 2 Zone in the Selwyn District Plan ('District Plan') is essentially a 'low density' residential zone where allotment size tends to be greater than 0.5 hectares. In this particular case the minimum allotment area being sought is a 1.0 ha minimum net allotment area in conjunction with a minimum average allotment area of 2 ha. The subject site is contained in two existing allotments, being the adjoining Lots 1 and 2 DP 400509.
- 1.1.2 The current Rural Zone (Outer Plains) requires as a permitted activity (subject to meeting various standards and conditions in the District Plan) a minimum land area of 20 hectares to establish a dwelling. This same amount of land is also required for any new allotment being created by subdivision as a restricted discretionary activity.

1.2 Reason for the Private Plan Change Request

- 1.2.1 The subject site is seen as a logical location for a 'low density' residential development. It adjoins the northern edge of the existing Springfield township, and it is bounded by Pocock Road to the south east, Annavale Road to the south west, an unnamed legal and formed road to the west, and the Midland Railway Line to the north and east.
- 1.2.2 There is no other similar 'low density' residential zone in the vicinity of the Springfield township. The nearest such zone is at Darfield being some 22- 23 km to the southeast from Springfield. The applicant company is of the opinion that there is a perceived market need for such a zone given the anticipated development growth in this northwest corner of Selwyn District. This is primarily in respect of the nearby Fonterra processing plant located between Springfield and Darfield, and the contemplated ski field development to be undertaken as an extension to the existing Porters ski field.
- 1.2.3 The subject site also has convenient access to the existing recreational, employment and retail facilities within the Springfield township.
- 1.2.4 The proposed rezoning is seen as being consistent with the objectives and policies of the Selwyn District Plan (Townships Volume in particular), the Canterbury Regional Policy Statement and other Regional Plans, and the Ngai Tahu Iwi Management Plan ('Mahaanui Iwi Management Plan'). This Private Plan Change request will provide for a sustainable and integrated provision of 'low density' residential land with use of an Outline Development Plan to ensure a coordinated and well planned outcome that includes recognition of the adjacent Midland Railway Line.
- 1.2.5 Furthermore, the recently concluded 'Malvern Area Plan' process (Adopted by the Council in September 2016) has identified the entire subject land as being an opportunity for the establishment of a 'Low-Density Residential Development'. This area is identified as 'SPR 2' on the overall Springfield plan being '*Springfield Opportunities and Issues – Preferred Future Development Areas*' (Figure 27, Page 107).

- 1.2.6 It is noted that the review process of the Selwyn District Plan is currently is currently being undertaken. However, it is understood that the public notification of the reviewed District Plan is likely to be a number of years away. On this basis, and in order to give a 'timely effect' to the findings of the Malvern Area Plan in respect of the subject land, it is considered that the Private Plan process is the most appropriate means in order to achieve this.

1.3 Description of Site, Locality and Land Use

- 1.3.1 The subject site is located on the north western edge of the Springfield township and is bounded by Pocock Road, Annavale Road, an unnamed legal road, and the Midland Railway Line. This railway line is a busy one, carrying not only passengers, but also significant quantities of coal from the West Coast to the Lyttelton: Port of Christchurch.
- 1.3.2 The majority of the subject land is currently used for agricultural purposes. There are a number of farm accessory sheds (mainly for storage purposes) and mature trees on the easternmost portion of Lot 2 DP 400509 alongside Pocock Road and the railway land.
- 1.3.3 The existing Lot 1 DP 400509 (1.0013 ha in area), being one of the two subject properties, has an existing dwelling and an extensive landscaped curtilage.
- 1.3.4 There are a number of pine shelterbelts on the overall subject land that generally tend to be orientated in a northeast – south west direction. This is approximately at right angles to intercept the North West winds.
- 1.3.5 The subject site is at an elevation in the order of 400 metres above sea level.
- 1.3.6 Pocock Road joins onto State Highway 73 some 375 metres to the west from its intersection with Annavale Road. State Highway 73 is the main highway that connects Canterbury with the West Coast via Arthurs Pass. Annavale Road also further to the north and west also joins onto State Highway 73, at a point almost 1 km further along it in a north-west direction from the intersection with Pocock Road.
- 1.3.7 Pocock Road is a sealed road having a carriageway width in the order of 6 metres with wide grass berms on both sides. The following Photo 1 shows Pocock Road looking north eastwards (in the direction of the Midland Railway Line crossing visible in the distance) from the intersection with Annavale Road/Tramway Road.



Photo 1: Pocock Road looking north eastwards. The subject property is to the left behind the pine shelterbelt.

- 1.3.8 Annavale Road is formed to unsealed standard with an existing formation width in the order 4 metres plus an extensive grassed shoulder on each side. This is highlighted in the following Photo 2.



Photo 2: Annavale Road looking north westwards from the intersection with Pocock Road. The subject property is to the right.

- 1.3.9 Some 520 metres up the road from its intersection with Pocock Road, the subject site is adjoined by an unnamed, but formed (to a limited extent), legal road having a general North West / south east orientation. This unnamed road is shown in the following Photo 3.



Photo 3: The unnamed road beyond Annavale Road looking north wards. The subject property is to the right showing.

- 1.3.10 From this junction point, Annavale Road heads in a westerly direction to its intersection with the state highway.
- 1.3.11 This unnamed road has an unsealed formation width in the order of only 3 metres. After some 450 metres this road takes a right angle bend in a north east direction towards the uncontrolled railway line crossing that is only about 80 metres further along. At this point the subject site is only about 70 metres wide.
- 1.3.12 Further to the north, and well beyond the subject property at this point, is the Kowai River. This river flows in a general west to east direction to its confluence with the Waimakariri River. Its current braided course is a minimum of 550 metres north of the subject property. Of this 550 metre intervening distance, the northern most 150 metres of it is part of the overall Kowai River bed. The remaining intervening 350 metres directly to the north of the subject site and is flat agricultural land.
- 1.3.13 On the southern side of Pocock Road and bounded by Regent Street (to the northeast) and Tramway Road (to the southwest) is the nearest part of the Springfield township. This portion of the township is essentially low density residential development characterised by stand-alone single storey dwellings each on their individual allotments.

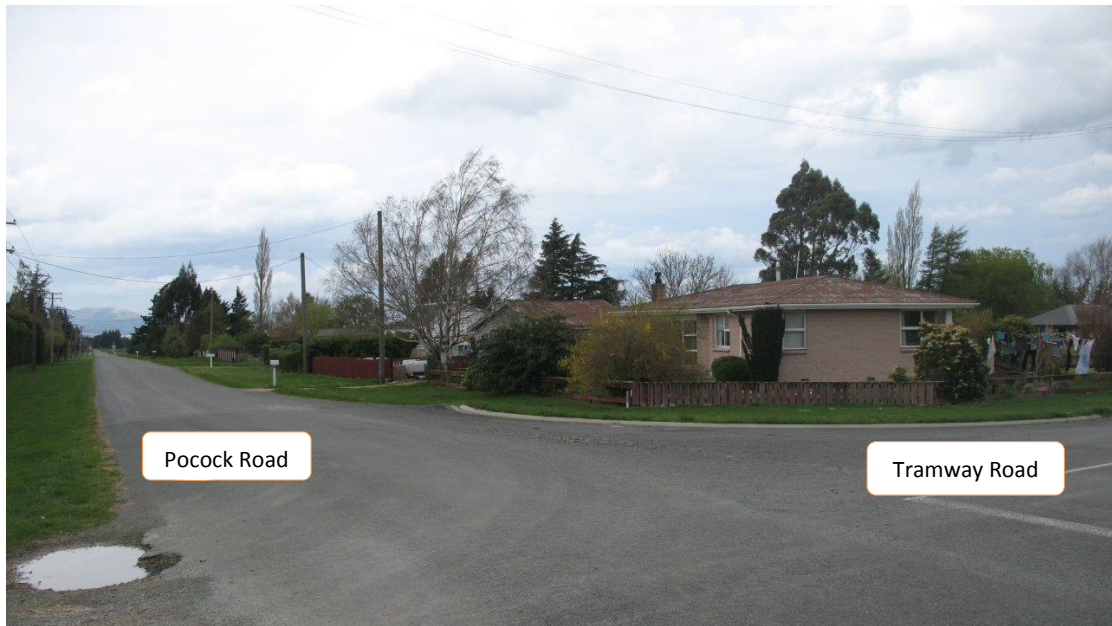


Photo 4: Residential area on the south side of Pocock Road.

- 1.3.14 The existing commercial and community facilities within Springfield are located on either side of State Highway 73 that runs through the commercial centre of the town. It is noted that currently the only zoning in the Selwyn District Plan that applies to the Springfield township is the Living 1 Zone.
- 1.3.15 While there is a combination of commercial, community and residential properties on the south side of State Highway 73 (being typically only 1 – 2 properties setback from this road), the majority of the Springfield township is located in the area between the northern side of State Highway 73 and the Midland Railway Line.
- 1.3.16 The terrain of the subject site, and that of the wider locality including the Springfield township, is essentially level. To the south west of the township is the edge of the Russell Range.

1.4 Approach and Key Features of this Private Plan Change Request

- 1.4.1 A Living 2 Zone (being essentially a low density residential development) is proposed to apply to the subject land. This particular zoning within the Selwyn District Plan will have aspects that will apply solely to the subject property. It adopts a combination of different provisions that currently apply to the existing Living 3 zone (as introduced into the District Plan as part of Plan Change 32), and the Living 2A1 Zone that applies to the western periphery of the Darfield township. This latter zone at Darfield is essentially bounded by the following roads:
- Bangor Road (State Highway 77) to the north.
 - Clintons Road to the west.
 - Creyke Road to the south.
 - Greendale Road to the east.
- 1.4.2 This approach to establish the Living 2 (Springfield) Zone is to reflect the low density residential nature of these two different zones, especially the existing Living 2A1 Zone as

referred to above. This zone that applies solely to the Darfield township has the following characteristics that are of relevance to this plan change request:

- a. It is located in the western portion of the Selwyn District, and
- b. It is located beyond the Urban Design Strategy ('UDS') boundary, and
- c. It also has a minimum average allotment area of 2 hectares, being the same as that being proposed for Springfield.

1.4.3 Additional provisions are proposed to apply to the subject site as follows:

- i. Requirement for development to be in general accordance with the prepared outline development plan. It will apply good design principles, and ensures development of the land is reflective of and retains elements of rural character expected for a 'low density' residential zone, and that the development will be serviced in a comprehensive and integrated manner.
- ii. A minimum 80 metre dwelling setback from the property boundary shared with the Midland Railway Line. This is to acknowledge potential reverse sensitivity effects associated with the operating of rail services.
- iii. The installation of a potential internal private right of way to provide access to those allotments not having frontage onto either Pocock Road, Annavale Road or the unnamed legal road.
- iv. A suite of building controls to ensure maintenance and enhancement of rural amenity and character. This is to include limiting building site coverage per lot to a maximum of 500m², and substantial building setbacks from site boundaries.
- v. Requirement for rural style fencing along both road frontage and internal property boundaries.

1.4.4 While some of the development outcomes might be considered as more appropriate at the land use stage (e.g. fencing design), it is considered that when undertaking subdivision this is the optimal point in the consenting process to safeguard outcome so future development of the subject land can be undertaken in an integrated manner. The matters for discretion as part of any future subdivision and subsequent dwelling developments will ensure the effects of the key issues and challenges for the site are addressed. This can be achieved by conditions of consent, and the use of consent notices for those outcomes that might need to be signalled at land use stage to individual land owners of the new allotments being created.

1.5 Planning Background for the Subject Properties

- 1.5.1 The subject land has been subject to both past land use and subdivision consent approvals.
- 1.5.2 In the Transitional Selwyn District Plan the subject land was zoned Rural A. At that same time the land to the south (that land bounded by Annavale Road, Pocock Road and West Coast Road) was zoned Rural Residential (denoted as RR on the 'Springfield' Planning Map 16).
- 1.5.3 The creation of the current Lots 1 and 2 DP 400509 was the result of a subdivision consent approved by the Selwyn District Council on 17 October 2007 in the name of 'Operation Homer Ltd' (RC 075351). This subdivision was a boundary adjustment between Lots 1 and 2 DP 373912. As part of this subdivision approval, an area 'D' was defined on the survey plan within

Lot 2 DP 400509 (adjoining the Annavale Road frontage) within which any dwelling to be established on this allotment has to be sited.

- 1.5.4 In conjunction with R075351 was the accompanying land use consent R075352 that allowed the continued retention of the existing dwelling on Lot 1 DP 400509 (being the 1.0013 ha site).
- 1.5.5 In 2006 'Operation Homer Ltd' applied to the Selwyn District Council to undertake a 21 allotment subdivision on the subject land in conjunction with the accompanying land use consents. Two alternate proposals were submitted by 'Operation Homer Ltd' for consideration by the Council. Each proposal comprised 20 residential allotments each being in order of 1 ha.
- 1.5.6 One of the proposals (R065225-Subdivision and R065226-Land Use) included a balance rural allotment of 9.3 ha being the westernmost portion of the subject land. The other proposal (R065310-Subdivision and R065311-Land Use) included a 9.9 ha allotment that was located in the centre of the overall property with the 20 residential allotments spaced around the perimeter of the subject property. The 20 residential allotments were each to have an undivided 20th share in the 9.9 ha central allotment.
- 1.5.7 The Selwyn District Council declined the granting of approval for all the sought-after consents associated with both proposals. The Council's decision to decline consent was upheld by the Environment Court in its decision of 31 July 2007 (Decision No. C 100/2007).
- 1.5.8 A further Selwyn District Council consent was granted in on 12 February 2015 (Ref: 155013) to amend an existing consent notice. This related to the relocation of a previously building site on the subject land. (NB: It is noted that this consent notice will have no effect should this plan change request be given effect to as the existing Rural Outer Plains dwelling density requirements will no longer have any effect; being the overall purpose of the existing consent notice).

2. PROPOSED AMENDMENTS TO THE SELWYN DISTRICT PLAN

- 2.1 It is considered that the most appropriate means to achieve this plan change request is to largely adopt a combination of various existing provisions of the Living 3 Zone (for those townships being within the Urban Design Strategy area) and the Living 2A1 zone located on the periphery of the Darfield township.
- 2.2 No new objectives or policies are proposed to be inserted into the District Plan as a result of this private plan change proposal. However amendments to two existing policies are seen as being appropriate to reflect the special characteristics that will apply to this Springfield situation that will differ subtly from those other Living 2 Zones located within the Selwyn District.
- 2.3 The existing objectives in the Growth of Townships section of the District Plan (that also apply to the Springfield township), the overall planning framework for the Living 2 Zone in general can therefore continue to remain in its current form.
- 2.4 For the purposes of this Plan Change Request, any existing text from the District Plan is shown in *italics*, any text proposed to be added by this Plan Change Request is shown as **bold and in italics**, and text to be deleted as ~~*striketrough-in-italics*~~. Please note that only the proposed new and amended provisions to the District Plan are shown in this section and therefore

should be read in conjunction with the full text of the District Plan. The provisions proposed below will in a number of cases require some existing provisions to be renumbered / amended accordingly.

- 2.5 The following specific changes are sought to the District Plan to enable the proposed rezoning of the subject land to proceed:

Objectives and Policies (Townships Volume)

Amendment 1:

Amend Policy B4.1.7 (4 *GROWTH OF TOWNSHIPS*) as follows

Policy B4.1.7

*Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20%, or 500m², and in the Living 3 Zone at the lesser of 10% or 500m², **and the Living 2 (Springfield) Zone at a maximum of 500m², unless any adverse effects on the spacious character of the area will be minor.***

Planning Maps

Amendment 1:

Amend Planning Maps 052 (Townships Volume) (having Sheets 1 and 2) to identify the zoning of the subject land as Living 2 (Springfield).

Amendment 2:

Amend Planning Map 026 (Rural Volume) (having Sheets 1 and 2) to identify the zoning of the subject land as Living 2 (Springfield).

Rules: Chapter 4 Living Zone Rules — Buildings (Townships Volume)

Amendment 3:

Amend the existing Rule 4.2.3: (*Permitted Activities - Buildings and Landscaping*) as follows:

Any Fencing in the Living 3 Zone, ~~and~~ the Living 2A Zone in Darfield as identified in Appendix 47, and **in the Living 2 Zone (Springfield) as identified in Appendix 48**, 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.

Amendment 4:

Insert new Rule 4.4.3 (Permitted Activities - Buildings and Water Supply) as follows:

4.4.3 *In the Living 2 Zone at Springfield as shown in Appendix 48, an on-site domestic water supply storage tank be installed in accordance with the requirements of the Selwyn District Council. (Note: this is due to the water supply in this zone being restricted to 2,000 litres per dwelling per day).*

Re-number existing Rules 4.4.3 and 4.4.4 accordingly.

Amend existing Rule 4.4.3 (to become Rule 4.4.4: *Discretionary Activities — Buildings and Water Supply*) as follows:

4.4.4 Any activity which does not comply with Rules 4.4.2 **and 4.4.3** shall be a discretionary activity.

Amendment 5:

Amend 'Table C4.1 Site Coverage Allowances' (*Permitted Activities — Buildings and Site Coverage*) in existing Rule 4.7.1 by adding the following:

| Zone | Coverage |
|-----------------|----------------------------------|
| Living 2 | Springfield |
| | 500m² maximum. |

Amendment 6:

Insert new Rule 4.9.45 (*Buildings and Building Position*) following the existing Rule 4.9.44 and any other subsequent numbering amendments as follows:

Springfield

3.9.45 *Any building in the Living 2 Zone at Springfield shall be set back at least:*

- i)** *10 metres from any road boundary.*
- ii)** *6 metres from any internal property boundary including any accessway / right of way boundary and from the property boundary shared with the Midland Railway Line.*
- iii)** *For any dwelling: 80 metres from the property boundary shared with the Midland Railway Line.*

Re-number existing Rules 4.9.45 to 4.9.57 accordingly.

Amend existing Rule 4.9.55 (to become Rule 4.9.56: *Discretionary Activities — Buildings and Building Location*) as follows:

4.9.56 *Any activity which does not comply with Rule 4.9.3 and Rule 4.9.35 to Rule 4.9.39 and Rule 4.9.42 and Rule 4.9.42(a) and Rule 4.9.43 and **Rule 4.9.45** shall be a discretionary activity.*

Rules: Chapter 12 Living Zone Rules — Subdivision (Townships Volume)

Amendment 7:

Amend the existing Rule 12.1.3.3 (*Restricted Discretionary Activities—Subdivision— General Standards and Terms: Water.*) as follows:

*12.1.3.3 Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, West Melton or is within a Living 3 Zone or **Living 2 Zone (Springfield)** is supplied with reticulated water; and*

(Note: For the Living 2 Zone (Springfield) the water supply is a restricted supply limited to a maximum of 2,000 litres per allotment per day).

Amendment 9:

Amend Table C12.1 (Allotment Sizes): (12.1.3 Standards and Terms) as follows:

| | |
|--------------------|--|
| <i>Springfield</i> | <i>Living 1: The size needed for on-site effluent disposal but not less than 800m².</i> |
| | <i>Living 2: 2 ha, and a minimum allotment size of 1 ha. The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 48 shall be 16.</i> |
| | <i>(Note: comprises 15 allotments in respect of Lot 2 DP 400509 and the existing Lot 1 DP 400509).</i> |

3. OUTLINE DEVELOPMENT PLAN

Amendment 10:

Add to the Appendices in the Township Volume as Appendix 49 (E49) the Outline Development Plan for the subject land being:

'Outline Development Plan: Living 2 Zone, Springfield'. (Contained as Annexure 1).

4 STATUTORY FRAMEWORK

4.1 Requests for Changes to Plans

4.1.1 Section 73(1A) of the Resource Management Act 1991 ('RMA') allows a territorial authority to change its District Plan as provided for in Schedule 1. In addition, section 73(2) enables any person to request a territorial authority to change a District Plan in the manner set out in Schedule 1 of the Act. This Plan Change request has been prepared in accordance with Schedule 1, Clause 21 of the Resource Management Act 1991, i.e. being a privately requested plan change.

4.1.2 Under Clause 22 of Schedule 1, a plan change request must:

- (a) Explain the purpose and reasons for the request;
- (b) Contain an evaluation report under section 32 of the objectives, policies, rules or other methods proposed.

- (c) Assess environment effects in such detail as correspond with the scale and significance of actual and potential effects anticipated from the implementation of the plan change in the context of Clauses 6 & 7 of Schedule 4;

4.2 Section 74 (*Matters to be considered by territorial authority*) and Section 75 (*Contents of District Plans*) Matters.

4.2.1 The matters to be considered in respect of a Plan Change are set out in Sections 74 and 75 of the RMA. In essence, before a plan change can be incorporated into a District Plan, the key matters that need to be considered include:

- (a) Consistency with other provisions of the district plan;
- (b) Whether it gives effect to the regional policy statement and any relevant regional plans, and has regard to a proposed regional policy statement or proposed regional plan;
- (c) Whether it has regard to any management plans and strategies prepared under other Acts;
- (d) The functions of a territorial authority at section 31;
- (e) Whether the plan change will lead to the most appropriate outcome under s32;
- (f) Actual and potential adverse effects anticipated from implementation of the Plan Change; and
- (g) The purpose and principles within Part 2 of the RMA.

5 ASSESSMENT OF THE SECTION 74 MATTERS

Each of the above matters is addressed below.

5.1 Consistency with the Objectives and Policies in the Selwyn District Plan.

- 5.1.1 The following consideration of the objectives, and therefore also the associated policies, is being undertaken in the context of Section 32(1) of the Act (*Requirements for preparing and publishing evaluation reports*).
- 5.1.2 The purpose of this plan change is to provide for the undertaking of a 'low density' residential development on the north western outskirts of the Springfield township. To best enable such a development to be undertaken from a RMA perspective, it has been deemed that a rezoning in the District Plan provisions is the most appropriate way forward. The upcoming Section 32 analysis provides additional information on this particular matter.
- 5.1.3 In the context of the existing District Plan provisions, it is considered that the objectives and policies as contained in the Townships Volume that provides the statutory framework within which this plan change request is best able to be assessed against. This is on the basis that this plan change application is to have the subject land re-zoned from rural to urban and accordingly it are the policy provisions in the Townships Volume that will provide the primary basis when 'going forward' in this context.
- 5.1.4 Following are the provisions that are of most relevance to this plan change request, with the associate assessment of each policy provision:

LAND AND SOIL — OBJECTIVES

Objective B1.1.2

New residential or business activities do not create shortages of land or soil resources for other activities in the future.

- 5.1.5 It is considered that the area of rural land proposed to be subject to this plan change proposal is extremely minor in the overall context in terms of the flat land resource that exists in the surrounding Springfield district. With the Torlesse Range located to the north, the Russell Range to the west and the Malvern Hills to the south, there are extensive flat areas of land surrounding Springfield available for on-going agricultural activities that tend to focus on stock grazing, cropping and the increasing presence of dairying.
- 5.1.6 In this context it is considered that taking out/removing 31 hectares of land currently in the Rural Outer Plains Zone and rezoning it Living 2 will not create any shortage of production land and nor will have any significant impact on the soil resource that exists in the wider Springfield locality.

Policy B1.1.7

Avoid adverse effects from erecting buildings or structures on unstable land that is prone to liquefaction.

- 5.1.7 The geotechnical assessment undertaken by Eliot Sinclair & Partners Ltd (File reference: 369527) has confirmed that the subject land is suitable to be developed for residential purposes in the context of Section 106 matters (RMA). This geotechnical report is attached as Annexure 3.
- 5.1.8 While this report was prepared in August 2013, it is considered that their findings still remain current. In the intervening 4 years the land has continued to be used only for agricultural purposes (as it has for the preceding decades) and has not been subject to any significant earthquake events since then.
- 5.1.9 The geotechnical assessment involved the undertaking of test pits (based on one per proposed allotment) having been dug in the order of 2.2 - 3.2 metres deep. In addition was the undertaking of 15 Scala penetrometer test adjacent to each test pit to confirm the inferred ultimate bearing strengths of the shallow subsoil materials.
- 5.1.10 Based on these on-site tests, it was concluded that the underlying soils across the overall site to be consistent with TC1 land classification. In conclusion the following was noted:

'The site is not likely to be subject to material damage due to subsidence, inundation, falling debris, erosion, or land slippage as set out by RMA (1991) Section 106 (1a, b).

On this basis, we are satisfied that from a geotechnical perspective, the site is suitable for the proposed plan change and to be used for Low Density Residential (Living 2 Zone).'

- 5.1.11 When taking into account the above conclusions arrived at in this geotechnical assessment, it can be concluded that this proposed plan change application will be in accord with Policy B1.1.7.

PERMANENT USE OF LAND FOR ONE ACTIVITY

Policy B1.1.8

Avoid rezoning land which contains versatile soils for new residential or business development if:

- *the land is appropriate for other activities; and*
- *there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.*

5.1.12 With the subject site being totally enclosed by Pocock Road, Annavale Road, an unnamed but formed legal road and the Midland Railway Line, the ability for this land to be used for a range of rural activities requiring larger areas of land becomes limited. Roads, and in particular railway lines, limits the ability to transfer droving stock from one farming area to another. It is much more appropriate to drove stock within farm land so not to create a traffic hazard on a road together with all the resulting environment and amenity effects arising from undertaking this.

5.1.13 In respect of the Land Use Classification ('LUC') as devised by Landcare Research (*Manaaki Whenua*), the subject site (and much of the flat land to the north, west and south of the Springfield township) comprised Class 3 land. The following is noted in respect of this class of land:

Class 3 land has moderate physical limitations to arable use. These limitations restrict the choice of crops and the intensity of cultivation, and or make special soil conservation practices necessary.

(The Land Use Classification Survey Handbook (3rd edition) (2009): A New Zealand Handbook for the Classification of Land: Ian Lynn and others ('Landcare Research' and others. Page 56).

5.1.14 Among the listed range of limitations that tend to apply to Class 3 land is also noted in the above publication the following that is applicable in this case: *'Shallow (20-45 cm) or stony soils.'* (Page 56).

5.1.15 This LUC systems ranks soils from Class 1 through to Class 8. Class 1 soils are noted as being the most versatile multiple-use with minimal physical limitations. At the other end of the spectrum are Class 8 soils that have very severe to extreme physical limitations or hazards which make it unsuitable for arable, pastoral or commercial forestry uses.

5.1.16 In this context it can be seen that Class 3 soils are located somewhat central in this spectrum.

5.1.17 The Class 3 classification is consistent with the soil information available from Environment Canterbury's database. This information shows that most of the subject property comprises a soil type being 'Ashwick very stony silt loam.' The only other soil type present on the subject property (being in the vicinity of the Pocock Road frontage) is 'Hororata very stony silt loam, bouldery phase.' The Soil Reports for both these soil types are attached as part of Annexure 4.

5.1.18 A feature of the soils noted in both reports is the stony nature of the soils and the limited depth of topsoil. These are both characteristics noted in the Landcare Research (2009) that contribute towards these soils being classified as LUC Class 3. I am of the opinion that the

more recent use of the subject land largely for grazing purposes is consistent with the soil's limited productive potential. The stony character of the soils on the subject property limits its potential in being more productive in comparison with what can generally be expected from the higher Classes 1 and 2 soils. In this context it is considered that the proposed plan change will not take out of active production land that has a particularly high level of productive versatility and therefore this application is seen as not being in conflict with Policy B1.1.8.

WATER — OBJECTIVE & POLICIES

Objective B1.2.1

Expansion of townships in Selwyn District maintains or enhances the quality of ground or surface water resources.

Policy B1.2.1

Ensure all activities in townships have appropriate systems for water supply, and effluent and stormwater treatment and disposal to avoid adverse effects on the quality of ground water or surface water bodies.

Policy B1.2.2

Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting groundwater or surface waterbodies.

Policy B1.2.3

Require the water supply to any allotment or building in any township, and the Living 3 Zone, to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston.

Policy B1.2.4

Recognise and promote the need for protection zones around water supply bores, to reduce the risk of contamination from land uses.

5.1.19 There are no existing, and nor are there any proposed water supply bores located in the vicinity of the subject site. The Council's *5Waters Activity Plan Part 3 (January 2012) - Western Urban & Western Rural* report notes that the Springfield water reticulation is sourced from a shallow well and gallery located in the Kowai River flood plain adjacent to the Springfield reservoir. This site is at the eastern end of Pocock Road near its junction with Domain Road and Frasers Road. The scheme was originally designed in 1985 as an unrestricted supply with full "Fire Fighting" capacity. In 1999 the scheme was extended into the rural area to serve properties with domestic water only.

5.1.20 In terms of the above factors, and given that the water source is well removed from the subject property and given that the proposed plan change for the subject site will not have any effect on the water quality and quantity in the Kowai River, the proposed rezoning will not be contrary to this policy.

Policy B1.2.6

*Ensure any building erected in the townships of: Arthur's Pass, Coalgate, Dunsandel, Glentunnel, Hororata, Rakaia Huts, Sheffield, Waddington, **Springfield** and Whitecliffs, has a*

site large enough to accommodate the type of on-site effluent treatment and disposal system needed to treat effluent, adequately. (**Bold** highlighting my emphasis)

- 5.1.21 With any future residential allotment to have a minimum area of 1 ha, and a minimum average area of 2 ha, this will provide sufficient area for any wastewater to be adequately treated and disposed of on-site. This also needs to be considered in the context of the existing Springfield township where all dwellings are required to deal on-site with the wastewater they create. The allotment area for many of those existing dwellings within the existing Living 1 Zone appears to be in the order of 1,000 m² (being the standard ¼ acre block). The creation of new allotments in this proposed Living 2 Zone will each have a land area well in excess of this and therefore no problems in respect of wastewater treatment and disposal are anticipated.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — POLICIES AND METHODS

MALVERN HILLS AND RUSSELL RANGE

Policy B1.4.13

Avoid rezoning land for new residential or business activities in any of the following areas:

- ;
- ; or
- *The slopes of the Russell Range south west of Springfield; unless any adverse effects on the landscape values of these natural features is minor.*

- 5.1.22 The subject site lies generally to the north west of the existing Springfield township while the Russell Range is to the west of it and also being on the other side of the SH73. On this basis it can be concluded that the establishing of future dwellings on the subject site as a result of the plan change proceeding will be in accordance with this policy.

Policy B1.4.16

Avoid townships expanding to the extent that they merge into one another.

- 5.1.23 The nearest other township to the Springfield township is Sheffield, being in the order of 8 km to the south east. As the subject land is located on the northwest edge of the Springfield township, and with the Sheffield township being to the south east; the existing separation distance between these two townships will not be affected by this plan change proposal.
- 5.1.24 Accordingly it can be concluded that Policy B1.4.16 will not be contravened by this expansion to the existing Springfield township as being proposed.

PHYSICAL RESOURCES

B2.1 TRANSPORT NETWORKS

ROADS, PATHWAYS, RAIL AND AIRFIELDS

Objective B2.1.1

An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.

Policy B2.1.4(a)

Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- the number and type of vehicle movements generated by the activity;*
- the road classification and function; and*
- any pedestrian, cycle, public transport or other access required by the activity.*

Policy B2.1.11

Ensure roads are designed, constructed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.

Policy B2.1.12

Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.

Policy B2.1.13

Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport.

- 5.1.25 Any future new allotment being created from the subject site will have the potential to have access onto either Pocock Road, Annavale Road or the unnamed formed legal road.
- 5.1.26 In support of this plan change request is the Transportation Assessment prepared by Novo Group Ltd, with the reference number 038002, and dated 26 June 2013. This report is included as Annexure 5. This assessment concludes with the following:

'With the recommended sealing of part of Annavale Road to a width of 6.0 metres, the road network has sufficient geometric capacity to cater for the estimated additional traffic from full development of the applicant's site. The proposal will have little effect on the levels of service and levels of delay in the immediate area and as such the traffic effects of this proposal on the operation of the surrounding road network are considered to be less than minor. Accordingly, the proposed Plan Change can be supported from a traffic perspective.'

(paragraph 55, page 8).

- 5.1.27 As part of any subsequent approval process following on from the granting of any consent as part of this plan change request, there may be the requirement for road upgrading to be undertaken as part of any future subdivision consent application. Such an upgrading requirement will be dependent upon the need to maintain an adequate level of service to be provided by the existing roads in terms of the anticipated additional demand for it and its existing formation. Accordingly, such roading matters are best left as part of any future subdivision application in respect of the subject site.
- 5.1.28 When taking into account the transport related findings, it can be concluded that the undertaking of the proposed plan change request will be in accordance with Objective B2.1.1 and the related policies listed above.

Policy B2.1.14

Encourage people to walk or cycle within and between townships by providing a choice of routes for active transport modes and ensuring there is supporting infrastructure such as parking for cycles, at destinations.

Policy B2.1.15

Require pedestrian and cycle links in new and redeveloped residential or business areas, where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities.

- 5.1.29 Due to the existing low density of residential development that has taken place in Springfield to date, and given the development of the subject land as intended will be to even a lower residential density; the expectation is that cycling specific facilities will not be justified for the foreseeable future.
- 5.1.30 In terms of walking facilities, there is only the limited provision of existing public footpaths within the existing township. This is not expected to change as a result of the subject land being development as intended that will give rise to only an additional 15 dwellings beyond what the District Plan currently provides for. A feature of Springfield township are the reasonably wide roadside berms that can be expected to provide pseudo footpaths in lieu of the absence of any formed public footpaths.
- 5.1.31 In this context, the proposed rezoning of the subject land will not compromise Policies B2.1.14 & 15 given the existing Springfield setting.

RAILWAY LINES

Policy B2.1.18

Ensure structures and plantings do not impair the visibility of railway lines and road/rail crossings for motorists, pedestrians or train drivers. PC12

- 5.1.32 To ensure that safety at railway crossings is being maintained for road users, pedestrians, and train drivers, the District Plan (Townships Volume) in Appendix 13 (Diagram E13.3: *Traffic Sight Lines at Railway Crossings*) specifies setback areas from the road / railway crossing that shall be kept clear of any buildings or other obstructions that could compromise sightlines. The same requirements also apply in the Rural Volume in Appendix 10 (Diagram E10.E – *Sight distance at railway lines*).
- 5.1.33 In terms of the subject site, the above railway crossings requirements apply to both Pocock Road to the south east, and the unnamed legal road branching off Annavale Road at the northernmost corner of the subject property. In order to be assured that effect is given to these railway safety matters, the proposed additions to the Outline Development Plan highlights need to include reference to these setback requirements. .
- 5.1.34 The proposed Outline Development Plan contained in Annexure 1 shows the intent of the District Plan requirements to ensure continued safety at these two existing railway crossings while also ensuring the maintaining of an adequate minimum setback requirement for the establishing of future dwellings.

Policy B2.1.19

Avoid any property having access to a formed, legal road over a railway line.

Policy B2.1.20

Ensure any new development is designed and located to minimise the need for pedestrians, cyclists or motorists to cross railway lines.

- 5.1.35 The Midland Railway Line has an extensive and gentle sweeping curve where it adjoins the subject property. In the context of providing vehicular, cyclist and pedestrian access from any future allotment in terms of the subject land, this will be provided entirely via Annavale Road and/or Pocock Road. This is on the basis that these are the only legal roads that have frontage onto the subject land. In respect of the railway line corridor, it is flanked on both sides by private land. Accordingly, this ensures that any access to or from any new allotments cannot be provided via this existing railway line and therefore the need to rely upon the existing formed Annavale Road or Pocock Road. On this basis it is considered that the proposed plan change will be in accordance with Policies B2.1.19 and B2.1.20.

Policy B2.1.22

Confine residential or business development in a township to one side of any State Highway or railway line where the township is already wholly or largely located on one side of the State Highway or railway line, unless that area is not suitable for further township expansion.

- 5.1.36 The subject site is located in the area of Springfield that is bounded by both the state highway and the Midland Railway Line. This also corresponds where the major portion of the existing Springfield township is located. On this basis the proposed rezoning of the subject site will be in accordance with Policy B2.1.22.

UTILITIES — POLICIES

Policy B2.2.1

Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development.

Policy B2.2.2

Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.

- 5.1.37 As part of this plan change request the applicant company commissioned Grassroots Planning to undertake a Servicing Strategy for the proposed plan change request. This document is attached as Annexure 6.
- 5.1.38 This document highlights that there are no apparent impediments that could prevent the proposed future residential development from being fully serviced in the context of the existing servicing reticulation within the Springfield locality. On this basis, the plan change request can be undertaken in the knowledge that the more technical matters associated with the upgrading of existing servicing infrastructure can be undertaken as part of subsequent subdivision consent / land use consent applications required to be made with the Selwyn District Council in order to give effect to the sought-after re-zoning.

WASTE DISPOSAL — POLICIES

Policy B2.4.4

Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.

- 5.1.39 The expectation is that the subject site once rezoned and developed for residential purposes will be subject to the existing Council's refuse collection service for the Springfield township. The land will be zoned for residential purposes and on this basis each residential allotment will have within its annual rates a contribution towards the provision of a refuse collection service. On this basis the expectation is that Policy B2.4.4 will be adhered to.

LOCALISED NATURAL HAZARDS

Policy B3.1.2

Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.

- 5.1.40 As already referred to, the applicant has commissioned the undertaking of a Geotechnical report prepared by Eliot Sinclair & Partners Ltd. It is attached as Annexure 3. The assessment of this natural hazard assessment report deals with the following matters:

- Liquefaction.
- Inundation.
- Falling debris.
- Land slippage.

- 5.1.41 Having assessed the above matters this geotechnical report concludes with the following:

The site is not likely to be subject to material damage due to subsidence, inundation, falling debris, erosion, or land slippage as set out by RMA (1991) Section 106 (1a, b).

On this basis, we are satisfied that from a geotechnical perspective, the site is suitable for the proposed plan change and to be used for Low Density Residential (Living 2 Zone).

(page 10).

- 5.1.42 On this basis it can be concluded that the intent and purpose of Policy B3.1.2 will be adhered to.

PEOPLE'S HEALTH, SAFETY AND VALUES

CULTURE AND HISTORIC HERITAGE — POLICIES

Policy B3.3.3

Protect sites within areas recognised in the Plan as Silent File areas, from inappropriate disturbance.

Policy B3.3.4

Protect areas identified in the Plan as Wahi Taonga Sites, Wahi Taonga Management Areas and Mahinga Kai Sites, from inappropriate damage or destruction.

- 5.1.43 There is nothing to indicate that there are any cultural or heritage factors that have to be taken into account as part of this plan change application in the context of the above two policies. There is no indication on the District Planning Maps of any nearby Silent File area and nor any archaeological site which may advise of a nearby Wahi Taonga Sites or a site of Wahi Tapu being of cultural importance to Ngai Tahu.

QUALITY OF THE ENVIRONMENT — OBJECTIVES

Objective B3.4.1

The District's townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

Objective B3.4.3

"Reverse sensitivity" effects between activities are avoided.

Objective B3.4.4

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.

Objective B3.4.5

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

QUALITY OF THE ENVIRONMENT — POLICIES ZONES

Policy B3.4.1

To provide zones in townships based on the existing quality of the environment, character and amenity values, except within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.

Policy B3.4.2

To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone

Policy B3.4.3

To provide Living zones which:

- are pleasant places to live in and provide for the health and safety of people and their communities;*
- are less busy and more spacious than residential areas in metropolitan centres;*
- have safe and easy access for residents to associated services and facilities;*
- provide for a variety of living environments and housing choices for residents, ...;*

- block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;*
- streets are aligned to take advantage of views and landscape elements;*
- section proportions are designed to allow for private open space and sunlight admission;*
- a subdivision layout that minimises the number of rear lots;*
- layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;*
- a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;*
- a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;*
- any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.*

- 5.1.44 In the context of the above five objectives B3.4.1 – B3.4.5 and their associated Policies B3.4.1 – B3.4.3, it is considered that the proposed plan change request will be in accordance with these provisions. To date within the existing Springfield township, the availability of residential properties has been limited to those contained within the long established town boundaries and subject to the Living 1 Zone provisions. The proposed plan change for the subject land enables the creation of a low density rural residential option where future residents are able to enjoy the benefits of being located on the edge of an existing urban area with its range of commercial and community facilities, while also enjoying the benefits of an environment that could be termed as being ‘more rural in nature’.
- 5.1.45 Being sited on the northern perimeter of the existing town boundary, and with the total number of potential additional allotments being limited to a maximum of 14, this will ensure that the existing character, ambience and levels of amenity currently being enjoyed by the residents of Springfield will continue to remain essentially unaltered.
- 5.1.46 In terms of alternate modes of transport such as walking and cycling, the subject site is sufficiently close enough to the range of existing commercial and community facilities to allow for this to occur. In order to gain access to such facilities, there is no requirement to cross the railway or the state highway, excepting of course to access those existing premises on the south side of the state highway. But as this is an existing situation of having both commercial and community facilities located on both sides of the state highway, on this basis this is an important existing issue that affects the Springfield community. The proposed plan change will not significantly change this situation except that there will potentially be in the future a further 14 households that may require from time to time the need to frequent those facilities on the south side of the state highway.

Policy B3.4.25

Ensure buildings are setback an appropriate distance from road boundaries to maintain privacy and outlook for residents and to maintain the character of the area in which they are located.

- 5.1.47 In order to maintain a sense of ruralness around the periphery of Springfield, being one of the more distant townships within the western portion of Selwyn District, a significant road frontage setback of 10 metres is being proposed for all dwellings. This is the same road setback distance that applies to dwellings in the Rural Zone for sites greater than 1 ha and the frontage road not being either an arterial road or a collector road.
- 5.1.48 This common 10 metre building setback from a road boundary will ensure that the general sense of rural openness in this immediate setting will be retained while still providing for an increased dwelling density of 1 per 2 ha minimum.

Policy B3.4.38

Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.

- 5.1.49 The subject site is currently part of a general agricultural setting characterised largely by pastoral grazing. The nearest portions of the Springfield township to the subject site are the residential areas with any commercial activities being well removed.
- 5.1.50 On this basis, I consider that the chance of any reverse sensitivity effects arising due to the subject site being rezoned to Living 2 would be very remote.

GROWTH OF TOWNSHIPS

RESIDENTIAL DENSITY — OBJECTIVES AND POLICIES

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

Objective B4.1.2

New residential areas are pleasant places to live and add to the character and amenity values of townships.

- 5.1.51 With the subject land proposed to be developed at a density of 1 dwelling per 2 ha, this will ensure that an overall sense of spacious will be retained in this general north western area of the Springfield township. The requirement for any dwelling to be setback from any road property boundary a minimum of 10 metres, and a minimum of 6 metres from all other property boundaries. The only exception to this will apply to the railway boundary where an 80 metre minimum dwelling setback is specified.
- 5.1.52 The above boundary setbacks for new buildings will further ensure that a somewhat rural feel to this immediate area will be retained. On this basis the proposed plan change request will be in accord with the above two objectives that have an amenity focus associated with them.
- 5.1.53 An important amenity feature of the subject land are the stunning views to the north of the Torlesse Range and Mt Oxford. By providing large dwelling setbacks from property boundaries, and by requiring large allotment areas; these two factors in combination with each other will provide a high degree of assurance that future dwelling developments undertaken on the subject land will ensure the preservation of these views. This will apply

equally for the new allotments to be created within the subject land, and those existing properties on the south side of Annavale Road/Tramway Road and Pocock Road that are in close proximity to the subject land.

Policy B4.1.2

Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones.

- 5.1.54 The requirement for limiting a dwelling density for a maximum of 1 per 2 ha will ensure that a low level of dwelling density on any new allotment will be maintained. In comparison, the Living 1 Zone requires a minimum average allotment area of 800 m², subject to the ability for on-site disposal of effluent to be undertaken. This significant difference in dwelling density between these two different zones will ensure that a clear demarcation will be evident along their common zone boundary at Pocock Road.

Policy B4.1.3

To allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they will achieve the following:

- A compact township shape;*
- Consistent with preferred growth options for townships;*
- Maintains the distinction between rural areas and townships;*
- Maintains a separation between townships and Christchurch City boundary;*
- Avoid the coalescence of townships with each other;*
- Reduce the exposure to reverse sensitivity effects;*
- Maintain the sustainability of the land, soil and water resource;*
- Efficient and cost-effective operation and provision of infrastructure.*

- 5.1.55 The undertaking of any development on the subject land in accordance with the proposed plan change request will ensure that all the varying aspects of Policy B4.1.3 will be complied with. The subject land directly adjoins the existing Springfield township so to create a sense of compactness while also ensuring that a rural character in part is being retained at this north west end of the existing built up area. This is seen as being consistent with the existing amenity associated with the Springfield township being located in a rural setting with a backdrop provided by both the Russell Range to the west and the Torlesse Range to the north.

- 5.1.56 On the matter of the efficient and cost-effective provision of infrastructure from a Council perspective (and that from other infrastructure providers); it will largely be limited to the upgrading of Annavale Road and the installation of a water reticulation to service the future allotments/dwellings.

Policy B4.1.7

Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20%, or 500m² and in the Living 3 Zone at the lesser of 10% or 500m², unless any adverse effects on the spacious character of the area will be minor.

- 5.1.57 Policy B4.1.7 emphasises the need for establishing new buildings in the Living 2 and 3 Zones to be kept at a low scale in respect of the amount of the site they can occupy. This is to ensure that a sense of 'ruralness' is being retained within these zones. This is largely achieved by ensuring that the open spaces around buildings in these low density residential zones predominates over the establishing of the buildings themselves. The opposite applies in the more dense development zones such as Living 1 where the establishing of buildings predominate over the surrounding space.
- 5.1.58 In the case of Springfield for its proposed Living 2 Zone, it is contended that the site coverage of buildings should be limited to a maximum of 500m². This takes into account that the proposed Living 2 Zone for the subject land will have allotment areas being a minimum of 1.0 ha (10,000m²). Accordingly, the 500m² site coverage limit would be triggered before any percentage requirement applies. For example with a 1ha site, 500m² would represent only 5% of it. Accordingly the 20% value noted in this policy would be of no relevance as it will never be triggered due to the 500m² being significantly less than this, and therefore becoming the applicable.
- 5.1.59 But with Springfield township, it still retains a 'country / rural' character with only limited urban development over many years. The existing dwellings within the township tend to be of a modest size on reasonably large sections in an urban context. Given this existing character of the Springfield residential area, and given that the proposed Living 2 Zone will directly adjoin it, it is considered appropriate for a low site coverage to apply to this new zone. On this basis it is considered appropriate in this case to limit any future building site coverage to a maximum of only 10% or 500 m², whichever is the lesser.
- 5.1.60 Furthermore, a low site coverage (when taken in conjunction with a maximum building height of 8 metres, and large property boundary setbacks) will provide additional assurance that existing views of the nearby mountains/foothills currently being enjoyed by existing residents will be retained. The same will also apply to the residents of future dwellings to be established as part of the Living 2 Zoning proposed for the subject land.

Policy B4.1.9

Avoid erecting more than one dwelling per site in low density living (Living 2 and 3) Zones.

Policy B4.1.10

Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.

- 5.1.61 The proposed plan change request envisages for the subject site controls being inserted in the District Plan (Townships Volume) that will ensure that the dwelling density for the overall area will not exceed 1 per 2 ha. These controls will apply equally to the land use and subdivision requirements so ensuring that the intent of Policies B4.1.9 and B4.1.10 will be complied with.

Policy B4.1.11

Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- Retaining existing trees, bush, or other natural features on sites; and*
- Landscaping public places.*

5.1.62 A current feature of the subject site is its lack of any significant vegetation other than the existing shelterbelts with a flat terrain. While this existing situation may be perceived as being somewhat bland and exposed visually, it does however present a 'blank canvas' for the future dwelling owners to deal with. This is seen as being an important attribute of the subject site given that it is afforded with distant views of the foothills, with the nearest being the Torlesse Range. These spectacular alpine views represent an important aspect of the subject site for those people who wish to reside on the future allotments.

5.1.63 In having a somewhat bare site to deal with, the future residents can plan and design the dwelling and its curtilage so to maximise the greatest benefits to be obtained from those views while not impacting adversely on any of the other neighbouring residents. This latter point is on the basis that there will be imposed a significant road boundary setback of 10 metres, and a 6 metre minimum setback from other boundaries for any new building.

RESIDENTIAL AND BUSINESS DEVELOPMENT — OBJECTIVES

Objective B4.3.1

The expansion of townships does not adversely affect:

- Natural or physical resources;*
- Other activities;*
- Amenity values of the township or the rural area; or*
- Sites with special ecological, cultural, heritage or landscape values.*

Objective B4.3.2

For townships outside the Greater Christchurch area, new residential or business development adjoins existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.

5.1.64 In terms of the above two objectives, it is considered that the proposed plan change request will be in accord with them. The use of less than 'high versatility' quality soils from an agricultural land and maintaining a future dwelling density not exceeding 1 per 2 ha will ensure that the amenity values associated with this immediate area of Springfield township and beyond will not be compromised.

5.1.65 With the subject site being located to the north of both the existing township and State Highway 73, this will ensure that this will be in accordance with Policy B4.3.87 that details the preferred growth direction for the Springfield township.

Objective B4.3.4

New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development approach.

5.1.66 The need to provide the required infrastructure to service the proposed plan change area is best undertaken at the time of subdivision. At that time the more detailed investigation work will have to be carried out to ensure that each new allotment is adequately serviced so to be used for residential purposes.

Objective B4.3.7

Ensure that any rural residential development occurs outside the urban limits identified in the Regional Policy Statement and such development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, and provides for the long-term maintenance of rural residential character.

Policy B4.3.4

Encourage new residential or business development to occur on vacant land in existing Living or Business zones, if that land is available and appropriate for the proposed activity.

- 5.1.67 A feature of the proposed plan change proposal is to create a new form of residential environment that up to now has not been available in Springfield township. The existing urban form of Springfield has been the traditional relatively small allotment being in the order of 1,000 m², being akin to the traditional 'quarter acre section'.

Policy B4.3.6

Encourage townships to expand in a compact shape where practical.

SPRINGFIELD

Preferred Growth Option

There may be more than one area for the future expansion of Springfield that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.86

Encourage new residential or business activities to use sites in the existing Living 1 Zone, if sites are available and appropriate for the proposed activity.

- 5.1.68 The preferred growth option acknowledges that there are potentially a number of various sites that could be suitable for any expansion of the Springfield township. This is to be anticipated given that there are significant areas of flat rural land surrounding the township. But of particular importance for Springfield in respect of any urban expansion are the limitations outlined in Policy B4.3.87 in recognition of the state highway and the Midland Railway Line
- 5.1.69 The recently approved Malvern Area plan confirms this approach with the subject land having been identified as a 'Preferred Future Development Area' for 'Low-density Residential Development.

Policy B4.3.87

Encourage any new Living zone to occur on the north side of SH73 and avoid new Living or Business 1 Zones:

- East of the existing Living 1 zone;*
- On the south side of SH73; or*
- North of the Midland Railway Line.*

- 5.1.70 This is a policy that applies exclusively to Springfield and specifies the preferred growth option in the context of both the state highway and the Midland Railway Line. The subject site is in accordance with the above preferred geographic locations relative to those two significant infrastructure items that have had such a significant impact on the development of Springfield over a long time period. In this context the subject site is seen as being ideally suited for a rural residential development as being proposed. The Malvern Area process has confirmed this scenario.

Policy B4.3.88

Ensure that any land rezoned for new residential or business development north of Springfield does not create or exacerbate potential “reverse sensitivity” issues in respect of the Midland Railway Line.

- 5.1.71 To ensure that the residences of any future dwelling to be established on the subject land will not be adversely affected, and that the operators of the railway will not become subject to reverse sensitivity issues, an 80 metre minimum dwelling setback from the property boundary shared with the railway is to be imposed. This is to take into account both the level of noise and ground vibration arising from passing trains. Given this 80 metre minimum setback distance for any future dwelling, no issues of reverse sensitivity can be expected to arise in the context of the Midland Railway Line.

5.2 Regional Planning Documents

The following Regional Planning documents are seen as being of relevance to this Plan Change request.

- **Canterbury Regional Policy Statement.**
- **Proposed Land and Water Regional Plan.**
- **Waimakariri River Regional Plan.**

An assessment of these documents is as follows:

Canterbury Regional Policy Statement

- 5.2.1 Of all the Regional planning documents, it is the Canterbury Regional Policy Statement (‘RPS’) that provides the overview of the resource management issues of Canterbury. It sets out how natural and physical resources are to be managed in an integrated way with the aim of sustainable management. The objectives, policies and methods are aimed to achieve integrated management of those natural and physical resources. The revised RPS became operative on 15 January 2013.
- 5.2.2 Notwithstanding the status of the RPS, and the range of matters contained within it; it is considered that effect to them has been given in the context of the Selwyn District Plan as outlined in the foregoing discussion. On this basis it is seen to be appropriate that the preceding assessment undertaken in respect of the District Plan objectives and policies will more than suffice in lieu of undertaking essentially a repeat of them in the context of the RPS.

Proposed Land and Water Regional Plan

5.2.3 In the introduction of this plan the following is noted:

'The purpose of the Canterbury Land and Water Regional Plan ("LWRP" or "the Plan") is to identify the resource management outcomes or goals (objectives in this Plan) for managing land and water resources in Canterbury to achieve the purpose of the Resource Management Act 1991 ("RMA"). It identifies the policies and rules needed to achieve the objectives, and provide direction in terms of the processing of resource consent applications.'

(Section 1 - Introduction, Issues & Major Response. 1.1 Introduction. Page 1-1)

5.2.4 Environment Canterbury has also specified pursuant to section 86B(3) of the Resource Management Act 1991 that all of the rules in this proposed plan took effect from 11 August 2012, being the date when this proposed plan was publicly notified.

5.2.5 For a number of matters within this Plan, the subject site as denoted on Planning Map 049 (Sheffield) has a split zoning so creating a northern portion and a southern portion. The northern portion is located within the 'Waimakariri Nutrient Allocation Zone' and also the Selwyn-Waimakariri Groundwater Allocation Zone. The southern portion of the subject property is within the Selwyn-Waihora Nutrient Allocation Zone'.

5.2.6 This Plan also contains a number of sub-regions, with the subject property being subject to two of these as per the split zonings noted above. The northern portion of the subject property is within the Alpine River Sub Region with the southern portion being within the Selwyn-Waihora Sub Region. A number of these sub regions contain their own rules. There are however no sub region rules that apply to the subject property.

5.2.7 In the context of the proposed plan change application, the following activities and associate rules contained within this Plan are of direct relevance:

On-site Wastewater Treatment and Disposal

5.2.8 Rule 5.9 provides as a permitted activity 'the discharge of wastewater from a new or upgraded on-site domestic wastewater treatment system onto or into land in circumstances where a contaminant may enter water' , provided the following conditions are met:

5.8 The discharge of wastewater from a new, modified or upgraded on-site domestic wastewater treatment system onto or into land in circumstances where a contaminant may enter water is a permitted activity, provided the following conditions are met:

- 1. The discharge volume does not exceed 2 m³ per day; (will be complied with being a standard dwelling in the context of the design criteria that will apply) and;*
- 2. The discharge is onto or into a site that is equal to or greater than 4 hectares in area; (will not be complied with due to sites having a site area less than 4 hectares. But given the combination of future allotments having a minimum area of 1ha, the ground conditions and the groundwater being at a depth in excess of 2 metres; the obtaining of the required discharge consent is seen as not presenting any difficulties); and*
- 2a. The discharge is not located within an area where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons; (the total population will be less than 1000 persons); and*

3. *The discharge is not onto or into land:*
 - (a) *where there is an available sewerage network (will be complied with as there is no Council wastewater reticulation in Springfield); or*
 - (b) *that is contaminated or potentially contaminated (will be complied with as there is no evidence of any HAIL activity ever having been undertaken on the subject property and accordingly the subject land is most unlikely to be contaminated or potentially contaminated); or*
 - (c) *that is listed as an archaeological site (will be complied with as there are no registered archaeological sites within the subject property and nor within the wider locality); or*
 - (d) *in circumstances where the discharge would enter any surface waterbody (the future allotments will be sufficient large so to avoid any discharge of any treated wastewater entering the water race that traverses through the subject property. Furthermore, any wastewater treatment and disposal system will need to be located and installed in compliance with New Zealand Standard AS/NZS 1547:2012 (On-site Domestic Wastewater Management), to further ensure that any discharge will not enter into any surface waterbody); or*
 - (e) *within 20 m of any surface waterbody or the Coastal Marine Area (as per (d) above); or*
 - (f) *within 50 m of a bore used for water abstraction (will be complied with as there is no such nearby bore. Springfield is serviced by a public water supply with the water sourced largely from the Kowai River); or*
 - (g) *within a Group or Community Drinking-water Protection Zone as set out in Schedule 1 (will be complied with as there is no such nearby bore as per above); or*
 - (h) *where there is, at any time, less than 1 m of vertical separation between the discharge point and groundwater (will be complied with as groundwater levels for the subject property have been assessed to be in the range of 2.1-2.7 metres below existing ground level; as per the Eliot Sinclair & Partners Ltd geotechnical report.); and*
4. *The treatment and disposal system is designed and installed in accordance with Sections 5 and 6 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management (will be complied with as this will be a condition to be complied with as part of the building consent process); and*
5. *The treatment and disposal system is operated and maintained in accordance with the system's design specification for maintenance or, if there is no design specification for maintenance, Section 6.3 of New Zealand Standard AS/NZS 1547:2012 – On-site Domestic Wastewater Management (will be complied with as this also will be a condition to be complied with as part of the building consent process); and*
6. *The discharge does not result in wastewater being visible on the ground surface (will be complied with being an in-ground system to be installed as part of AS/NZS 1547:2012); and*

7. *The discharge does not contain any hazardous substance (will be complied with as the only discharge will be from treated domestic wastewater).*

5.2.9 When taking all of the above matters collectively into account, it can be anticipated that there will not be any insurmountable issues to be contended with in order to gain the required discharge consent(s) for the on-site disposal of treated wastewater. This is on the basis that the only matter of non-compliance requiring a discharge consent is due to the future allotments being less than 4ha.

Stormwater Treatment and Disposal

5.2.10 On the matter of stormwater, Rule 5.94A provides for the following as a permitted activity:

'The discharge of water that may contain contaminants from sub-surface or surface drains into an artificial watercourse, constructed wetland or into or onto land is a permitted activity provided the following conditions are met:

1. *The area of disturbed land from which the discharge is generated is less than:
 - (a) 1000m² for any construction-phase stormwater generated as a result of work carried out in an area shown as High Soil Erosion Risk on the Planning Maps; or
 - (b) two hectares in any other location; and*
2. *The concentration of total suspended solids in the discharge shall not exceed:
 - (a) 50g/m³ where the discharge is to any spring-fed river, Banks Peninsula river, or to a lake except when the background total suspended solids in the waterbody is greater than 50g/m³ in which case the Schedule 5 visual clarity standards shall apply; or
 - (b) 100g/m³ where the discharge is to any other river or to an artificial watercourse except when the background total suspended solids in the waterbody is greater than 100g/m³ in which case Schedule 5 visual clarity standards shall apply; and*
3. *The discharge does not result in an increase in the flow in the receiving waterbody at the point of discharge of more than 1% of a flood event with an Annual Exceedance Probability of 20% (one in five year event); and*
4. *The discharge is not from, into or onto contaminated or potentially contaminated land; and*
5. *The discharge does not contain any hazardous substance; and*
6. *The discharge does not occur within a Community Drinking-water Protection Zone as set out in Schedule 1.*

5.2.11 As the subject property is well removed from any river, lake, or community water supply source, and given the range of factors assessed above in respect of the on-site disposal of treated wastewater, it is considered that the discharge of stormwater arising from the development of the subject land in order to give effect to any Living Zone rezoning will be a permitted activity.

- 5.2.12 Furthermore, as part of any subdivision proposal where the undertaking of earthworks will be required, the expectation is for the control of such an activity to be subject to the imposition of earthworks conditions by the Selwyn District Council. This will further ensure that the control of any stormwater will be adequately undertaken.

Waimakariri River Regional Plan

- 5.2.13 It is only the northern portion of the subject property that is subject to the Waimakariri River Regional Plan. This Plan boundary line will align with that referred to earlier in respect of the Proposed Land and Water Regional Plan
- 5.2.14 This Plan become operative on 11 June 2011 having incorporated Change 1 into it. On the matter of water quality standards, Map 2 Sheet 14 (that contains the subject property and the wider Kowai River catchment area) shows the Class NS (*Natural State*) applying.
- 5.2.15 This regional plan notes that its purpose is as follows:

‘The purpose of this Plan is to promote the sustainable management of rivers, lakes and hydraulically connected groundwater, and river and lake beds in the Waimakariri River Catchment; to maintain and enhance the environment; and to achieve integrated management of these resources’. (Introduction. Page 1).

- 5.2.16 In particular, the Plan addresses the issues of:

- (a) competition for the use of water in the Waimakariri River, its tributaries and hydraulically connected groundwater;
- (b) the use of water from the Waimakariri River to augment flows in the Cust River to safeguard its life-supporting capacity;
- (c) point and non-point source discharges of contaminants to water bodies in the Waimakariri River Catchment;
- (d) land uses or activities in the beds of rivers and lakes in the Waimakariri River Catchment.

- 5.2.17 The rules (noted as a method) pertain principally to the following matters:

- Water Quantity (Chapter 5)
- Water Quality (Chapter 6)
- Rivers and Lake Beds (Chapter 5)

- 5.2.18 An assessment of each of the both issues is as follows:

Water Quantity (Chapter 5)

- 5.2.19 The rules contained in Chapter 5 (Water Quantity) pertain purely to the abstraction of water from the Waimakariri River and its various tributaries, lakes or hydraulically connected groundwater. As any future dwellings to be established on the subject land will be reliant upon a domestic water supply to be provided by the Selwyn District Council, there will be no requirement for any direct water abstraction to be undertaken to service future dwellings.

The water abstraction is being undertaken by the Council as part of its overall Springfield water reticulation scheme.

- 5.2.20 Accordingly there are no rules in Chapter 5 that are of relevance to this plan change application.

Water Quality (Chapter 6)

- 5.2.21 The rules contained in Chapter 6 (Water Quality) pertain to surface water quality issues throughout the Waimakariri River Catchment. The primary rule relates to the ability to discharge contaminants into surface water bodies in the Waimakariri River Catchment, or onto or into land within 20 metres of surface water bodies, or onto or into land in circumstances which may result in that contaminant degrading water quality below an acceptable level.
- 5.2.22 As the future dwellings to be established on the subject land will each be reliant upon the installation of a compliant on-site wastewater treatment and disposal system (as required by Rule 5.9 in the Proposed Land and Water Regional Plan) to ensure that any adverse effects will be adequately avoided or mitigated. Accordingly there are no rules in Chapter 6 that are of relevance to this plan change application.

Rivers and Lake Beds (Chapter 7)

- 5.2.23 The rules contained in Chapter 7 (Rivers and Lake Beds) pertain to the use of and the development of the beds of rivers and lakes within the wider Waimakariri River Catchment. As the subject property is located some 600 metres from the nearest point of the Kowai River, there are no rules in Chapter 7 that are applicable.

5.3 Other Planning Documents

- 5.3.1 In consideration of other relevant Planning documents, the following plan is seen as being of importance:

- Iwi Management Plan (Ngai Tahu) ‘*Mahaanui Iwi Management Plan*’, and
- Selwyn District Council: Rural Residential Background Report 2010 (‘RRBR’).

- 5.3.2 The assessment of both these documents is as follows:

Iwi Management Plan (Ngai Tahu)

- 5.3.3 In February 2013 the iwi Ngai Tahu published its Iwi Management Plan titled the ‘Mahaanui Iwi Management Plan’. (‘MIMP’) Section 74(2A) of the RMA (*Matters to be considered by territorial authority*) in respect of iwi in the context of preparing or changing a district plan specifies the following:

‘A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.’

5.3.4 Notwithstanding this Plan Change application is a privately initiated one in accordance with Clause 21 of the First Schedule of the RMA, it is however considered appropriate that the Mahaanui Iwi Management Plan be given due consideration.

5.3.5 Map 1 (*Ngā Pākihi Whakatekata o Waitaha and Te Pātaka o Rākaihautū – the takiwā*) shows the overall area of Canterbury that is covered by the MIMP. It is essentially the area bounded by the Hurunui River to the north, the Rakaia River to the south, the Main Divide to the west and the Pacific Ocean to the east. This overall area is split into 12 sub areas to reflect the rohe of the different Papatipu Rūnanga. In the context of the subject property and the immediate Springfield surroundings, they are located on the boundary of the 'Te Waihora' and 'Waimakariri' sub areas.

5.3.6 In the overall context of MIMP the following issues are of relevance to the proposed Plan Change application:

- Subdivision and Development.
- Stormwater.
- Discharge to Land.
- Earthworks.
- Silent Files.
- Te Waihora Issues
- Waimakariri Issues.

5.3.7 An assessment of the above matters in the context of the MIMP is as follows:

Subdivision and Development.

5.3.8 Notwithstanding that this application is for a proposed Plan Change, issues associated with subdivision and development are relevant as they will be the outcome of the proposed Living Zone being imposed on the subject land. The following issue is noted on this particular matter:

'Subdivision and development can have significant effects on tāngata whenua values, including sense of place, cultural identity, indigenous biodiversity, mahinga kai, and wāhi tapu and wāhi taonga, but can also present opportunities to enhance those values.' (Issue P4. Page 105).

5.3.9 In the context of the subject property, it appears to have been used for farming purposes for an extending period of time. This has resulted in the vegetation cover essentially now being only pasture and exotic trees shelterbelts. This Plan Change request is intending to allow for residential properties being created that will have a minimum allotment area of 1 ha and a minimum average area of 2 ha over the entire property. It is considered that such large allotment areas will provide the ability for future residents to establish a more diverse range of vegetation beyond what currently exists. Any further landscaping/vegetation plantings may well consist of indigenous species that could be part of a wider trend of increasing indigenous biodiversity within urban / semi-rural areas.

5.3.10 In this respect it is considered that the proposed Plan Change will be in accordance with the above issue.

Stormwater

5.3.11 A policy of MIMP in respect of Stormwater treatment and disposal is as follows:

‘To require on-site solutions to Stormwater management in all new urban, commercial, industrial and rural developments (zero stormwater discharge off site) based on a multi-tiered approach to stormwater management.’ (Policy P6.1 Page 111).

5.3.12 As any proposed new allotment being created will be relatively large in area as a result of this Plan Change proceeding, the expectation will be for any collected stormwater to be completely treated and disposed of on-site. Although subject to future engineering designs, the disposal of stormwater from buildings is most likely to be disposed of to-ground via boulder pits etc. while that for any new accessway will be via swales. The use of swales within a future development such as that being proposed as part of this Plan Change application will allow for the joint treatment and disposal of collected stormwater.

5.3.13 On this basis it is considered that the future disposal of stormwater arising from any development to be undertaken on the subject property will be in accord with the above stated policy.

Discharge to Land.

5.3.14 On the matter of discharge to land of wastewater, MIMP notes the following issue:

‘Discharge to land can utilise the natural abilities of Papatūānuku to cleanse and filter contaminants, but must still be managed to avoid adverse effects on soil and water resources.’ (Issue P8. Page 114).

(Note: ‘Papatūānuku’ means ‘Mother Earth’).

5.3.15 Any future dwelling to be established on the subject land will need to be provided with its own on-site wastewater system. As noted earlier, any such system will need to be installed as per accepted engineering requirements (i.e. New Zealand Standard AS/NZS 1547:2012) so ensuring that any adverse effects on the soil and water resources of the future allotments will be adequately avoided and mitigated while allowing the subject land to be developed for ‘low density’ residential usage.

Earthworks

5.3.16 The undertaking of any future development on the subject property will invariably require the need to undertake earthworks. This typically will be in respect of installing the following:

- Access requirements.
- Building foundations.
- Installation of wastewater systems.

5.3.17 In the context of the MIMP, the following issue in respect of earthworks is noted:

‘Earthworks associated with land use and development need to be managed to avoid damaging or destroying sites of significance, and to avoid or minimise erosion and sedimentation’. (Issue P11; Page 115).

- 5.3.18 On the basis of the future allotments each being used solely for a single residential dwelling, any required earthworks to establish those dwellings and associated servicing will be relatively minor. This is in the context of the dwelling density for the overall subject property being no greater than 1 per 2 ha.
- 5.3.19 Accordingly, the proposed eventual land use of the subject property and the earthworks required to achieve this will ensure that the overall intent of the above quoted issue will be adhered to.

Silent Files

- 5.3.20 The use of silent files is a technique by which a site of high sacredness to Maori as a wāhi tapu or wāhi taonga can be afforded statutory protection. It is also noted:

‘Silent files remain an appropriate tool to protect sites of significance in the takiwā. Silent files are used to protect cultural important sites, often urupā or other wāhi tapu sites. Rather than identifying an exact location, a silent file gives a general indication and identification of the location of a site.’ (Page 170).

(Note: ‘takiwā’ means ‘region, tribal or hapū traditional territory.’).

- 5.3.21 Appendix 6 in the MIMP shows the silent files that are covered by this Plan. They are limited to the eastern coastal areas extending generally in a band from Tuahiwi in the north through to Te Waihora (Lake Ellesmere) and Banks Peninsula. Accordingly the entire Springfield area and beyond are well removed from any publicly documented silent file sites.
- 5.3.22 On a related matter, Appendix 2 within the MIMP contains the sites that have been registered by the New Zealand Archaeological Association (‘NZAA’). There are a number of these sites shown that are in the general Springfield vicinity. From the marked-up map that comprises this Appendix, it appears that a site is located just south of the Springfield township, plus a number sites near the confluence of the Waimakariri and Kowai Rivers. Accordingly, they are well removed from the subject land.

Archaeological Sites: Selwyn District Plan

- 5.3.23 The archaeological sites noted in Appendix 2 within the MIMP as per the NZAA information appears to have been replicated in the Selwyn District Plan, but with more detail. This is in respect of the archaeological sites denoted on the following District Plan planning maps:

- Archaeological Site C25: Planning Map, Springfield 052 (Sheet 2) [Townships Volume].
- Archaeological Sites C26 – C29 inc.: Planning Map 026 (Sheet 2) [Rural Volume].

- 5.3.24 Appendix 5 (Schedule of Sites of Significance to Tangata Whenua) in the Rural Volume details the above five sites as follows:

- C25: Oven.

- C26: Pits, Ovens.
- C27: Swamp, Ditches.
- C28: Ovens, Pits.
- C29: Ovens.

5.3.25 The nearest of the above sites to the subject property is site C25 with the minimum separation distance being the order of 600 metres. Given this significant separation distance, and given that the Springfield township is located between this site and the subject property, it is considered that this Plan Change request will not have any impact on the cultural significance of any of the identified archaeological sites.

Te Waihora Catchment Area

5.3.26 The catchment map in the MIMP shown for Te Waihora shows the subject properties being located within this area. On this basis it is considered appropriate that regard be given to this section of the MIMP. The following is noted in respect of Te Waihora:

‘Te Waihora is a tribal taonga representing a major mahinga kai and an important source of mana. For the last 160 years, management of the lake and its catchment has reflected farming and settlement values, at the expense of Ngāi Tahu values.’ (Page 321).

5.3.27 The issues, objectives and policies in this section of the MIMP refer largely to the desire to resurrect the environmental standards of Te Waihora and the need for increased Maori input over the management of the lake and its ability to utilise the resources within it.

5.3.28 As the subject property is located on the extreme northern boundary of the Te Waihora catchment area, and as the proposed eventual development is limited to only a maximum of 14-15 additional dwellings with each having its own on-site servicing in respect of stormwater and wastewater, it is considered that this Plan Change proposal will not be contrary to the provisions and the overall intent of this portion of the MIMP.

Waimakariri Catchment Area.

5.3.29 The northern portion of the subject property appears from the map on page 214 in the MIMP to be within the Waimakariri River catchment area. On this basis it is considered appropriate that regard be given to this section of the MIMP. The follow description of the Waimakariri River is noted in the MIMP:

“The Waimakariri rises in the snows of the Southern Alps and its waters never fail. Like other snow fed rivers its flow tends to be greater in warm weather when the snows are melting [creating freshes]... Thus the natural tendency of the river is a periodic flushing out of its channels, which wind among braided shingle beds a kilometre wide when the level is low.”

(Page 213). Acknowledged source: Evison, H., and Adams, M., 1993. *Land of memories: A contemporary view of places of historical significance in the South Island of New Zealand*. Tandem Press.

5.3.30 As already referred to in the previous section in respect of the Te Waihora catchment area, the subject property is proposed to have an eventual development limited to only a maximum of 14-15 additional dwellings with each having its own on-site servicing in respect of

stormwater and wastewater. On this basis it is also considered that this Plan Change proposal will not be contrary to the provisions and the overall intent of this portion of the MIMP that deals with the Waimakariri River catchment area.

Selwyn District Council: Rural Residential Background Report 2010 ('RRBR')

- 5.3.31 The RRBR is a discussion document which outlines preferred criteria for rural residential sites in the Greater Christchurch area of the Selwyn District, and assesses the various townships in terms of their respective constraints and opportunities for rural residential development. It does not identify particular sites which are suitable for rural residential development. It is a non-statutory document and was approved by Council in February 2011.
- 5.3.32 Although Springfield is located beyond the Greater Christchurch Area as defined in Chapter 12A of the Canterbury Regional Policy Statement (and still subject to appeal), the design principles contained in it are of general relevance to this plan change request.
- 5.3.33 This has been highlighted in the Landscape and Visual Assessment undertaken by Jeremy Head (Landscape Architect). His report is contained in Annexure 7.

5.4 Resource Management Act 1991 Considerations

Section 31 – Consistency with RMA Functions

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

- 5.4.2 The assessment of the above matters is as follows:

Integrated Management – Section 31(a)

- 5.4.3 Integrated management relates to both the management of effects at the site level and the integrated management of a district's natural and physical resources at a wider strategic level. The subject site is located at the Springfield township urban / rural interface. Extensions to urban areas (including for rural residential purposes) occur best when there is comprehensive planning. Good planning process requires a top down approach where all the issues for a site are identified and appropriate design solutions are adopted. In this case the required servicing will all be provided in respect of a water supply, adequate roading that may require upgrading

to meet the additional demands that may be placed upon it, and the provision of electricity and telephone services.

- 5.4.4 On the matter of maintaining a continuing 'rural feel' for the subject site and other nearby rural properties, this will be achieved by limiting the establishing of dwellings at a density rate no less than 1 per 2 ha while also maintaining controls over roadside boundary fencing and the placement of dwellings on the individual allotments.
- 5.4.5 In the context of the above matters, this plan change request is seen as exhibiting an adequate level of integrated management as contemplated by Section 31(1)(a).

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

- 5.4.6 On the matter of assessing the subject land in the context of any potential contamination that may have been occurred in the past, a Preliminary Site Investigation ('PSI') was undertaken on behalf of the applicant by Tasman Environmental Management ('TEM'). Their report, having the project number 12039 and dated August 2013; is attached as Annexure 8.
- 5.4.7 This report was prepared in the context of the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011. ('NES')
- 5.4.8 Having assessed the range of matters that needed to be taken account of, the following conclusion was arrived at:

'Based on the available information the site has primarily been used for stock grazing and rotational arable crops. The crop rotation has occurred mainly over the last 30 years and included peas and potatoes. The former owner of the property has stated that the only agrichemicals he is aware of that were used on the site is Reglone. Possible Reglone residue is not expected to cause a risk to human health. No HAIL activities that may cause significant soil contamination have been identified therefore this property represents a typical greenfield site and should be suitable for the intended rural residential land use.'

(page 11).

- 5.4.9 When taking the above matters into account, it can be deemed that it is most unlikely that a HAIL activity had ever been undertaken on the subject land. Accordingly it is deemed that Section 31(b)(iii) has been adequately dealt with.

Control on the Emission of Noise Section 31(1)(d)

- 5.4.10 It is considered that the emission of noise due to the increase in the overall number of dwellings that will be established on the subject site will not give rise to any adverse environmental effects that could be considered to be more than minor. This assessment has been made on the basis that the density of dwellings is to be maintained at a low level and that there will be significant separation distances between neighbouring dwellings.
- 5.4.11 On this basis it is submitted that no further assessment of any noise/acoustic matter needs to be undertaken.

5.5 Section 32 Evaluation Report

5.5.1 The undertaking of this evaluation report is to fulfil the requirements of Section 32 (1) of the RMA that requires the person who makes a request for a Plan Change under Clause 22(1) of Part 2 of Schedule 1 to consider alternatives, benefits and costs in an evaluation as stated in Clauses 32(3) to 32(6) of the RMA.

5.5.2 Section 32(1) of the RMA requires an evaluation to undertake the following:

(1) *An evaluation report required under this Act must—*

(a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*

(b) *examine 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; and*

(c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

5.5.3 In the preceding Sections 5.1 – 5.4 the rationale for undertaking the proposed plan change has been outlined in the context of the existing statutory provisions that apply. These provisions have essentially been in the overall context of the RMA. From the undertaking of those assessments it can be deduced that the giving of effect to this plan change request will not compromise the existing character and level of amenity that currently exists in this peripheral area of the Springfield township. Notwithstanding that a Living 2 Zone is being sought for this land, the restricting the dwelling density to a maximum of 1 per 2 ha will ensure that a sense of ‘ruralness’ will be retained in this locality.

5.5.4 Furthermore, it can also be deduced that the ability to create a maximum of 14 additional lots beyond what current exists in respect of the subject land will provide for an additional lifestyle option for Springfield residents. At present the only residential option is within the existing Springfield urban area where allotment sizes are predominantly in the range of 800m² to 1,000m², or within the surrounding Rural (Outer Plains) Zone where a 20 ha minimum area applies. The proposed plan change request provides an alternate residential option having a ‘rural-residential flavour’.

Alternative Options – Efficiency and Effectiveness and Costs and Benefits

5.5.5 The Table below considers the alternative options for achieving the District Plan objectives and policies in terms of the purpose of the RMA with respect to the subject site and the proposed re-zoning of it, and also assessing the respective benefits, costs and overall efficiency and effectiveness of each option.

Table 5.1: Alternative Options for the Development of the Springfield Plan Change Site

| Option | Benefits / Advantages | Costs / Disadvantages | Efficiency /Effectiveness |
|---|--|--|---|
| <p><u>Option 1</u></p> <p>Do nothing (i.e. retain existing Rural (Outer Plains Zoning).</p> | <ul style="list-style-type: none"> • Avoids costs of preparing plan change and partaking in the overall process. • Land can continue to be used for farming purposes. • Retention of existing rural amenity including open rural outlook from adjoining areas and relatively ‘benign’ farming activity (notwithstanding that an intensive farming activity could occur subject to consent approvals). | <ul style="list-style-type: none"> • An opportunity benefit is foregone by not providing for an additional 14 dwelling sites. • The overall community loses the potential of gaining additional residents in terms of increased economic, social and cultural benefits. • The subject land has been identified in the Malvern Area Plan as being suitable for low density residential development. • On-going consenting issues with the retention of the existing zoning in respect of future dwellings and any future re-subdivision that could otherwise be in accordance with a rural residential development on the subject property. | <p>Low – Moderate.</p> <p>Not an effective or efficient option to undertake a development of the subject site with its current rural zoning given its inherent qualities and advantages in being developed for rural residential purposes.</p> |
| <p><u>Option 2</u></p> <p>Rezone the subject land to Living 3 as per the rural residential areas within the Greater Christchurch Development area.</p> | <ul style="list-style-type: none"> • Able to rely upon a suite of objectives, policies, rules and methods that are already in the District Plan. • Meets some of the market demand for rural residential allotments being in the range of smaller allotments in a rural residential context. • Will provide a form of development with high amenity values which | <ul style="list-style-type: none"> • Removes the productive potential of the subject land in terms of its soil resource being utilised for the growing of crops etc. • May reduce the existing sense of ‘extended ruralness’ that currently exists in the immediate locality of the subject land. • The Living 3 Zone has a range of performance | <p>Moderate - meets part of the rural residential requirements at a general level but does not maximise the amenity potential of the subject site.</p> |

| | | | |
|--|---|--|--|
| | <p>will enhance this immediate area of the Springfield township.</p> <ul style="list-style-type: none"> • Change of site character from a largely open, intensive agricultural character to a rural residential environment with a substantial vegetated component. • Levels of amenity and rural character will be maintained in short term, and enhanced in longer term. | <p>standards that are in accord with Chapter 12A of the RPS that do not necessarily have to apply to Springfield.</p> <ul style="list-style-type: none"> • The increased costs of undertaking development as per the Living 3 Zone needs that may not be justified in the Springfield situation. • More costs to applicants & Council in administering rules and processing consents as there are some additional site specific performance standards and rules for the Living 3 Zone. | |
| <p><u>Option 3 (The current proposal)</u></p> <p>Rezone the subject land to Living 2 (being akin to the existing standard District Plan Living 21A Zone at Darfield).</p> | <ul style="list-style-type: none"> • Will require only minor changes to the District Plan and less costly to administer as there are only a few site specific rules. • Levels of amenity and rural character will be maintained in short term with the potential to enhance in the longer term. • Provides a sustainable balance between creating a rural residential development option while retaining the overall sense of ruralness beyond the current Living 1 Zone. • Providing an economic benefit for the local economy on a number of fronts including the construction of 15 potential new dwellings and the ongoing increase in the number of new residents. | <ul style="list-style-type: none"> • Removes the productive potential of the subject land in terms of its soil resource being utilised for the growing of crops etc. • May reduce the existing sense of 'extended ruralness' that currently exists in the immediate locality of the subject land. | <p>Moderate – High</p> <ul style="list-style-type: none"> • Will enable a low density residential development that reflects this somewhat isolate location in terms of the distribution of existing townships within the wider Selwyn District. |

Conclusion

- 5.5.6 The retention of the current Rural (Outer Plains) zoning is not considered to be an effective and efficient use of the land. This is especially appurtenant when compared to rezoning the subject land to Living 2 given the recognition of it as being suitable for such a zoning as part of the Malvern Area Plan process recently undertaken.
- 5.5.7 Rezoning the land to Living 2 with specific rules applying to this Springfield situation will provide a development potential that will be consistent with the Objectives and Policies in the Selwyn District Plan. Furthermore, any adverse environmental effects arising will be no more or less than minor, and those can readily be avoided or mitigated against.
- 5.5.8 The proposal for this plan change request will accordingly better achieve the purpose of the RMA than the other two options considered.

6 PART 2 MATTERS – Purpose And Principles Of The Resource Management Act 1991

- 6.1 Part 2 of the RMA outlines the fundamental purpose and principles that underpin the overall Act. An assessment of the various sections is as follows:

Section 5(1)

- 6.2 Under section 5(1) of the RMA, the overall purpose of the RMA is to promote the sustainable management of natural and physical resources. The proposed Living 2 Zone for the subject land on the periphery of the Springfield township is seen as promoting the sustainable management of natural resources by providing for an appropriate use of the land given that it essentially adjoins the existing township and has been deemed suitable for rural residential living purposes.
- 6.3 Any effect of the development on the existing roading network and other infrastructure is considered minor. Infrastructure can be provided for in a manner that efficiently utilises the systems already provided for Springfield. While there are existing water supply issues that will need to be resolved, this will require some upgrading but will not result in there being the need to install any additional major new services.

Section 5(2) (a) – (c)

- 6.4 The undertaking of the proposed re-zoning will be within the ambit of sustainable management as defined above. The physical resources inherent within the subject site will continue to be used by future generations but in a different way from what has occurred to date. With any dwelling density being limited to a maximum of 1 per 2 ha, this retains a potential for rural activities to be undertaken on future allotments, albeit at a small scale.

Section 7 – Other Matters

- 6.5 The relevant “other matters” under Section 7 in the context of this plan change request include the following:

(b) The efficient use and development of natural and physical resources;

(c) The maintenance and enhancement of amenity values;

(f) Maintenance and enhancement of the quality of the environment;

(g) Any finite characteristics of natural and physical resources.

- 6.6 In considering whether Living 2 zoning of the subject site provides for the efficient use and development of the natural and physical resources the following factors are of importance:
- The desirability for a supply of greenfield rural residential land adjoining or adjacent to the Springfield township;
 - The ability to achieve a well-planned and integrated low density living environment;
 - The wider strategic 'fit' with the preferred growth option identified in the District Plan for the township of Springfield; and
 - The provision of required services in this case such as roads, water supply, and electricity and telephone connections.
- 6.7 The subject site will supply greenfield rural-residential land to provide for an alternative form of residential development for Springfield which up to now has not been available. The scale of provision of this additional land for rural residential purposes in terms of the existing township is seen as being appropriate. This is also in the context of the plan change request provisions including an Outline Development Plan that identifies the ability for a well-planned and integrated living environment to be achieved. The extension and any upgrade of services can be provided for.
- 6.8 Under sections 7(c) and 7(f), particular regard must be had to the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment. The amenity of the existing rural environment will be changed, but the plan change provides for a sensitive change that will mitigate the effects by appropriate allotment sizes / dwelling densities, a significant dwelling setback of 80 metres from the railway boundary, fencing and dwelling setbacks from the various allotment boundaries. The high amenity level expected within a rural residential zone will be achieved by the ODP which provides for an internal access layout which will be suitable for use by all transport modes.

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

- 6.9 There are not considered to be any matters of either national importance or Treaty of Waitangi issues associated with the subject site.

7 ASSESSMENT OF ENVIRONMENTAL EFFECTS

- 7.1 This assessment is being undertaken in respect of Clause 22(2) of Schedule 1 that requires the following be undertaken:
- (2) *Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.*
- 7.2 Clause 6 outlines the information required in an assessment of environmental effects. In comparison Clause 7 specifies the range of matters that must be addressed by an assessment of environmental effects.

- 7.3 The range of actual or potential environmental effects arising from the plan change request as seen as being limited to the following:

Reverse Sensitivity

- 7.4 There are no existing intensive or offensive rural activities in the vicinity of the subject site. The immediate rural area and beyond is being used for general agricultural purposes with grazing being the predominant activity. The only reverse sensitivity aspect is that of the adjoining Midland Railway Line, as already outlined earlier in this assessment. This railway line is the only rail link serving the West Coast from the rest of the South Island. It is mostly used for the transportation of coal from Ngakawau (north of Westport) to the 'Lyttelton Port of Christchurch' from where it is stockpiled and shipped overseas. A feature of these coal train operation is that they operate around the clock with the number of daily train trips being based on the international demand for coal at any given time.
- 7.5 To account for the somewhat heavy use of this railway connection across the South Island, the proposed plan change is to introduce the new Rule 4.9.36.iii. This rule will require any new dwelling established on the subject land to be sited a minimum of 80 metres from the property boundary shared with the railway corridor. This requirement is also graphically shown on the ODP.
- 7.6 When taking the above matters into account it can be deemed that any reverse sensitivity effects that may arise from this railway facility will be able to be adequately avoided or mitigated against.

Landscape and Visual Effects

- 7.7 An assessment of the landscape and visual effects has been undertaken by Jeremy Head, Registered Landscape Architect (as per Annexure 7). When taking into account the range of factors that have been taken into account as part of the objection and policy assessment in Sections 5.1-5.3, and in the consideration of the recommendations provided by Mr Head, and the following up with them as part of this plan change request, it can be deemed that any adverse landscape and visual effects that may have had the potential to arise will be adequately avoided or mitigated against.

Traffic and Land Transport.

- 7.8 An assessment of the Transport related issues has been undertaken by Rhys Chesterman, a Traffic Engineer with Novo Group Ltd. (as per Annexure 5). When taking into account the range of factors that have been taken into account as part of the relevant objection and policy assessment in the earlier Section 5.1, and in the consideration of the findings and conclusions arrived at by Mr Chesterman, it can be deemed that any adverse traffic effects that may have had the potential to arise will be adequately avoided or mitigated against.

Infrastructure.

- 7.9 The infrastructure requirements as part of this plan change request are limited to the following (given that roading was assessed as part of the transport assessment):
- a. Stormwater treatment and disposal.

- b. Wastewater treatment and disposal.
- c. Potable Water Supply
- d. Electricity and Telephone Services.

7.10 An assessment of the various infrastructure-related issues has been undertaken by Kim Logan, a Planner/Director with Grassroots Planning Ltd. (as per Annexure 6) When taking into account the range of factors that have been taken into account as part of the relevant objection and policy assessment in the earlier Section 5.1, and in the consideration of the findings and conclusions arrived at by Ms Logan, it can be deemed that any adverse effects environmental that may have had the potential to arise with the installation and/or upgrading of the existing Springfield infrastructure will be adequately avoided or mitigated against.

Environmental Health and Safety

- 7.11 In the context of the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations 2011 ('NES'), a preliminary site investigation ('PSI') was undertaken by Martyn O'Cain with Tasman Environmental Management ('TEM'). (as per Annexure 8). It is noted that Mr Cain is a qualified practitioner as prescribed under the NES.
- 7.12 When taking into account the findings arrived at in this PSI, it can be concluded in the context of this NES that it is highly unlikely that there is a risk to human health with the subject land being developed for residential purposes as proposed.

Noise

- 7.13 As noted in the preceding paragraphs 5.4.10 & 5.4.11 of this report, it is anticipated that the generation of noise arising from establishing a single dwelling at a density of 1 per 2 ha will not give rise to any adverse noise effects beyond what currently exists as part of a working rural environment.
- 7.14 On this basis, and in the context of the existing District Plan noise control provisions, it has been considered appropriate for this plan change request that no noise assessment be undertaken.

Natural Hazards

- 7.15 The Site is not considered to be subject to natural hazard risks to any greater extent than any other site in Selwyn District. It is not located in a flood hazard zone and is not in an area considered to be subject to significant liquefaction risk in the event of a major earthquake event.
- 7.16 Such matters have been dealt with in the geotechnical assessment undertaken by Eliot Sinclair & Partners Ltd (as per Annexure 3). When taking into account the findings arrived at in this geotechnical assessment, it can be concluded that it is highly unlikely that there is any risk arising from a natural hazard event.

Positive Effects

- 7.17 Positive effects will result from implementation of the proposed Living 2 Zone and they will include:
- a. Providing for a high quality rural residential living opportunities in a convenient location adjoining Springfield township. Future residents within this area will be able to take advantage of the existing range of recreational, employment and retail facilities available at Springfield. Currently there are no 'low density' rural residential sections available at Springfield or the nearby Sheffield. The nearest such area is at Darfield.
 - b. Enable a better utilisation of the subject land that up to now has been used solely for general agricultural purposes.

8 CONSULTATION

- 8.1 To date consultation has been initiated with the following parties, with each case being primarily back in 2013 when this plan change request was initially contemplated:
- a. Selwyn District Council (general process related enquiries etc.).
 - b. KiwiRail (in respect of the adjoining Midland Railway Line).
 - c. Environment Canterbury (in respect of the availability of sufficient domestic water as part of the Springfield reticulated water scheme).
 - d. Chorus Network Services (to ascertain availability of telephone landline services).
 - e. Orion NZ Ltd. (to ascertain availability of electricity supply services).

9 CONCLUSIONS

- 9.1 The proposal to rezone the subject land from Rural Open Plains to Living 2 (Springfield) is identified through the Section 32 analysis as the best method to achieve the purpose of the Act while also being consistent with the relevant District Plan objectives and policies. This rezoning request is seen as being a sustainable and efficient use of land adjoining the existing urban boundary at Springfield in providing for a different form of low density residential development that currently is not provided for.
- 9.2 Enabling this land to be developed for 'low density' residential purposes is consistent with the key land planning strategies and plans including:
- The existing objectives and policies of the Selwyn District Plan;
 - The Malvern Area plan prepared and approved by the Selwyn District Council.
- 9.3 Any adverse environmental effects that may of the plan change, such as visual and landscape, traffic and land transport, reverse sensitivity, noise, environmental health and safety and infrastructure effects can be effectively avoided, remedied or mitigated. In particular, the combination of the use of an Outline Development Plan, the Living 2 Zone rules and reserving matters of discretion for the subdivision stage will ensure good design outcomes with high amenity values. The development of the subject land as being requested will give rise to a

long term rural residential character which will provide an appropriate transition at the new urban/rural boundary at this northern portion of the overall Springfield township.

A handwritten signature in black ink, appearing to read 'John Cook', is positioned above a faint, rectangular stamp. The signature is fluid and cursive.

John Cook

BPlan NZCD (Arch) MNZPI

30 October 2017