

Request for a Change to the  
Selwyn District Plan

**Hughes Development Limited**  
**Selwyn, Springston-Rolleston, East Maddisons  
and Goulds Roads • Rolleston**

December 2019



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

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**TO:** The Selwyn District Council achieving

**Hughes Developments Limited request** changes the Selwyn District Plan as detailed below.

1. **The locations** to which this request relates are:

**Faringdon South West**

Location: Triangle of land bounded by Selwyn Road, East Maddisons Road, and Gould Road, Rolleston excluding land in the south west corner.

Legal Descriptions: See table below

Total Area: 42.3218 hectares

Address: See table below

	Legal Description	Address	Title	Total Area (ha)
1.	Lot 1 DP 69688	583 East Maddisons Road	CB40C/451	10.1176
2.	Lot 4 DP 355996	870 Goulds Road	228453	4.0002
3.	Lot 2 DP 326339	523 East Maddisons Road	107006	4.2757
4.	Lot 3 DP 326339	533 East Maddisons Road	107007	4.0008
5.	Lot 4 DP 326339	503 East Maddisons Road	107008	4.0005
6.	Lot 2 DP 434803	830 Selwyn Road	179850	4.2226
7.	Lot 1 DP 74660	479 East Maddisons Road	CB43A/595	5.4920
8.	Lot 1 DP 343803	844 Selwyn Road	179849	6.2124
<b>TOTAL</b>				<b>42.3218 ha</b>

**Faringdon South East**

Location: Rectangular block of land on the south west corner of Springston Rolleston Road and Selwyn Road, Rolleston.

Legal Descriptions: See table below

Total Area: 35.5632 hectares

Address: See table below

	Legal Description	Address	Title	Total Area (ha)
1.	Lot 1 DP 60892	417 Springston Rolleston Road	CB36A/800	4.0
2.	Lot 1 DP 441634 Lot 1 DP 479375	710 Selwyn Road	667881	1.0681 1.9958
3.	Lot 2 DP 63632 Lot 3 DP 441634	728 Selwyn Road	549973	0.340 10.2995
4.	Lot 2 DP 479375	708 Selwyn Road	667882	7.3148
5.	Lot 1 DP 341771	700 Selwyn Road	171911	4.0
6.	Lot 2 DP 341771	694 Selwyn Road	171912	6.545
<b>TOTAL</b>				<b>35.5632 ha</b>

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

- a. Amend Selwyn District Plan Planning Maps rezoning the following two blocks of land from Rural Inner Plains to Living Z:

**Faringdon South West**

	Legal Description	Address	Total Area (ha)
1.	Lot 1 DP 69688	583 East Maddisons Road	10.1176
2.	Lot 4 DP 355996	870 Goulds Road	4.0002
3.	Lot 2 DP 326339	523 East Maddisons Road	4.2757
4.	Lot 3 DP 326339	533 East Maddisons Road	4.0008
5.	Lot 4 DP 326339	503 East Maddisons Road	4.0005
6.	Lot 2 DP 434803	830 Selwyn Road	4.2226
7.	Lot 1 DP 74660	479 East Maddisons Road	5.4920
8.	Lot 1 DP 343803	844 Selwyn Road	6.2124
<b>TOTAL</b>			<b>42.3218 ha</b>

**Faringdon South East**

	Legal Description	Address	Total Area (ha)
1.	Lot 1 DP 60892	417 Springston Rolleston Road	4.0
2.	Lot 1 DP 441634 Lot 1 DP 479375	710 Selwyn Road	1.0681 1.9958
3.	Lot 2 DP 63632 Lot 3 DP 441634	728 Selwyn Road	0.340 10.2995
4.	Lot 2 DP 479375	708 Selwyn Road	7.3148
5.	Lot 1 DP 341771	700 Selwyn Road	4.0
6.	Lot 2 DP 341771	694 Selwyn Road	6.545
<b>TOTAL</b>			<b>35.5632 ha</b>

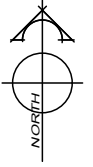
- b. Insert new Outline Development Plan Area 14, Faringdon South West, Rolleston in Appendix 38 of Volume 1 Townships as illustrated in Attachment 1
- c. Insert new Outline Development Plan Area 15, Faringdon South East on Appendix 38 of Volume 1 Townships as Illustrated in Attachment 2
- d. Any other consequential amendments including but not limited to renumbering of clauses and District Plan maps as appropriate

**DATED: 13 December 2019**










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

<p>Title and address for service:</p> <p>Hughes Developments Limited c/- Davie, Lovell-Smith PO Box 679 Christchurch 8140 Attention: Mark Brown Telephone: (03) 379 0793 Email: <a href="mailto:mark.brown@dls.co.nz">mark.brown@dls.co.nz</a></p>	<p>Address for the applicant and all Council fees:</p> <p>Hughes Developments Limited P.O. Box 848 Christchurch 8140  Attention: Jake Hughes Telephone: (03) 379 2609 Email: <a href="mailto:jake@hughesdevelopments.co.nz">jake@hughesdevelopments.co.nz</a></p>
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**Attachment 1 – Proposed Outline Development Plan  
Area 14 – Faringdon South West**



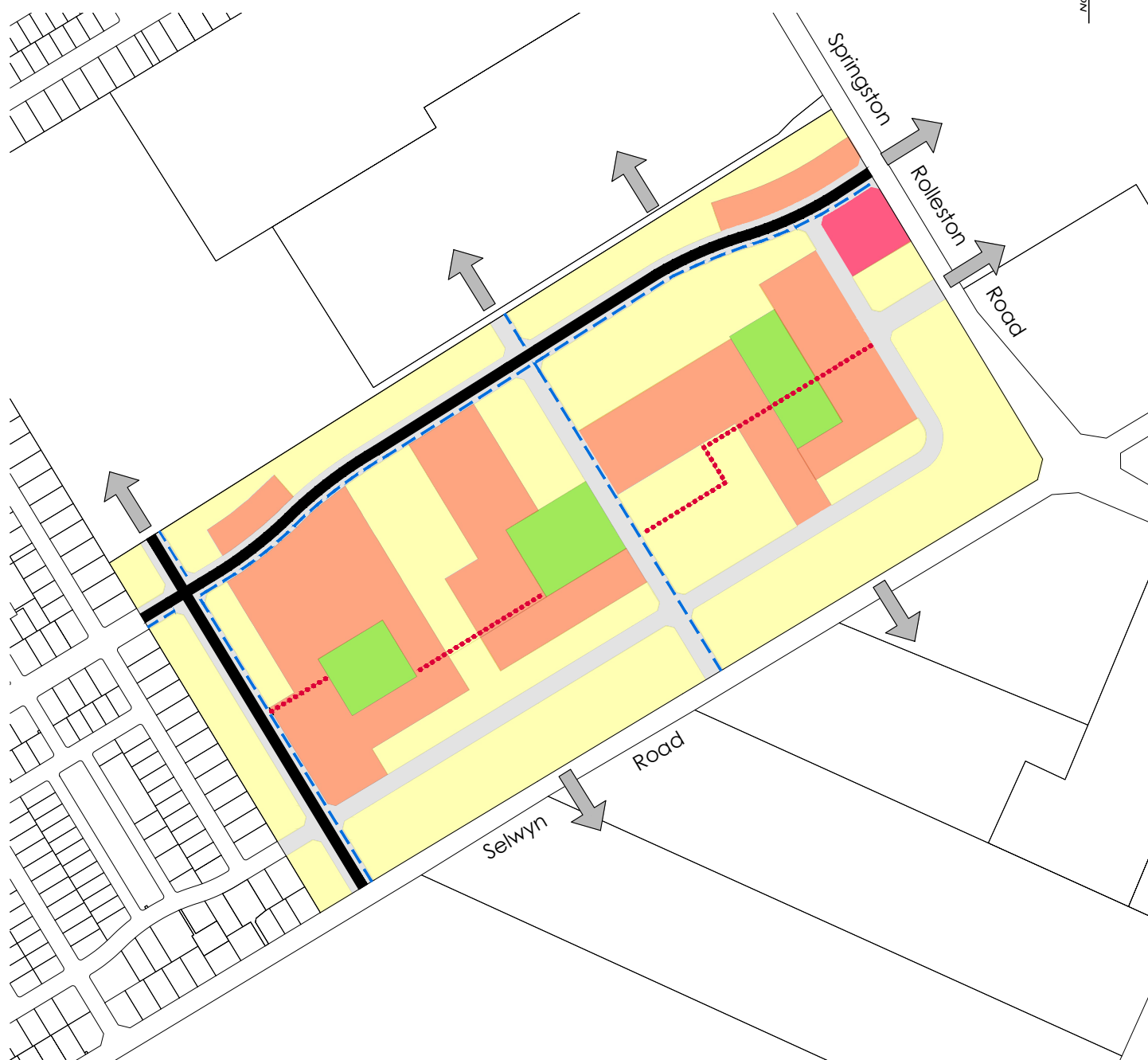
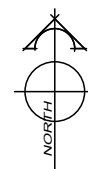
**LEGEND:**

	Medium Density		Primary Road
	Low Density		Secondary Road
	Neighbourhood Centre		Possible Future Road Connection
	Reserves		Shared Pedestrian / Cycle Lane ( off road )
			Shared Pedestrian / Cycle Lane ( on road )

## ODP - Faringdon South West

Not to Scale

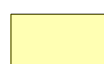
**Attachment 2 – Proposed Outline Development Plan  
Area 15 – Faringdon South East**



**LEGEND:**



Medium Density (Small Lot)



Low Density



Neighbourhood Centre



Reserves



Primary Road



Secondary Road



Possible Future Road Connection



Shared Pedestrian / Cycle Lane ( off road )



Shared Pedestrian / Cycle Lane ( on road )

## ODP - Faringdon South East

Not to Scale

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- B. Integrated Transport Assessment
- C. Design Statement
- D. Geotechnical Assessment
- E. Preliminary Site Investigation, Soil Contamination
- F. Capacity Assessments
- G. Certificates of Title



	Resource Management Act 1991 <b>Selwyn District Council</b> Selwyn District Plan	Plan Change <b>P??</b>
<b>Private Plan Change Request – Hughes Developments Limited</b>		
<i>References:</i> Selwyn District Plan Volume 1: Townships Part E – Appendices, Outline Development Plan District Plan Planning Maps		

## 1 Introduction

Hughes Developments Ltd request a change to the Selwyn District Plan by rezoning two blocks of land on Selwyn Road, south of Rolleston with a total area of 77.885 hectares from Rural Inner Plains to Living Z.

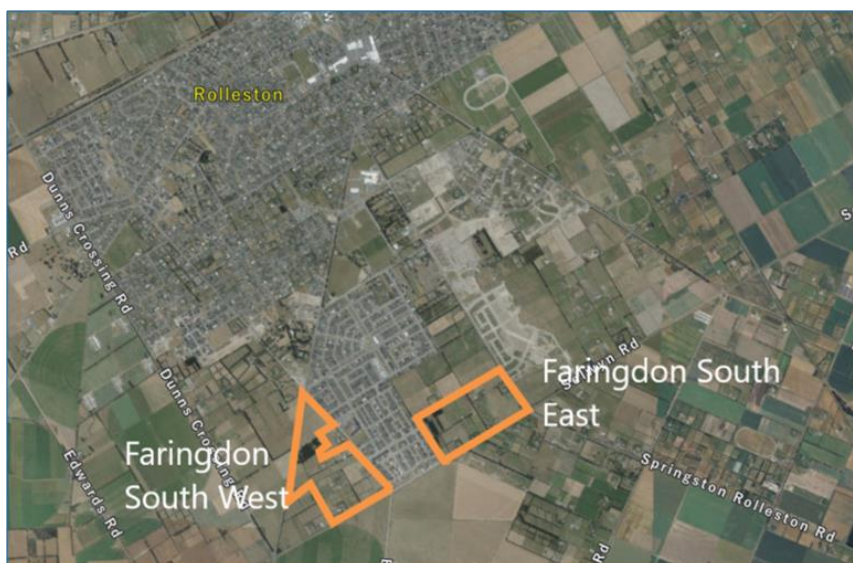
This document forms the Section 32 evaluation of the plan change, consisting of an evaluation of the contents of the Proposed Plan Change, and incorporates material from the following documents:

- Davie Lovell-Smith Infrastructure Report - (Appendix A)
- Carriageway Consulting Transportation Assessment - (Appendix B)
- Engeo Geotechnical Assessments - (Appendix C)
- Engeo Preliminary Site Investigations, Soil Contamination - (Appendix D)
- Urban Design Statement - (Appendix E)
- Land Capacity Assessment - (Appendix F)

## 2 The Environment

### 2.1 The Plan Change Sites

The land proposed to be rezoned is in two blocks, each containing multiple properties. The majority of the properties within these two blocks are owned by Hughes Developments Ltd, the applicant for this plan change. The blocks adjoin the existing Faringdon South Special Housing Area to the east and to the west Figure 1.



**Figure 1: Google Maps Aerial of Sites**

**Faringdon South West** is bounded by Goulds Road, East Maddisons Road and Selwyn Road. It occupies all the land in the triangular block bounded by East Maddisons, Goulds and Selwyn Roads, other than the south west corner and has a total area of 46.323 hectares. Its frontage length on East Maddisons Road is 1.1km, its length on Selwyn Road is 0.6km and its length on Goulds Road is 0.95km. The properties within the Faringdon South West block and their address and ownership details are set out in the table below. With regard to the properties not in Hughes Development Ltd ownership there are unconditional sales and purchase agreements in place to secure each of these properties.

#### **Faringdon South West**

	<b>Legal Description</b>	<b>Address</b>	<b>Owner</b>
1.	Lot 1 DP 69688	583 East Maddisons Road	Hughes Developments Limited
2.	Lot 4 DP 355996	870 Goulds Road	S A Baxter
3.	Lot 2 DP 326339	523 East Maddisons Road	Hughes Developments Limited
4.	Lot 3 DP 326339	533 East Maddisons Road	S A Baxter, M M Baxter, A S Baxter
5.	Lot 4 DP 326339	503 East Maddisons Road	D A Milne, I R Taylor, M G Miller
6.	Lot 2 DP 434803	830 Selwyn Road	Hughes Developments Limited
7.	Lot 1 DP 74660	479 East Maddisons Road	C I Hood, D M Hood, Worcester Trustee Services Limited
8.	Lot 1 DP 343803	844 Selwyn Road	C E Prebble, G B Prebble

**Faringdon South East** is a rectangular block of land sitting on the north east corner of Springston Rolleston Road and Selwyn Road. This block has a frontage length of 420 metres on Springston Rolleston Road, a frontage length of 780 metres along Selwyn Road and has a total area of 35.5632 hectares. The properties within the block and their address and ownership details are set out in the table below. All properties in this block are owned by Hughes Development Ltd ownership.

#### **Faringdon South East**

	<b>Legal Description</b>	<b>Address</b>	<b>Owner</b>
1.	Lot 1 DP 60892	417 Springston Rolleston Road	Hughes Developments Limited
2	Lot 1 DP 441634 Lot 1 DP 479375	710 Selwyn Road	Hughes Developments Limited Hughes Developments Limited
3.	Lot 2 DP 63632 Lot 3 DP 441634	728 Selwyn Road	Hughes Developments Limited Hughes Developments Limited
4.	Lot 2 DP 479375	708 Selwyn Road	Hughes Developments Limited
5.	Lot 1 DP 341771	700 Selwyn Road	Hughes Developments Limited
6.	Lot 2 DP 341771	694 Selwyn Road	Hughes Developments Limited

Land within these blocks is generally flat ground with some gentle undulations and depressions. The depressions are generally in a northwest/southeast direction and have resulted from remnant river channels. Existing shelterbelts can be found along many of the internal boundaries of the site, as well as some small plantations. The topography of the site is flat. The properties are currently divided into numerous rectangular and square paddocks of different sizes. There are existing dwellings and farm buildings on both blocks of land.

## **2.2 The Surrounding Environment**

Rolleston township extends through to Selwyn Road separating the two sites proposed for rezoning. To the north-west, west and south of the Faringdon South West block is rural land used for grazing and dairy farming. Farm land separates the south east block from the Faringdon residential development and to the east and north across Springston Rolleston Road is Acland Park which is a substantial residential area currently being developed in stages.

The urban limit of Rolleston, as initially defined in Change 1 of the Canterbury Regional Policy Statement (now Chapter 6 of the Canterbury Regional Policy Statement 2013). As a result of the review of the urban development capacity of Greater Christchurch a change to this urban limit is being implemented through a change to the Canterbury Regional Policy Statement which is expected to be publicly notified mid-2020. This change will extend the urban limits in Rolleston through to Selwyn Road in this area, thereby aligning with the current Projected Infrastructure Boundary identified in Plan Change 1.

### **3 The Plan Change**

#### **3.1 Description of the Proposal**

It is proposed to rezone 77.885 hectares of Rural Inner Plains land to Living Z. This provides the opportunity to develop approximately 930 residential allotments comprising 500 in the south west block and 430 in the south east block. The allotments are to be developed in accordance with Living Z standards with a low density average allotment area of 650m<sup>2</sup> and medium density (small lot) average allotment area of 500m<sup>2</sup>.

Outline Development Plans (ODP) have been prepared for the two blocks for inclusion in the District Plan. The ODPs provides for:

- A mixture of low density and medium density (Small lot) development with lower density generally on the boundaries which face existing rural areas and the medium density more centralised within the blocks
- A neighbourhood centre to provide convenience services and goods and community facilities' for residents of the general area. These centres are located on East Maddisons Road and Springston Rolleston Road to enable ready access for residents in adjoining areas such as Acland Park and Faringdon South.
- Primary roads with strong linkages to adjoining residential areas as well as numerous smaller roads within the development and enable easy movement in to, through and from these blocks
- A network of local recreation reserves which act as focal points for neighbourhoods and local communities, whilst also providing spatial relief for surrounding medium density development.

#### **3.2 Servicing**

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

- Wastewater will be catered for primarily through gravity connections to existing infrastructure. This will be complimented by the existing new pump station and a new pump station which will cater for the South West ODP Area.
- Water reticulation will consist of an extension to the existing water network in line with the Waters Activity Management Plan. This plan identifies the existing pipework, 200mm (ID) or over and it also shows the future proposed 200mm (ID) pipes into the proposed plan change areas. These main pipes will follow main connecting primary and secondary roading alignments with the expectation that all other streets will contain a watermain of 100mm or 150mm (ID).
- Primary stormwater from the site will be discharged to ground. The soakholes on the individual sites will be constructed as part of the Building consent process but the drainage and soakholes associated with the roads will be constructed as part of any future subdivision

and will be vested in SDC. The development will be designed to ensure that secondary flow will safely drain through the site via the road networks.

- Gas, power and telecommunications will be provided to all sites to utility company and industry standards. All cables will be placed underground and all kiosks will be constructed on separate individual lots.

### 3.3 Proposed Amendments to the District Plan

This Plan Change is simply rezoning and therefore the objectives, policy and rule provisions of the Selwyn District Plan will remain the same. The only changes required are:

- Amending Selwyn District Plan Planning Maps by rezoning the Faringdon South East and Faringdon South West blocks from Rural Inner Plains to Living Z
- Inserting an additional Outline Development Plan Area 14, Faringdon South West, Rolleston in Appendix 38 of Volume 1 Townships as illustrated in Attachment 1
- Inserting an additional Outline Development Plan Area 15, Faringdon South East in Appendix 38 of Volume 1 Townships as illustrated in Attachment 2

## 4 Consultation

Hughes Developments Ltd and their consultants have undertaken extensive consultation with Selwyn District Council staff in relation to this proposal to ensure that the area to be rezoned is appropriately located and can be adequately serviced. More specifically, the consultation can be summarised as follows:

### *Planning*

Hughes Developments Ltd has commenced this plan change process following a period of engagement with SDC Policy Planning staff in respect of the potential for residential growth within Rolleston.

Hughes Developments Ltd participated as a submitter in the Our Space 2018-2048: Greater Christchurch Settlement Pattern Update process. As part of this process Hughes Developments Ltd consulted with SDC Planning Policy staff over their capacity and feasibility assessments undertaken to satisfy the requirements of the National Policy Statement on Urban Development Capacity.

As an extension of the Our Space process, Hughes Developments Ltd also responded to a request for feedback in respect of the draft Proposed Change to Chapter 6 of the Canterbury Regional Policy Statement.

On a more specific level discussions have centred on the approach taken to satisfy the National Planning Standards when drafting this plan change and the implications presented by the pending District Plan Review process.

### *Urban Design*

Draft ODP's and underlying lot layouts were presented to Council's Urban Designer. Feedback focussed predominantly on medium density areas. Within the South West ODP the extent on Medium Density areas provided along East Maddison's Road was questioned as to its appropriateness. In response to these comments, some medium density has been removed from the ODP along East Maddison's, however the major amendment in this regard has occurred with the removal of the 'Tilling block' from the Plan Change. This block previously contained a reasonable amount of medium density along the road frontage.

Further discussion focussed on matters such as lot dimensions and off-road parking around neighbourhood reserves. Whilst this represents valid feedback, these are matters which are more appropriately dealt with at the time of subdivision. In order to inform future subdivision intentions, these matters have been referenced in the ODP 'Density' text.

### **Infrastructure**

Hughes Developments Ltd have consulted with Council's Asset Department in respect of wastewater, water supply and stormwater infrastructure capacity. These discussions have confirmed that there are no infrastructure constraints from a water service perspective.

### **Traffic**

Council's Asset Manager, Transportation has reviewed the draft ODP's and was complimentary of the connectivity outcomes being promoted. The inclusion of shared pedestrian and cycle paths was request and these have been added. In respect of the South West ODP, a reconfiguration of roads in the northern area of the ODP was requested so as to reflect the previously agreed realignment options for East Maddison's – Goulds Road intersection. This amendment has also been made.

### **Parks and Reserves**

Written feedback was received in respect of the size and location of proposed reserve areas. All recommendations have been acceded to.

### **Tangata Whenua**

It is noted that Te Whakatau Kaupapa indicates that there are no silent files in the Rolleston area. In addition there are no waterbodies or remnant vegetation expected to be of significance to Tangata whenua. With regard to vegetation the soft landscaping associated with reserves, street berms and stormwater swales will in almost all situations be dominated by indigenous species from the local area. This approach has the dual advantage of achieving plantings in sympathy with the area as well as increasing the likelihood that the plants will survive and flourish in Rolleston's the dry and windy environment.

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

The following assessment considers both the environmental effects and character of the proposed residential development areas as well as environmental effects beyond these sites. The matters assessed are:

- Township growth
- Rural –urban interface
- Natural hazards and geotechnical matters
- Soil contamination
- Water quality
- Neighbouring Activities and Potential Reverse Sensitivity
- Natural features
- Versatile soils

### **5.1 Township Growth**

Selwyn District Plan – Township Volume policies on township growth provide guidance on the outcomes sought by the Council and the community with regard to the expansion of townships and which are normally examined when considering rezoning through the plan change process. An assessment of this proposal in terms of those policies is contained in Section 9.3. As discussed below, there is considerable support within the Township policies for this development. This support indicates that the development of the plan change sites for residential purposes is able to contribute positively to Rolleston's anticipated growth.

## 5.2 Urban- Rural Interface

The proposed outline development plans for the Faringdon South West and Faringdon South East areas address the urban-rural interface primarily through the location of lower density allotments around the periphery of the site. This is consistent with the direction supplied within the Rolleston Structure Plan which states it is necessary to “restrict the impact of higher density areas on the rural character by generally containing visual effects within the urban limit”. The initiative also replicates the approach taken within ODP6 for the Faringdon development, Faringdon South Special Housing Area and several other outline development plans for Rolleston.

For the most part the Faringdon South West will be separated from adjacent rural properties by the surrounding road network (Goulds, East Maddisons and Selwyn Roads). However there are two boundaries adjoining land in the south west corner of the block which is, at this stage, retaining its rural zoning. Design controls derived from the District Plan will control the boundary treatment along the road network, particularly in respect of fencing. The applicant is prepared to accept the standard condition indemnifying the adjoining land owners to the south west from contributing to the costs of (non-rural) fencing along this shared boundary. Such interface treatments have been made on the proviso that at the time of development, the adjacent land retains its Inner Plains zoning status. In anticipation of future residential re-zoning, provisions have been made within the ODP to ensure that connectivity, reserve networks and density distribution are provided for at the boundary with these adjoining properties.

With regard to the Faringdon South East block, the land to the north will remain zoned for rural purposes at present. As with the South West block, it is assumed that this adjoining rural land will be rezoned in the foreseeable future and on that basis provision has been made to ensure that connections between the two blocks will be seamless. To the north (Acland Park) and to the south (Faringdon South) are Special Housing Areas that have been approved under the Housing Accords and Special Housing Areas Act 2013. Faringdon South is now fully developed and there has been substantial development consented at Acland Park which is now being established. The land to the south of the South East block is likely to remain rural and as with the South West block, low density areas have been allocated along the length of Selwyn Road.

The Applicant notes that they have undertaken now numerous large and small scale residential developments within Rolleston which have been within a rural setting. They have found that no major problems have arisen with regard to incompatibility with the surrounding rural land uses and residents. The combination of the factors referred to above ensures that the urban-rural interface within this application is appropriately managed to mitigate any potential effects that might arise.

Further detail around the rural-urban interface is contained within the Design Statement for both contained in Appendix C.

## 5.3 Natural Hazards and Geotechnical

Geotechnical investigations and a summary letter have been prepared by Engeo for each of the properties within the two blocks (Appendix D). These reports advise that there are no mapped faults in the immediate area but that this area could be subject to ground shaking from movement of faults elsewhere. The area is located between the Greendale Fault and the Port Hills Fault, that latter which has not been mapped because it did not result in any surface rupture. With regard to the liquefaction potential for the site, the Engeo reports conclude that damaging liquefaction is unlikely consistent with a TC1 zoning.



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

#### **5.4 Soil Contamination**

Preliminary Site Investigations into the potential for soil contamination have been undertaken for all properties proposed to be rezoned in terms of the Ministry for the Environment's Contaminated Land Management Guidelines No 1: Reporting on Contaminated Sites in New Zealand, 2011. A Summary of these investigations by Engeo is contained in Appendix E to this Plan Change request, and considered the following information:

- Reviews of Selwyn District Council property information provided in LIMs
- Obtaining ECan data from the Listed Land Use Register (LLUR)
- Review of ECan GIS data
- Review of historic aerial photos
- Review of historical ownership history
- Review of local knowledge of site history
- Site visits

The investigations involving site histories and walkovers generally found that activities on site have given rise to no soil contamination. The most common potential for soil contamination arises is from localised small burn sites and waste sites, chemicals stored in farm buildings and the potential for asbestos associated with cladding of existing buildings. The reports recommend that these matters be dealt with by:

- The areas of potential concern are managed appropriately during development earthworks. This would include excavation and off-site disposal of the burn pit and waste material to a licensed disposal location and observation of the soils in the area of ground disturbance. Should waste be present then further assessment would be required.
- For buildings constructed prior to 1 January 2000 which are to be demolished or refurbished as full asbestos survey must be undertaken by a competent person. It is noted however that the residential buildings are intended to be retained on site.

The localised nature of PSI findings are able to be dealt with at future subdivision stage and are not of any significance such as to warrant further investigation in support of the Plan Change.

#### **5.5 Water Quality**

Groundwater quality can be adversely affected by residential development from two main sources, namely on-site effluent treatment and disposal or stormwater generated by increases in impervious surface coverage. In terms of effluent treatment and disposal, no adverse effect will be generated by this proposal as the development will be connected into the Council's reticulated system within Rolleston. The appropriate infrastructure to connect to the Council's reticulated system will be installed within the subdivision.

As there will be an increase in impervious surfaces as a result of this development, it is proposed to collect all stormwater generated on site and discharge this to ground in accordance with Council's requirements of residential stormwater. This will ensure that groundwater quality is not adversely impacted by this proposal. Consent will be obtained from Environment Canterbury for this discharge, and will ultimately be transferred to the Council.

With the reticulation of sewage and the stormwater treatment and disposal system proposed, it is anticipated that there will be minimal adverse effects on groundwater quality from the development of this land for residential purposes.

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

Activities on neighbouring properties are largely rural and rural lifestyle. To the south east and west across Selwyn and Goulds Roads are various well established farming units mostly based on grazing. There is no intensive animal or crop production in the vicinity of the Plan Change area. To the north of the south east block is rural land that is expected to be rezoned for residential purposes in the near future. To the east of this block is the Acland Park subdivision created as a Special Housing Area. This subdivision is currently under development and has no active rural uses on site.

There will always be the potential for people living on the edge of townships to be impacted by noise, odour, and traffic impacts of rural activities. In most cases residents living opposite rural areas have chosen to live on these sites presumably with an expectation that the rural uses will be carrying on. Recent experience with the development of Faringdon South Special Housing Area which extends through to same location on Selwyn Road has confirmed that with the allocation of the larger lot sizes on the outer extent of residential subdivisions that there is very limited potential for people living in the residential area to be adversely affected by rural activities to the extent that they complain and seek a reduction in these activities.

## **5.7 Natural Features**

There are no natural features within the proposed Plan Change areas which are generally flat with planted or fenced boundaries and some dwellings and farm buildings.

## **5.8 Versatile Soils**

The Faringdon South West block contains Lismore stony and shallow silt loam soils. These soils have limited ability to retain moisture and are considered to have severe limitation for food production even with irrigation. The South East block has a mixture of soils including Eyre shallow sandy loam, Eyre shallow silt loam, Templeton moderately deep fine sandy loam and silt loam. The Eyre soils have similar limitations as the Lismore soils but they are not as severe. The Templeton soils however which run through the centre of this block have greater water retention. Their moderately deep sandy and silt loams have greater water holding capacity causing these soils to be classified and valued for their high productivity potential and are highly versatile. However because these soils are limited in their extent they would not provide a basis for other than a very small horticultural enterprise.

A commonly used land use/soil classification system used in planning, particularly plans under the Town and Country Planning Acts, is the Land Use Classification. Under this system the two blocks of land proposed for rezoning are Land Use Class 4s7 which is described as “terraces and plains with shallow and stony soils of medium to low fertility in seasonally moisture deficient districts”. It is assumed that the scale of this classification system is such that the small area of Templeton soils with moderate depths of sandy and silt loam were not identified.

## **5.9 Transportation**

### **Wider Traffic Environment**

The wider traffic environment comprises roads such as SH1, Selwyn, Shands and Springs Road which are important corridors for private and freight traffic travelling between Christchurch, Prebbleton, and Rolleston and Lincoln and further afield. These routes are fed from many east-west linkage roads such as Springston Rolleston, Lincoln - Rolleston, Weedons, Waterholes and



Robinsons. This traffic environment has been changing over recent years and continues to change both as a result of an increase in population and economic activity in Rolleston and the south western greater Christchurch urban area and with the Christchurch Southern Motorway Stage 2 (CSM2) works by New Zealand Transport Authority. CSM2, which is expected to be completed by mid-2020, establishes a motorway from Halswell reducing the travel time between Rolleston and Christchurch. In addition, SH1 is being widened and upgraded to a four lane expressway from Rolleston to Robinsons Road (MSRFL) which also forms part of the CSM2.

Upgrades of the Selwyn, Springston Rolleston and Lincoln - Rolleston Roads, in conjunction with Shands Road - Marshs Road upgrades have created a new district arterial network that will cater for growth, especially from the expanding southern areas of Rolleston. Additional progressive upgrades are taking place on adjoining local roads, including Shands Road, to cater for traffic using the CSM2 interchange and the new Weedons overbridge linking Rolleston with areas west of SH1.

### **Road Hierarchy**

Selwyn Road and Springston Rolleston Road are arterial roads which adjoin the proposed Faringdon South West and South East ODP areas providing ready connections to areas of district importance including the other townships and key places and activities. Goulds Road and East Maddisons Road, which bound the Faringdon South West block, are listed as collector roads which distribute and collect local traffic with and between neighbourhoods. The remainder of the existing and proposed roads will be local roads.

The report by Carriageway Consulting contained in Appendix B describes in detail the road network surrounding and the blocks proposed to be rezoned for residential use including the numerous intersections. With regard to non-car modes of transport the report notes that the proposed ODP areas are at the edge of current urban development of Rolleston and footpath provision being intermittent and largely aligned with current extent of development.

### **Rolleston Structure Plan**

With regard to alignment with the Rolleston Structure Plan the report notes that Northmoor Boulevard in Farringdon South has already been constructed in the location indicated in the Structure Plan providing a convenient east-west link. Both of the new ODPs provide for a continuation of this route providing a continuous route from Springston Rolleston Road through to Goulds Road. These routes will provide a connection point with Acland Park to the north and to the area south west of Goulds Road. This route will be suitable for future consideration as a public transport route serving the whole of the southern area of Rolleston.

### **Proposal and Expected Traffic Generation**

With regard to the ODP layouts, these have been reviewed by Council's Asset Manager, Transportation who supports the connectivity outcomes being promoted. The inclusion of shared pedestrian and cycle paths was requested and these have been added. In respect of the South West ODP, a reconfiguration of roads in the northern area of the ODP was requested so as to reflect the previously agreed realignment options for East Maddison's - Goulds Road intersection. This amendment has also been made.

The Council and Carriageway Consulting have modelled the current volumes and intersection performances in the area of the ODPs. This modelling concludes that the traffic remains relatively modest and the intersections good levels of service in relation to delays with the majority being Level A and Selwyn Road having some turning movements down at Level C. The volume of pedestrian and cyclists are low and there is no public transport service at this stage. The crash analysis shows that commonly these involve failure to give way to another vehicle. It is anticipated

that the changed and imported road environment with consequential lower speed limits will reduce this type of crash.

Each ODP area will have a number of linkages onto the adjacent road network creating choice and limiting queuing issues. These connections include a main road link between East Maddisons and Goulds Road as an extension of Northmoor Boulevard and east/west extension through to Springston Rolleston Road. There are also four connections through to Selwyn Road.

Carriageway Consulting conclude that due to the location of these ODPs which represents an extension of the urban area that a rate of 8 vehicle movements per day is appropriate for the purpose of modelling impacts of the additional households provided for. This lower rate per household is a consequence of the distance involved in each trip which includes multiple destinations within a single trip rather than several trips. Traffic generation has been based on 405 lots being developed in the south east ODP area and 564 lots in the south west ODP area.

In assigning vehicle trips generated by the new ODP areas, many of which involve commuting to Christchurch, it is assumed the greater use will be made of Selwyn Road than the road network within Rolleston as the travel speeds are greater. The Sidra software program has been used to analyze the functioning of intersections and the effects of increased traffic volumes created by the rezoning. The intersections assessed were East Maddisons Road, Goulds Road, Selwyn Road/East Maddisons and Selwyn/Springston Rolleston Roads. Although queues and delays increase slightly from the current situation they remain relatively low. The levels of service remain good with the lowest level of service being C. On this basis the report does not recommend any revision in the intersection geometries. The modelling shows that there will be limited use of the Selwyn/Goulds Road intersection.

The report assumes that the road environment and frontages adjoining these new areas will be changed from rural to urban with wider carriageways and urban formation including kerbs and footpaths. Along with this it is expected that speed limits will be reduced to maintain consistency for road users. The footpaths will provide for walking and cycling infrastructure will also serve these areas, providing safe routes to schools and other facilities. The internal road network crates the ability to form carriageway widths that would be suitable for a bus service.

### **Safety**

The analysis of crashes to date indicates a cluster of crashes at the Selwyn Road/Goulds Road and Selwyn Road/Springston Rolleston Road intersections which largely results from motorists not giving away. The report concludes that the new ODP areas will enable a reduction in the speed limit on these roads which is expected to support a safer environment. It is also noted that there is not anticipated to be a significant increase in the use of the Goulds Road/Selwyn Road intersection.

Finally the report considers that the standard of the new roads, including for non-car travel, means that there are unlikely to be new safety issues arising and that the flat and straight frontages ensure excellent sight lines.

## **5.10 Beneficial Effects**

The Plan Change will provide for the continued growth of Rolleston within two master planned ODP areas. Hughes Developments Limited has aggregated large areas of land which enable a master planned approach to be employed to cater for future residential development. The benefits derived from this approach include facilitating high levels of connectivity, creating communities with focal points such as neighbourhood centres and/or recreation reserves and the strategic allocation of medium density areas.

The two ODP areas adjoin the existing Faringdon South Special Housing Area which enables continuity of supply and construction cost efficiencies. These benefits are reflected in the stable pricing Hughes Developments Limited have maintained since the commencement of development within the original Faringdon subdivision (ODP 6).

From a wider local perspective, the provision of land for residential growth will continue to support the Council's investment in community infrastructure by virtue of maintaining and perpetuating growth rates, increasing the rating base and attracting development contributions.

## **6 Quality Urban Environment**

The inclusion of a neighbourhood centre and a number of reserves supports the intention to promote social interaction and establish a heart to the precinct. The neighbourhood centre is located on the corner Springston Rolleston Road, a primary collector which connects the site directly to the centre of Rolleston, and Northmoor Boulevard. The neighbourhood centre is therefore ideally located to take advantage of high visibility and greater passing traffic volumes as well as function as a gateway to the ODP area.

The reserves are embedded within the area, away from the busier roads which carry through traffic. The number and location of reserves ensures all residents within the development area can easily access public open space on foot.

Like the wider Rolleston area, Faringdon is flat and ideal for active transport modes. Providing dedicated walking and cycling infrastructure that is safe and has high amenity encourages the adoption of walking and cycling for both neighbourhood trips and those further afield. Higher rates of walking and cycling has multiple benefits for both the local community and the general environment by improving physical and mental health, improving amenity and safety of movement corridors and reducing vehicle emissions and energy use.

Walking and cycling is promoted through the provision of:

- direct routes along desire lines to key destinations;
- options that cater for different users, for example commuter and recreational cyclists;
- safe routes which do not conflict with vehicles and enjoy passive surveillance from adjacent activities;
- visually interesting streetscapes.

The connection of each residential precinct to each other and to the wider Rolleston community is essential to creating an integrated and convenient community. Ensuring movement corridors (both vehicular, cycle and pedestrian) connect different development areas is imperative to creating a cohesive community in Faringdon. As such, careful consideration has been given to the location and connection of the ODP area to both immediate neighbours, the wider Faringdon area and indeed, greater Rolleston.

The connected roading patterns and minimum residential densities encourage the provision of public transport.

A range of section sizes and housing typologies provides future residents with choice and promotes a mixed community demographic, along with a range of price points, including more affordable options. Medium density housing is co-located with open spaces to provide those residents with additional opportunity for outlook, active and passive recreation and car parking.

The Rolleston Structure Plan promotes diversity with respect to residential development, thereby improving choice, diversity and affordability. The Rolleston Structure Plan's Design Principle 4 promotes higher density at nodal points, matching population density with centres of activity and high amenity. Whilst this principle addresses outcomes at more of a metropolitan level, the same principle can be applied to the neighbourhood level. It is common and best practice urban design to locate "density around amenity". In this instance it directs the location of medium density housing around neighbourhood reserves. The benefits of this practice include:

- the public open space compensates for smaller rear yards and reduced recreation opportunity on adjacent more compact housing typologies/sections;
- there are higher numbers of dwellings surrounding open spaces which promotes their active use, making better use of the land resource and more easily justifying investment and maintenance costs;
- higher numbers of dwellings around reserves increases levels of active and passive surveillance of the reserve, increasing real and perceived public safety;
- dwellings located closer together (and potentially higher) improves the spatial definition of the reserves, better defining their edges and helping to provide shelter for users and vegetation;
- neighbourhood parks provide additional opportunity for on-street parking to support adjacent medium density housing which can have less parking provision on the streets due to both the typical width of these streets and the proximity of driveway crossings etc.

Whilst "density around amenity" is a strong determination of the location of medium/higher density residential typologies, it is not the only justification for the identification of medium density housing in attractive residential neighbourhoods. Other drivers for the inclusion of medium density clusters include the better use of the land resource, wayfinding/legibility and visual interest in the streetscape. In addition, the requirement to achieve a minimum net density of 12hh/ha requires the inclusion of medium density housing.

The ODP therefore identifies areas for small lot/medium density residential development that are not directly adjoining or in very close proximity to public open spaces. As an example, pockets of medium density are indicated along the north side of Northmoor Boulevard where they have a dual benefit of making good use of a deep block, as well as adding variety, prominence and interest to a long road which is also a key connector. The inclusion of pockets of medium density in an otherwise low density street creates variety and visual interest.

A number of public open spaces are included in the ODP in order to add amenity to the neighbourhood, relief for more compact residential clusters and provide residents with opportunity for recreation. This enables a variety of active and passive recreation opportunities to be accommodated, along with landscaping. The provision of these reserves ensures that all residents within the ODP area can access open space with a 400m walking radius.

The proposed Outline Development Plan captures the essential components of an underlying conceptual subdivision plan while retaining a measure of flexibility to response to additional opportunities and constraints, as well as market changes.

In summary the ODP:

- facilitates connectivity within the southern portion of Rolleston's urban area through the extension of Northmore Boulevard and provides for future connection to adjacent residential development in the future;

- delivers residential development at a density of 12 households/hectare and provides for a variety of residential house types, lifestyles and price points;
- promotes social interaction and neighbourhood cohesion through the inclusion of neighbourhood reserves;
- encourages active transport modes through the provision of shared paths and on-road cycle lanes that provide both internal connectivity as well as links to the wider Faringdon and Rolleston area;
- establishes a neighbourhood centre which meets daily convenience needs of the walkable catchment, provides an opportunity for a community focus/heart and functions as a gateway to aid legibility;
- responds sensitively to its interfaces with both existing and future adjacent development;
- is consistent with the design principles of the Rolleston Structure Plan.

## **7 Infrastructure**

A comprehensive assessment of the infrastructure required to support the Plan Change areas is contained within Appendices A and B. The contents of these reports is summarised below as follows.

### **7.1 Internal and External Road Connections**

From a transportation perspective, each ODP area will have a number of linkages onto the adjacent roading network. The southwestern ODP area provides a main roading link between East Maddisons Road and Goulds Road, as an extension of Northmoor Boulevard. There are also two connections onto Selwyn Road. The southeastern ODP area provides an east-west connection to Springston-Rolleston Road, also as an extension of Northmoor Boulevard, plus a north-south link that aligns with Faringdon Boulevard.

### **7.2 Traffic Network Capacity Assessment**

It is anticipated that each of the intersections at the ODP area boundaries and within the ODP areas will operate as priority intersections (rather than roundabouts).

Overall it is considered that the traffic generated by the development of the ODP areas can be accommodated on the adjacent roading network without capacity or efficiency issues arising, even allowing for development of surrounding residential areas.

Intersection modelling using data extracted from the Council's microsimulation transport model shows that levels of service at all intersections remain good, with low queues and delays, and accordingly no improvement measures are required at any locations.

The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal. However the future increase in urbanisation of the area creates the opportunity for the Council to review (and lower) the current speed limits on Goulds Road, Selwyn Road and Springston-Rolleston Road which will provide an overall safer roading environment.

In view of the increased traffic flows on Goulds Road, Selwyn Road and Springston-Rolleston Road, these roads will need upgrading from their current rural formation. There are no constraints to this occurring.

### 7.3 Water supply

The Council have a strategic plan for the delivery of water trunk mains to the south east side of Rolleston. It is contained in the SDC 5 Waters Activity Management Plan and is described as the Rolleston Master Plan 2017-2048. The plan describes and network of pipe sizes and bore upgrades with specific timing.

Please refer to the Rolleston Mater Plan contained within Appendix A.

The Master Plan provides a very good framework for the delivery of water supply services but the timing is no longer valid as the development of land in Rolleston has overtaken these forecasts. Added to this, the construction of the Faringdon Development has provided additional up-sized mains, and the area in fact may be better supplied than what was originally intended. The reason for this added supply is that the original intentions for the development of the town were based on a minimum housing density of 10 households per hectare. In reality the density is closer to 12 households per hectare.

Please refer to the attached Proposed Trunk Mains plan in Appendix A.

This plan shows the existing pipework, 200mm (ID) or over. It also shows the future proposed 200mm (ID) pipes into the proposed plan change areas. This plan has been forwarded to SDC Officer Murray England for assessment in the Councils overall Network Analysis Model. We understand that modelling is underway.

The modelling will determine the verification of the pipe sizes and will also ascertain the timing for the upgrading of bores. For the purposes of this modelling, it is predicted that these plan change areas will be completed by 2023. This is a significant departure from the current Master Plan.

The development area will also be designed to comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. The water supply classification will be FW2(25l/s).

### 7.4 Waste Water

As part of the Eastern Selwyn Sewage Scheme, a large pump station was constructed at the corner of Selwyn Road and Springston-Rolleston Road. This pump station is known as the RADAR Pump Station.

This pump station was designed to receive the flows from the southern side of Rolleston and also flows from other communities before pumping directly to the Pines Wastewater Treatment Plant west of Rolleston.

As part of the Faringdon development, a large sewer pipe was laid from the RADAR station, south along Selwyn Road and then north into the Faringdon Development Area. This pipe along Selwyn Road is a 525mm dia uPVC pipe and has been laid at a grade of 1 in 430.

Based on a net density of 12hh/ha over the catchment then the pipe should be able to service 600ha. The overall catchment area considered as part of this plan change amounts to around 411ha. From this we can establish that the 525mm sewer can easily service the whole catchment.

The proposed South East Plan Change Area will drain directly to the 525mm sewer. Provision will be made to ensure that the pipe sizing in the Eastern Block will be sized to accommodate the development of the undeveloped land to the north.

It is expected that the land fronting onto Springston-Rolleston Rd will drain to the existing sewer in that road.

Sewers have been designed and installed through Faringdon and up East Maddison Road to service additional catchment areas (refer Appendix A).

The Catchment along Selwyn Road is served by a small pump station. The Pump Station is essentially a Lift Station with a full Pump Station specification. That is to say that if the station fails, it will overtop into the 525mm dia gravity sewer but there is still a full pumping arrangement. The rising main from this station will only service this catchment area so overall, this system will not be able to assist with the flows from any other catchment.

The blue catchment includes for most of the proposed South West Plan Change Area. Part of the South West Area will gravitate to the existing sewer on East Maddisons Rd with the remainder to be serviced by a new pump station.

The sewer demand for the proposal has been calculated using SDC Code of Practice.

## **7.5 Stormwater**

Primary stormwater from the individual sites will be discharged to ground. The soakholes on the individual sites will be constructed as part of any future building consent process. All drainage and soakholes associated with future roads will be constructed as part of any future subdivision and will be vested in SDC.

The development will be designed to ensure that secondary flow will be safely drain through the site via the road networks.

The soakholes on the house sites will deal with storms up to a 10% AEP 1hr event. The soakholes in the streets will deal with the flows off the streets up to a 2% AEP event plus the runoff from the house sites once the on-site soakhole is inundated This will be calculated as the flows generated by a 2% AEP event, less a 10% AEP event. Particular care is made to ensure that the sumps can handle these flows.

Consent or a certificate of compliance for stormwater discharge to ground from the development site will be obtained from Environment Canterbury (ECAN). All consenting from ECAN will be verified by SDC as being suitable for transfer to their ownership if required.

It is expected that all stormwater will be able to be permitted to discharge to ground without treatment. Stormwater discharge during construction will comply with the Environment Canterbury (ECAN) Erosion and Sediment Control Guidelines. Erosion and Sediment Control Management Plans will be compiled for both ECAN and SDC approval.

The proposed methods of stormwater treatment and disposal, replicates what is currently being used in Faringdon and elsewhere in Rolleston.

## **7.6 Power and Telecommunications**

Gas, power and telecommunications will be provided to all sites to utility company and industry standards. All cables will be placed underground and all kiosks will be constructed on separate individual lots. The kiosk sites will be forwarded to Council for approval following the power design.



Street lights will be provided to the roading and reserves to SDC standards. The applicant will provide a street light style consistent with the style used previously in Faringdon.

Full appraisals will proceed once the Plan Change has been obtained. This will include for potential substation sites and similar large scale infrastructure items.

## **8 Urban Development Capacity**

A land development capacity assessment has been undertaken for the Rolleston Urban Area in support of the Plan Change (Appendix F). The report's methodology focusses on the capacity of zoned land within the most 'active' (feasible) ODP Areas. The report critically assesses the dataset information prepared by Council in respect of forecasted yields from each of the ODP Areas and updates the number of sites that have been developed and had 224c certificates issued.

The assessment focusses on the land development aspect of the ODP's largely due to the fact that its primary purpose is to inform a Plan Change to rezone land for residential development. Whilst housing capacity has been used in the Council's capacity assessment to satisfy the NPS, the capacity of available land is preferred in this instance.

The extent of section 'pre-sales' that are inherent to land development projects due to cost efficiencies or lending conditions (or both) mean that following 224c certification and issue of titles, a high proportion of sections (although vacant) are not available to the market. Accordingly they should not be counted as 'capacity'. In addition, the 'lag' in time taken to rezone land, obtain resource consents and construct the development prior to being able to construct housing means that identifying the capacity of available zoned land is an indicator which enables a shortfall to be identified early and a response is able to be prepared. For instance, at such a point in time that an imminent shortfall in housing capacity was identified, it would take a minimum of 2 years to provide a solution.

Using Council's dataset information (which has been compiled to inform capacity monitoring) the yield of each ODP has been critically examined to determine whether yield forecasts are feasible. Land allocated to existing improvements, land set aside for designated utility infrastructure, land used for non-residential purposes (schools, childcares etc.) and cadastral and topographical constraints have all been identified within ODP Areas and adjustments made to yields accordingly.

Alongside yield adjustments, monitoring data has been updated to reflect land that has been developed to the point of 224c certification being imminent or the issue of titles pending.

The assessment amends the Council's current capacity monitoring data and identifies a current capacity within all ODP Areas of 2059 households. This compares to Council's figure of 3082 households.

Further to this comparison, it is likely the majority of short term development will be confined to ODP Areas 11 and 13 as well as the Acland Park Special Housing Area. It is doubtful if the other ODP Areas can be considered feasible in the short to medium term. If capacity is confined to these 'feasible' areas, then the overall capacity figure of 2059 households is reduced to 1372 households.

The steady rate of growth within Rolleston and the limited capacity identified justifies the need for additional land to be rezoned and therefore fully supports the intent of this Plan Change.



## 9 Policy and Plan Framework

The policy and planning framework relevant to the residential development is extensive including policy statements, plans and legislation at national, regional and district level. The following provides an assessment of the proposed plan change for rezoning in relation to these veracious documents.

### 9.1 National Policy Framework

- Part II RMA
- NPS Urban Development Capacity
- Draft NPS Quality Urban Development
- Draft NPS Highly productive land

#### Part II of the Resource Management Act

Part II of the Resource Management Act defines the purposes and principles of the Act, which are the overarching matters that should be taken into account in preparing policy statements and plans and when considering a resource consent application. In terms of this request for a plan change it is considered that the most relevant sections of Part II are sections 5 and 7. There are no relevant matters of national importance that are relevant to this proposal, and as such no assessment against this section has been made. The relevant sections are as follows:

#### 5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*
  - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

#### 7 Other matters

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—*

...

- (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:*

...

The Faringdon South West and South East proposal provides for the efficient and sustainable use of land resource, in that it is an expansion of the residential development in Rolleston in a location that meets the criteria in the relevant existing and proposed national, regional and local plans and policy documents. This increase in housing supply within Rolleston, including the provision of affordably

priced residential sections and housing, will enable the social and economic wellbeing of the community to be maintained and enhanced.

The amenity of the neighbours and future residents has been taken into account throughout the development of Outline Development Plans for each of the blocks. This includes providing for lower density allotments in areas of the Faringdon South West and South East opposite rural zoned land. With regard to ensuring integration with adjoining existing residential areas and future growth areas this will be achieved by development being in accordance with the respective outline development plans for Faringdon South West and South East. These ODPs provide for multiple connections within these sites which then provide linkages through to adjoining areas. Some of these linkages will be able to be immediately actioned while others will only be implemented once the neighbouring land is rezoned and developed for residential purposes. Achieving integration between the existing residential areas and Faringdon South West and South East will also result in the efficient use of existing infrastructure and other resources.

Achieving the balance required under Part II, has been achieved through a comprehensive approach to the design of the Faringdon South West and South East development and as such Faringdon South is considered to achieve the overall purpose of the Act as set out in Part II.

### **National Policy Statement on Urban Development Capacity**

The **National Policy Statement on Urban Development Capacity** (NPS-UDC) came into effect in December 2016, providing direction to decision-makers under the Resource Management Act 1991 in respect of planning for urban environments. The purpose of the Policy Statement is to recognise the national significance of:

- Urban environments and the need to enable these to develop and change and
- Provide sufficient development capacity to meet the needs of people and communities and future generations in urban environments

To achieve these purposes all councils that have part, or all, of a medium or high growth urban area within their district or region are required to produce a future development strategy which demonstrates that sufficient, feasible development capacity is available to support future housing and business growth. This includes over the medium (next 10 years) and long term (10 to 30 years) periods.

The Christchurch urban area was defined by Statistics NZ in 2016 as a high growth urban area. Given the strategic planning arrangements that already exist between the councils in the Greater Christchurch Partnership, it was agreed that a review of Greater Christchurch's settlement pattern should be done collaboratively, and in doing so, meet the statutory requirements of the NPS-UDC. Accordingly, the Partnership has determined that the Greater Christchurch area should be the geographic area of focus for the Update of the existing Urban Development Strategy (UDS) for the purposes of the NPS-UDC requirements.

This Update which is contained in the report "Our Space 2018-2018 – Greater Christchurch Settlement Pattern Update" was specifically undertaken to satisfy the requirements of Policies PC12 and PC13 of the NPS-UDC (related to producing a 'future development strategy') by:

- demonstrating that there will be sufficient, feasible development capacity over the medium and long term;

- identifying the broad location, timing and sequencing of future development capacity in new urban environments and intensification opportunities within existing urban environments;
- balancing the certainty regarding the provision of future development with the need to be responsive to demand for such development;
- being informed by a Capacity Assessment, the relevant Long Term Plans and Infrastructure Strategies required under the Local Government Act 2002, and any other relevant strategies, plans and documents;
- having particular regard to NPS-UDC Policy PA1.

This Update provides for residential development out to the Projected Infrastructure Boundary identified in Map A contained in Chapter 6 of the CRPS. In Rolleston the eastern extent of the Projected Infrastructure Boundary is Selwyn Road. The land proposed to be rezoned Living Z in this Plan Change sits west of Selwyn Road and is within the Projected Infrastructure Boundary thereby satisfying and implementing the Updated settlement pattern for Greater Christchurch and the National Policy Statement – Urban Development Capacity.

### **Proposed National Policy Statement - Urban Development**

A discussion document on a proposed National Policy Statement on Urban Development was released in August 2019. Its purpose is to help local authorities to plan for development of urban areas that deliver quality urban environments for people, now and in the future. This National Policy Statement will replace the National Policy Statement on Urban Development Capacity by incorporating most of its elements. There are four main elements of this NPS as follows:

Future development strategy (1) – Councils are required to carry out long-term planning for how to accommodate growth and ensure quality urban environments. To do this councils must “make room for growth” (2) in a way that meets the changing needs of people, whanau, communities and future generations. To get to this point will require “evidence for good decision-making” (3) including evidence about housing and development markets. In addition the must be “engagement in planning” (4) such that planning aligns and coordinates across urban areas. In particular:

- Planning decisions are to promote quality urban environments
- Urban environments are to provide for diverse and changing amenity values
- Planning rules are not to unnecessarily constrain growth and are to enable development opportunities, including promoting intensification

This National Policy Statement proposes requiring councils to include specific policies and rules requiring or enabling higher density residential development, providing for further greenfield developments, removing car parking requirements for housing and enabling quality urban environments.

As this NPS is at an early stage with public comment being sought it is not possible to know to what extent it will result in a changing planning environment providing for urban development. However it is clear that it has the purpose of providing more opportunities for urban development and in particular greenfield residential development. In this regard this proposed Plan Change to the Selwyn District Plan which creates two new areas for residential development is aligned with this National Policy Statement.

## Draft National Policy Statement for Highly Productive Land

A discussion document on a proposed National Policy Statement on Highly Productive Land was released in August 2019. Its purpose is to:

- Recognise the full range and values and benefits associated with the use of highly productive land for primary production
- Maintain its availability for primary production for future generations and
- Protect highly productive land from inappropriate subdivision, use and development

The NPS is primarily directed at regional policy statements and district plans.

**Proposed Policy 1** of the NPS requires regional councils within 3 years of the NPS coming into effect to identify areas of highly productive land based on specific criteria based primarily on:

- capability and versatility based on the Land Use Capability classification system ,
- suitability of the climate for primary production
- the size and cohesiveness of the area of land to support primary production.

At its most basic level it appears that Land Use Capability Classes 1, 2 and 3 will be included.

The document lists problems that need to be solved including urban expansion onto highly productive land. In relation to this issue the document contains proposed Objective 3 which states:

### ***Objective 3: Protecting from inappropriate subdivision, use and development***

*To protect highly productive land from inappropriate subdivision, use and development, including by:*

- *avoiding subdivision and land fragmentation that compromises the use of highly productive land for primary production;*
- ***avoiding uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process; and***
- *avoiding and mitigating reverse sensitivity effects from sensitive and incompatible activities within and adjacent to highly productive land.*

As assessed in relation to the effects of development on versatile soils the Faringdon South West block contains Lismore stony and shallow silt loam soils. These soils have limited ability to retain moisture and are considered to have severe limitation for food production even with irrigation. The South East block has a mixture of soils including Eyre shallow sandy loam, Eyre shallow silt loam, Templeton moderately deep fine sandy loam and silt loam. The Eyre soils have similar limitations as the Lismore soils but they are not as severe. The Templeton soils however which run through the centre of this block have greater water retention. Their moderately deep sandy and silt loams have greater water holding capacity causing these soils to be classified and valued for their high productivity potential and are highly versatile. However because these soils are limited in their extent they would not provide a basis for other than a very small horticultural enterprise.

With regard to the proposed Objective 3 above none of the soils would be regarded as highly productive land, both because the majority of the soils have poor water retention and because the area of better soils is quite limited and so would not support viable intensive production. If the Land Use Classification (LUC) is applied the soils are only Class 4 and so not worthy of specific protection.

Importantly Objective 3 specifically refers to highly productive soils being protected by avoiding “uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process”. In addition to the fact that the land to be rezoned is not highly productive, it has been identified through a very recent strategic planning process (Our Space) which provides for

limited urban extensions including the subject land which sits inside the Projected Infrastructure Boundary. It is therefore considered that this rezoning Plan Change is aligned with the proposed National Policy Statement for highly productive land.

## **9.2 Regional Policy and Plans**

- Canterbury Regional Policy Statement
- Our Space
- Canterbury Land and Water Regional Plan
- Iwi Management Plan

### **Canterbury Regional Policy Statement 2013**

#### **Chapter 5 – CRPS**

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

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

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

The proposal is effectively an extension of existing residential development (Faringdon). On this basis the proposed rezoning is considered to implement the requirements of consolidation and integration. The rezoning provides additional housing choice for the community, and will connect into existing infrastructure. The rezoning combined with the development requirements such as reticulation of services, ensures that the completed proposal will have minimal effects on the physical environment, as set out in the AEE. The location of the site also ensures that transportation infrastructure, including the proposed Stage 2 of the Christchurch Southern Motorway, is not compromised. Overall, the proposed rezoning is considered to give effect to the objectives and policies in Chapter 5.

#### **Chapter 6 CRPS**

Chapter 6 out the objectives and policies to guide the recovery of the Greater Christchurch area, including the intended land use distribution for the planning period up to 2028. Primarily this chapter addresses matters associated with the urban areas of Greater Christchurch. The objectives and policies within this chapter direct that residential growth should only occur within the identified Greenfield Residential Areas, and requires that sufficient infrastructure is provided for such growth. Any development of these areas is to be undertaken in an integrated manner and in accordance with an outline development plan.

As identified within the Selwyn Housing Accord and other capacity assessments, many of the areas that are identified within Chapter 6 as being suitable for residential growth and zoned by the Council, have limitations including fragmented ownership and high land values. The result of this is that in the near future the chances of these areas being developed to maintain the needed land supply within Rolleston is low. It is for reasons such as this that Selwyn was added to Schedule 1 of the Housing Accord and Special Housing Areas Act as an area where there are housing supply and affordability issues.

The Faringdon South West and Faringdon South East sites are not identified Greenfield areas, and as such the development of this land is inconsistent with this aspect of Chapter 6. As identified within this Plan Change request there is sufficient infrastructure capacity to provide for this development, and outline development plans have been prepared in accordance with the CRPS requirements with a specified minimum density of 12 households per hectare.

This Plan Change has been prepared with the understanding that recent analysis (refer “Our Space” below) has provided a clear need for Chapter 6 of the CRPS and the identified Greenfield Areas to be reviewed and updated to accommodate predicted growth requirements.

### Our Space

The Greater Christchurch Partnership, which includes Environment Canterbury, Christchurch, City and the Selwyn and Waimakariri district councils, developed the Urban Development Strategy in 2007 to effectively plan for and manage urban development across Greater Christchurch. The collaboration played a crucial role in coordinating and facilitation rebuild and recovery activities after the earthquakes. This Partnership has now reviewed the settlement pattern for Greater Christchurch, which has to a large extent been undertaken to satisfy the requirements of the National Policy Statement on Urban Development Capacity (NPS-UDC) as referred to above. The reviewed settlement pattern is contained in the document *Our Space, 2018-2048 – Greater Christchurch Settlement Pattern Update*. The key considerations in supporting housing and business growth in Greater Christchurch raised by the Partnership are how:

- The desired urban form can be achieved while supporting increasing business and housing needs
- How to provide for diversity of housing that meets the needs of a changing residential population
- How to integrate land use and transport planning to create safe, accessible and liveable urban areas

Having chosen a scenario for Greater Christchurch for population and household growth over 30 years it has been estimated that about 74,000 new dwellings will be required. With a margin added to address the possibility of some development not occurring as predicted the total increases to 78,000 houses. For Selwyn District the projected household growth is 7,200 (8,600) for 10 years from 2018 to 2028 (the medium term) and an additional 13,500 (15,600) from 2028 to 2048<sup>1</sup> (30 years - the longer term).

Minimum targets for housing development capacity for medium and long term periods have been developed informed by the projected demand for housing identified in the housing assessment. Rather than duplicating the demands for each territorial authority The Partnership consider that this may not align with the strategic goals of the UDS to support growth by redeveloping and intensifying existing urban areas. In recognising that the current character of development will not

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<sup>1</sup> Numbers in brackets include the additional planning margins required by NPS-UDC Policies PC1 to PC4.

change overnight the housing development capacity have been chosen to represent a transitional approach that align with projected demands over the projected term. The targets for housing development capacity in Greater Christchurch 2018-2048 are set out in the table below. These targets have been incorporated into the draft proposed change to Chapter 6 of CRPS.

#### **Targets for housing development capacity in Greater Christchurch, 2018-2048**

	Development capacity to be enabled (number of dwellings)		
	Medium Term (2018-2018)	Long Term (2028-2048)	Total 30 Year Period (2018-2048)
Christchurch City	17,400	38,550	55,950
Selwyn	8,600	8,690	17,290
Waimakariri	6,300	7,060	13,360
Greater Christchurch	32,300	54,300	86,600

It is expected that the medium term targets will be addressed through zoning and other processes and mechanisms (district plans, structure plans, outline development plans and infrastructure strategies). The details of these targets for housing development capacity for Greater Christchurch (and its component districts) will be inserted into Chapter 6 by way of a change to the Canterbury Regional Policy Statement by the end of 2019. Those medium term targets will be identified as being achieved by rezoning in district plans. Additional capacity over the long term will be shown on Map A in Chapter 6 as Future development Area. These areas will be identified in relevant plans and strategies and the development infrastructure required to service these will be identified in each council's infrastructure strategy.

**Housing sufficiency** - These targets will be reviewed each 3 years to determine if there is sufficient development capacity in Selwyn and Waimakariri to meet the demand over the medium term.

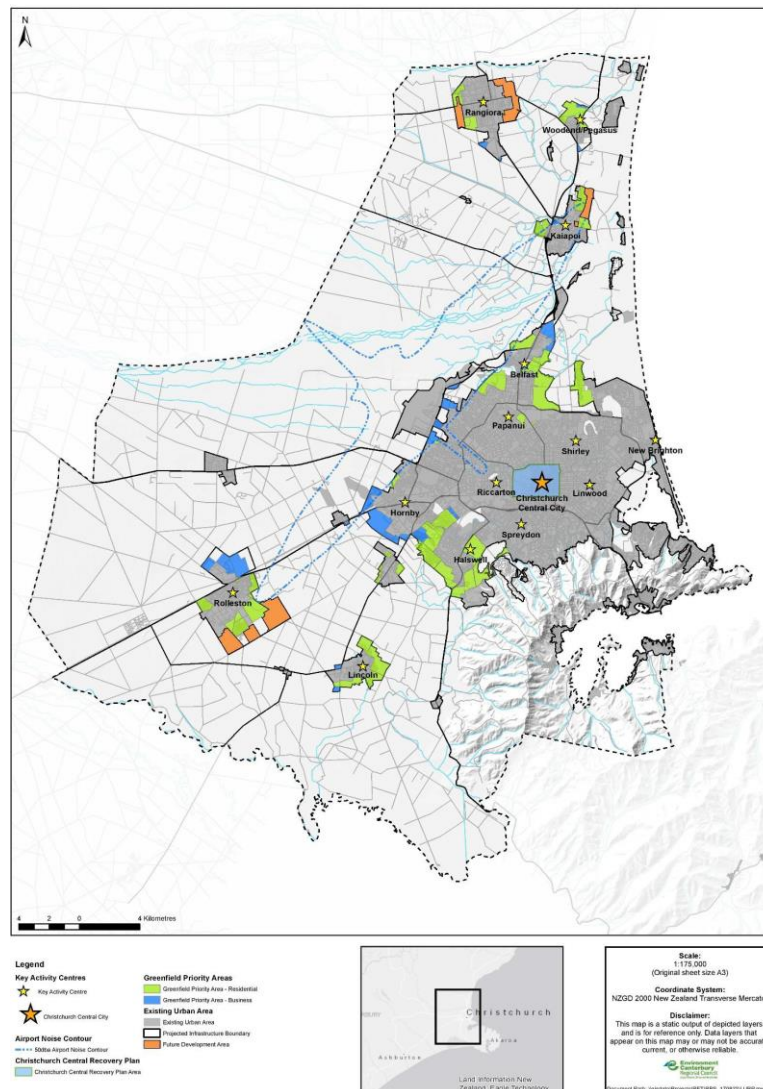
#### **Draft Proposed Plan Change to Chapter 6**

To implement the required changes to Chapter 6 setting in place the updated development capacity and related policies Environment Canterbury in consultation with Christchurch City, Waimakariri and Selwyn District Councils has prepared a draft plan change which is to be approved by the Minister for the Environment under the Streamlined Planning Process provisions. The main change to Chapter 6 is the inclusion of references to "Future Development Areas" as areas, alongside greenfield priority areas, that are to provide for future residential growth in Greater Christchurch. The new reference to Future Development Areas occurs within:

- Policy 6.2.2 Urban form and settlement pattern
- Policy 6.3.1 Development within Greater Christchurch - Principal reasons and explanation
- Policy 6.3.3 Development in accordance with outline development plans
- Policy 6.3.5 Integration of land use infrastructure
- Policy 6.3.7 Residential location, yield and intensification - Principal reasons and explanation
- Policy 6.3.12 Future Development Areas

The Future Development Areas referred to in these policies are the brown areas identified in a revised Map A shown below.





With regard to the plan change now requested the most relevant policy is Policy 6.3.12 which sets out the circumstances that are required if development in Future Development Areas is to be enabled. These circumstances are set out below with an assessment of this Plan Change request to rezone land within the central and western Future Development Areas fronting Selwyn Road identified in revised Map A.

### Policy 6.3.12 Assessment

1. *Monitoring of housing capacity and sufficiency carried out by the Partnership demonstrates there is a need to provide further feasible development capacity through rezoning of additional land to address the shortfall of feasible residential development to meet the medium term targets set out in Table 6.1 Objective 6.2.1a:*

SDC have previously undertaken feasibility and capacity assessments to satisfy requirements under the NPS for Urban Growth Capacity. The last assessment was completed in 2017 and used datasets from Council records sourced in 2016. The development of land and housing construction has continued at a steady rate since 2016. Given that additional capacity hasn't been created in the intervening period, the shortfall of feasible residential development is likely to have intensified since 2017 forecasts.



2. *The development would support the pattern of settlement and principles for future urban growth set out in objective 6.2.1 and 6.2.2 and related policies:*

The matters of the Recovery Framework and the patterns of settlement have been assessed elsewhere in this assessment and were taken into account in the recent Update of the Settlement Pattern – Our Space. These assessments concluded that the areas now requested to be rezoned met the various criteria for growth areas and would provide for expected demand resulting from detailed development capacity assessments. With regard to the high quality development and good urban design this is primarily attained through implementation of the approved outline development plans for the two areas to be rezoned.

3. *The timing and sequencing of development is appropriately aligned with the provision of infrastructure, in accordance with Objective 6.2.4 and policies 6.3.4 and 6.3.5*

The integration of the proposed new Living Z areas with regard to infrastructure needs has been assessed in this request. Due to infrastructure improvements and new facilities servicing Rolleston and the eastern areas in particular, the areas proposed for rezoning are well placed to make efficient use of existing and planned services and facilities. In addition the developments will, through development contributions, contribute to new and expanded services in the Rolleston area.

4. *The development would occur in accordance with an outlined development plan and the requirements of Policy 6.3.3*

Detailed Outline Development Plans have been prepared for each of the areas proposed to be rezoned. These have been prepared in accordance with Policy 6.3.3 which has become accepted practice within the Selwyn District Plan which has numerous Outline Development Plans.

5. *Policy 6.3.11(5) relating to a range of matters are met*

Policy 6.3.11(5) has an extensive list of circumstances that must exist before development can occur as a result of a review of the extent and location of land for development. These circumstances are assessed below:

- a. *Infrastructure to be in place* – This matter is satisfied with reticulated sewerage and water supply and on site stormwater treatment and disposal.
- b. *Safe and convenient access to community , social and commercial services* – Linkages on main routes and internal collector routes through Faringdon and along Selwyn Road, Springston Rolleston Road, East Maddisons Road and Goulds Road all provide ready, safe and convenient access to existing and proposed commercial, community and social services.
- c. *Urban consolidation continues to be achieved* –The location of the Faringdon South West and South East blocks largely completes rezoning and development of the eastern extent of Rolleston providing a strong boundary within which the urban area is consolidated.
- d. *Development does not increase the risk of contamination of drinking water sources* – There is no risk of water contamination from residential development in these new areas.
- e. *Doesn't lie between primary and secondary stopbanks of the Waimakariri River-* Satisfied
- f. *Landscape of the Port Hills is protected* - Satisfied
- g. *Open space character between urban areas is maintained-* Satisfied
- h. *Operation capacity of infrastructure not compromised-* Satisfied

6. *The effects of natural hazards are avoided or appropriately mitigated*

There are no natural hazard risks associated with the general area in which the rezoned is located.

It is concluded therefore that the proposed rezoning of the Faringdon South West and Faringdon South East blocks fully satisfies all the requirements of Chapter 6.

**Mahaanui - Iwi Management Plan, 2013**

The Mahaanui Iwi Management Plan (IMP) sets out Ngāi Tahu's objectives, issues and policies for natural resource and environmental management within the area bounded by the Hurunui River in the north and the Ashburton River in the south. Under Section 74(2A) of the Resource Management Act, a territorial authority must take into account any such plan to the extent that it has a bearing on the resource management issues of the district. The IMP is primarily a tool for the Rūnanga in the area it covers; the plan also provides guidance to territorial authorities and others. The IMP sets out the broad issues as well as the specifics for particular areas. These matters are considered below, as they are relevant to this proposed Plan Change. It is noted that the IMP does not identify any specific cultural values associated with this land that might be adversely impacted by its development.

**Ranginui**

The relevant matters identified in IMP are discharges to air and the protection of night time darkness. The proposed Plan Change does not contain controls on these matters. The main discharge to air that could occur through this proposal is the establishment of log burners or similar within individual houses. Such discharges are controlled by Environment Canterbury through the Regional Air Plan. With regard to street lighting we understand the District Council is reviewing its approach to reduce the impact on the night sky as occurs in areas such as West Melton.

**Wai Māori**

Freshwater is of considerable cultural significance to Rūnanga. The main matters of concern relate to water quality and quantity and mixing waters from different waterbodies. The land to be rezoned does not contain any waterways. With the reticulation of effluent disposal from the proposed new dwellings the potential from adverse impacts on groundwater quality are limited. The site will also be connect to a Council water supply, which is more efficient way to service the development than through a separate well or wells. Stormwater generated by the new road will be treated and disposed of through swales or alternative treatment methods, ensuring that no untreated stormwater will reach the water race or groundwater which is at least 7m-8m below ground level. Roof stormwater will be disposed of straight to ground as is commonplace in Rolleston. All of these aspects of the development combine to ensure that there will be minimum adverse impact on the freshwater quality or quantity within this locality.

**Papatūānuku**

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

**Tāne Mahuta**

This section addresses the significance of indigenous biodiversity and mahinga kai to Rūnanga. The application site is not located in a known mahinga kai area. The subject land has been used for farming purposes since 1900s, and contains substantial plantings in and around the site, the

majority of which are exotic in nature. The majority of these plantings are expected to be removed, however the street and reserve plantings will be dominated by native species which are well suited to the area. From experience with other residential developments, property owners will take a lead from this approach and use native plants from local nurseries as a major component of their landscaping.

#### ***Ngā Tūtohu Whenua***

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

#### ***Te Waihora***

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

#### ***Summary***

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

### **9.3 District Policy and Plans**

- Selwyn District Plan
- Rolleston Structure Plan
- District Development Strategy 2031

#### **Assessment of Selwyn District Plan Township Section Objectives and Policies**

##### ***Township Section Part B1 Natural Resources***

Objective B1.1.1 and Policy 1.1.3 seek to limit the effects on people from contaminated soils, primarily through avoiding the exposure of people to contaminated soils. PSIs have been undertaken, and minor contamination identified.

Objective B1.1.2 seeks to ensure that new activities undertaken within the rural area do not create shortages of land or soil resources for other activities. This is implemented through Policy B1.1.8 which directs avoiding the zoning of land which contains versatile soils for other activities, such as new residential development. In considering this objective and policy, it is noted that versatile soils are defined in the District Plan, however they are defined in the Canterbury Regional Policy Statement 2013 as being soils with a Land Use Capability (LUC) class of 1 or 2. Information obtained from Landcare Research's New Zealand Land Resource Inventory identifies that this site as LUC4. This class is not considered to comprise versatile soils. The assessment of effects notes that there is a small area of more versatile soils running north/south through the Faringdon South East block and that due to its limited extent it is unlikely to that this soil could be used for viable horticulture enterprise. Given this, it is considered that the residential use of this land is appropriate and in keeping with the above objective and policy.

Objective B1.2.1 seeks to ensure that the expansion of townships either maintains or enhances the quality of ground or surface water resources within the District, while Objective 1.2.2 is directed towards ensuring activities do not adversely impact on water resources. The policies that implement these objectives provide direction on the provision of water supplies at both an individual lot and township level. They also require the provision of effluent and stormwater disposal systems that avoid adverse effects on the quality of ground water. The details of the

infrastructure to be provided for Faringdon South West and South East are set out in Section 3.2 above and discussed in more detail in the attached Infrastructure Report (Appendix A). This infrastructure will ensure that the development of Faringdon South West and South East occurs in a manner sought by these objectives.

The objectives and policies within parts B1.3 Ecosystems and B1.4 Outstanding Natural and Landscapes are not considered to be relevant to the consideration of this proposal.

#### ***Township Section Part B2 Physical Resources***

The objectives and policies within Part B2.1 Transport Networks address the issues of the integration of land use and transport, ensuring a safe and efficient transport network, the provision for the future transport network and managing the effects of activities on the transport network and vice versa. The Faringdon South West and South East ODPs provide comprehensive road network schemes for these developments that will ensure they are integrated with the surrounding environment. This will be achieved by providing for future connections to existing residential land that is either adjoining or is opposite one of the boundary roads. The overall layout will ensure the safety, permeability and accessibility for vehicles, pedestrians and cyclists. The road geometry and layout is a continuation of that constructed for the Faringdon development to the east and west, which ensures a consistency in design and street scape within this part of Rolleston. These aspects of the proposal are consistent with the outcomes sought by the objectives and policies within Part B2.1 Transport Networks.

Faringdon South West and South East will be supplied with a reticulated water and effluent disposal as well connections to the power and telecommunications networks in Rolleston. The provision of this infrastructure to the development is consistent with the outcomes sought by the objectives and policies in Part B2.2 Utilities.

Objectives B2.3.1 and B2.3.2 and their associated policies address the provision of community facilities and reserves within townships. The primary community facilities provided for within Faringdon South West and South East are the network of reserves included throughout these developments. These networks are being provided in accordance with the ODPs prepared for these developments. This aspect of proposal is in keeping with the Objective B2.3.1 and B2.3.2 and their associated policies.

Part B2.4 Waste Disposal addresses the matters of solid waste and reducing waste within the townships of the Selwyn District. For residential development such as Faringdon South West and South East this is achieved primarily through the provision of a solid waste collection and disposal service. It is anticipated that as this area is developed, that the Council's collection system will be expanded into Faringdon South. With the provision of this service and access to the Pines Resource Recovery Park, the matters address within Part B2.4 are provided for.

#### ***Township Section Part B3 People's Health, Safety and Values***

Part B3.1 Natural Hazards address the issues associated with various natural hazards that can occur within the District, including earthquake and flooding. Faringdon South West and South East are not located within an area prone to flooding, and are also not located close to any known fault. This matter has been assessed in Section 5.3, which concluded the development is unlikely to result in an increase in natural hazard risk for future residents or for residents of surrounding land. Given this it is considered that the outcomes sought by the objectives and policies within Part B3.1 Natural Hazards are achieved for this development.

Parts B3.2 Hazardous Substances and B3.3 Culture and Historic Heritage objectives and policies are not considered to be relevant to this proposal.

The objectives B3.4.1 to B3.4.3 of B3.4 Quality of the Environment address the issues associated with ensuring that the townships are pleasant places to work and live and provide for a range of activities to occur. The objectives seek to ensure that the character and amenity of zones is maintained and that reverse sensitivity effects between activities are avoided. Faringdon South West and South East have been designed comprehensively to ensure that a pleasant living environment is provided for future residents. The allotments that will be created will be of a size anticipated for the Living Z zone.

Objectives B3.4.4 addresses the growth of townships and seeks to achieve a compact form that provides for a range of living environments and housing choices. The ODPs identify areas suitable for low density and medium density development. The Living Z framework within the District Plan ensures a variety of lot sizes, areas and shapes can be provided within low and medium density areas. The density requirements along with the rules framework allow a range of living environments and housing choice to be achieved. In this regard the Faringdon South West and South East developments will be consistent with and implements this objective.

Objective B3.4.5 requires that the growth of townships provides a high level of connectivity both within the new developments and with adjoining areas, and enables access to a variety of forms of transport. The ODPs provide for the primary connection points to the existing residential areas as well as provision for future connections to adjoining land, enabling a variety of transports forms to be used by future residents. Future subdivision designs will implement these ODPs thus satisfying this objective.

The policies of relevance that implement the objectives within B3.4 Quality of Environment are B3.4.1 and B3.4.3. The implementation method sought by these policies to achieve the objectives is through zoning. This is what this requested Plan Change is seeking with its proposed rezoning of the land to Living Z, including the provision of medium density housing. The rezoning of this area has been delayed due to need to also alter the Canterbury Regional Policy Statement to provide for this growth, however as this process is in motion it is considered that this requested Plan Change is the most appropriate tool to achieve the intent of these policies.

#### ***Township Section Part B4 Growth of Townships***

Objectives B4.1.1 and B4.1.2 seek a range of living environments, including the provision of medium density areas, that provide a high quality of living and that the new areas are pleasant places to live. The Faringdon South West and South developments provide for a mix of medium and low density development which is consistent with the high quality development that is sought by the Outline Development Plans prepared for these areas.

The most relevant policy is policy B4.1.1(a) which provides for a range of allotments sizes within living zones, including the provision of medium density areas within identified areas of the Living Z zone. The provision of a mix of low and medium density allotments achieves this policy, and their location is consistent with the ODPs prepared for Faringdon South West and South East. In addition, it is anticipated that the resultant built development within the medium density areas will implement policies B4.1.6 and B4.1.7 in relation to site coverage and will achieve a good level of urban design as sought by policy B4.1.13. In taking into these matters into consideration, Faringdon South West and South East will be consistent with Objectives B4.1.1 and B4.1.2 and their policies.

The objectives and policies within B4.2 Subdivision of Land address the issues relating to subdivision and ensuring the resulting development is fit for purpose. At this stage only rezoning is being sought by this Plan Change, however the respective ODPs have been carefully designed with the ultimate subdivision in mind and have focussed on creating a high level of amenity to support the density of development being supplied. It is anticipated that on the basis of the ODPs that there

will be very limited rear allotments developed. This stage is part of an overall master planned development which achieves the outcomes prescribed within this policy. The location of reserves, roading layout and facilities such as cycle paths proposed will all be in accordance with the ODP discussed with the Selwyn District Council for this area. By virtue of the inclusion of low and medium density lots into this area of the ODP, the proposed development is implemented and is consistent with the objectives and policy with part B4.2 Subdivision of Land.

Part B4.3 Residential and Business Development contains the primary objectives and policies that enable the growth of townships within the District. Objective B4.3.1 outlines that the type of effects that should be avoided when the expansion of townships occurs. The impact of this proposal on natural and physical resources and the amenity values of the township has been discussed in relation to the objectives and policies within Parts B1 Natural Resources, B2 Physical Resources and B3 Quality of the Environment. The conclusion of that assessment is that the development of Faringdon South West and South East is generally consistent with those objectives and policies, and as such is consistent with Objective B4.3.1.

Objective B4.3.3 requires new residential development within townships in the Greater Christchurch area to be provided within existing zoned land or priority areas identified in the Regional Policy Statement (RPS). Any such development is to be in general accordance with an operative ODP. The Faringdon South West and South East are not located within an existing zoned area or one that is identified as a priority area in the current CRPS. However *Our Space 2018-2048* which identifies and provides for implementation of the updated Greater Christchurch settlement pattern envisages rezoning of land out to the Projected Infrastructure Boundary contained in Map A in Chapter 6 of the CRPS. The Update of the settlement pattern identifies that some of the land that has been identified for growth within the RPS has very fragmented ownership and despite being zoned for some time thereby limiting land that can be considered available for development.

Objective B4.3.4 directs that new areas of residential development should support the timely, efficient and integrated provision of infrastructure. As part of the development of a neighbouring Faringdon subdivision, a large diameter sewer main was installed along the eastern boundary Faringdon South site. This pipe was sized to provide for the development of the Living Z zoned land in the area. As identified above, aside from Faringdon very little of the zoned land to the southeast of Rolleston has been developed. Faringdon South West's and South East's development will support the efficient use of this sewer main. No new significant infrastructure is necessary to support this development. Given these factors it is considered that this development is consistent with Objective B4.3.4.

Objective B4.3.5 directs that sufficient land is available to accommodate that anticipated household growth within the District between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships. As identified previously the fragmented ownership of much of the zoned but underdeveloped land within Rolleston means that whilst there is zoned land available to provide for this growth, the ability for this to occur is restricted. In response to the shortfall created by this situation the Greater Christchurch Partnership has updated in the settlement pattern providing for growth of Greater Christchurch. This involves a change to Chapter 6 of the CRPS as the District Plan creating Future Development Areas in Rolleston which take permitted development out to the Projected Infrastructure Boundary shown on the original Map A. The two areas of Faringdon South West and Faringdon South East fall within the new Future Development Areas as can be seen in the proposed revised Map A in Chapter 6 of the CRPS above.

Objective B4.3.6 requires that the development of Living Z zoned land achieves an average net density of at least 10 households per hectare over an ODP area. Both proposed ODP Areas have been prepared on the basis of achieving a minimum yield of 12 households per hectare.



This yield is reflective of the requirements of the Council's Special Housing Policy and a clear indication articulated through the Our Space process that 12hh/ha is the preferred net density to apply to future growth areas.

Policies B4.3.1, B4.3.3, and B4.3.4 manage residential growth through zoning and the use of ODPs to ensure a compact shape in a manner that avoids surrounding rural zoned land with urban development, and encourages the use of existing zoned land. Policy B4.3.7 relates specifically to the Living Z zones, and stipulates that the growth areas should not be developed until an Outline Development Plan is included within the District Plan; whilst policy B4.3.9 identifies the phasing of any Living Z zone land within Rolleston. The current issues with zoning this land for urban development and therefore the provision of an operative Outline Development Plan, have been discussed above. As concluded previously it is considered that the purpose of the HASHA Act of increasing land and housing supply in areas identified as having housing and supply and affordability issues outweighs the outcomes sought by these policies.

Policy B4.3.8 sets out the requirements that must be contained within any Outline Development Plan included in the District Plan. These matters include but are not limited to the identification of roads and connections to surrounding lands, land for schools, parks and similar facilities, the distribution of different residential densities across the ODP area. The ODPs proposed as part of the Plan Change have been prepared to comply with the requirements of this policy.

Overall, in considering the objectives and policies of the Township Section of the District Plan, it is considered that the requested rezoning of the Faringdon South West and South East blocks meets the outcomes sought for new residential areas.

#### **Assessment of Selwyn District Plan Rural Section Objectives and Policies**

Given the current Rural zoning of the Faringdon South West and South East sites, it is considered appropriate that an assessment is made of the relevant rural objectives and policies.

#### ***Rural Section Part B1 Natural Resource, B2 Physical Resources and B3 People's Health, Safety and Values***

The objectives and policies of these two sections of the District Plan similar matters to those contained within the Township section. The conclusions reached in the assessment of the Township objectives and policies that the development of this land is appropriate and is generally consistent with the outcomes sought also applies here. As such it is not considered necessary to repeat that assessment.

The only matter of relevance not considered within Section 4.3.2 above relates to the matter of reverse sensitivity effects, addressed by Objective B3.4.2 and Policies B3.4.20 to B3.4.22. This objective and its policies seek to ensure that new activities do not give rise to any reverse sensitivity effects. For reverse sensitivity effects to arise, there must be an effect from a permitted activity that would give cause for complaints to occur that could impact on the ability for that permitted activity to operate. Typically, within rural areas this arises from horticultural and viticultural activities, intensive farming (such as poultry and pig farms) and quarrying. Aerial photography and site visits to the surrounding land indicate that the primary use of this area is for the rural living and pastoral use, primarily the grazing of animals. Pastoral farming is typically not an activity associated with reverse sensitivity effects. Given this environment it is considered unlikely that any reverse sensitivity effects will arise from the granting of this development.

#### ***Rural Section Part B4 Growth of Rural Area***

The objectives and the policies that implement Rural Section Part B4 seek to ensure that the rural area maintains an overall low residential density that is consistent with the character of the area



and avoids adverse effects on the environment including reverse sensitivity. Residential development at the density sought by the requested rezoning to Living Z clearly conflicts with the low residential densities typically found within the Rural Inner Plains Zone but is principally a distinction bought about by the fact that rezoning follows the change to the CRPS Greater Christchurch settlement pattern. Although the Faringdon South West and South East rezoning is inconsistent with this aspect of these objectives and policies, it is consistent with the overriding national and regional policy statements relating to providing for future growth of urban areas..

The conclusions reached within the above assessment are that the developments of Faringdon South West and Faringdon South East are generally consistent with the outcomes sought by the relevant objectives and policies relating to natural and physical resources. Similarly, the proposal is unlikely to result any reserve sensitivity effects. As such the development while not consistent with the low density sought for the rural area does support the other outcomes sought by these objectives and policies.

### **Rolleston Structure Plan**

The Rolleston Structure Plan was prepared in 2009 and seeks to manage the rapid growth that has and will likely occur in Rolleston, which could be a town as large as 50,000 by 2075. It was prepared as part of work relating to the Greater Christchurch Urban Development Strategy. The Strategy has the primary goals of a sustainable, well-designed and realistic and attainable Rolleston. The boundary chosen for the Structure Plan came from Variation 1 to Proposed Change 1 of the Regional Policy Statement (RPS PC1). The area follows Dunns Crossing Road as the western boundary, Weedons Road on the Eastern boundary and Selwyn Road on the southern boundary. This is effectively the same boundaries that are now from the basis of providing growth in the short to medium term.

The Structure Plan looks at many aspects of Rolleston including the strategic locations of the town centre, neighbourhood centres and local centres, land use patterns and community facilities and movement networks. In relation to the residential and community growth areas recommended in the Structure Plan these are the same or similar to what has been developed or is proposed to be developed.

The staging of Greenfield Residential Development set out in the Rolleston Structure Plan and illustrated on page 19 of that Plan is based on the progressive availability of infrastructure required for residential development. This approach favours the south western areas of Rolleston as the next areas for development. Stage 1 in the Rolleston Structure Plan covers what was the initial stage of Faringdon which is now fully built out. The second stage is Stage 2A for the period 2017-2026. Stage 2A includes the Faringdon South block which was approved and developed under the Housing Accords and Special Housing Areas Act (HASHA). This development has been subdivided and built on. Stage 2A also includes land to the west of Faringdon South lying within the triangle of East Maddisons, Goulds and Selwyn Roads. This is the Faringdon South West land now requested to be rezoned Living Z. The proposed Faringdon South East block, which fronts Selwyn Road and sits between Springston Rolleston Road and Faringdon South, is included in Stage 2B listed for the period 2027-2041.

This sequencing approach has now been partially superseded by the Faringdon South and Acland Park developments proceeding under the HASHA process. These developments created the need for new wastewater servicing in the area. This has involved construction and operation of a new pump station on the corner of Springston Rolleston Road and Selwyn Road and the installation of sewer mains along the Springston Rolleston Road and along Selwyn Road from Faringdon South through to the pump station. This amended sequencing has been reflected in Council's recent master planning to inform the Long term Plan – refer Appendix H “Future Growth Staging” for

Rolleston. The revised growth staging places the area in the southwest corner of Springston Rolleston Road and Selwyn Road in Stage 1. The triangle of land within East Maddisons, Goulds and Selwyn Roads is divided into two stages with the north eastern half in Stage 2A and the western side as Stage 2B. This revised staging is the basis for the proposed development sequence for the Faringdon South West and South East blocks with the South East block (now in Stage 1) to be developed first followed by the South West Block (now in stages 2A and 2B).

### **District Development Strategy 2031**

This Strategy was finalised in 2014 and was working with the population estimates and capacity assessments available at this time. This indicated that there was a trend leading to an 80/20 split of total population growth, where 80% of growth throughout the district will occur within identified urban boundaries. Further there was also an 80/20 split of urban population growth, where 80% will occur within the metropolitan Greater Christchurch area, comprising Rolleston, Lincoln, Prebbleton and West Melton township. From this data analysis Selwyn 2031 puts forward three key growth concepts being:

- establishment of a township network, which provides a support framework for managing the scale, character and intensity of urban growth across the whole district;
- establishment of an activity centre network, which provides a support framework for managing the scale and intensity of business areas throughout the district townships;
- encouraging self-sufficiency at a district-wide level.

With regard to urban expansion the Strategy seeks provision of sufficient zoned land to accommodate projected household and business growth to assist earthquake Recovery within the Greater Christchurch area. The actions to provide sufficient land are limited to rezoning of land in Rolleston and Lincoln including greenfield land ODP Areas 4, 9 - 13. Most land within the listed Rolleston ODP areas has now been developed and new capacity assessments have been undertaken all of which indicates that the District Development Strategy is not directly relevant to the consideration of current growth proposals.

## **10 Statutory Requirements of Section 32 of the Act**

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

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

The evaluation is required to take into account:

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

Specifically section 32(2) requires identification and assessment of benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions including opportunities for:

- Economic growth that are anticipated to be provided or reduced; and
- Employment that are anticipated to be provided or reduced

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

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

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

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

### 10.1 Objectives and Policies of the Selwyn District Plan

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

Although an assessment of the appropriateness of the objectives and policies of the Plan is not required, it is worthwhile to consider the proposed Plan Change against the proposed objectives and policies contained within the Selwyn District Plan relating to providing for urban growth. A detailed assessment of these objectives and policies has been undertaken in Section 9.3 of this assessment and it concludes that requested rezoning of the Faringdon South West and South East blocks meets the outcomes sought for urban growth and new residential areas.

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

Given the conclusions within Sections 5, 6 and 7 on the effects of the proposal on the environment and the above assessment, the proposed rezoning of the Faringdon South West and Faringdon South East blocks are considered to be an appropriate means of achieving the outcomes sought by the objectives and policies of the District Plan.

### 10.2 Assessment of the Benefits and Costs of the Proposed Change

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

- Option 1 – Leave the area zoned Rural
- Option 2 – Rezone the land as Living Z by private plan change
- Option 3 – Wait for Council to rezone land as Living Z

- Option 4 – Apply for resource consent for proposed subdivision and development

The following is an assessment of these options.

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

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>• Maintains the existing character of the area.</li> <li>• Allows the Council to implement Our Space 2018-2048 Greater Christchurch Settlement Pattern Update and the associated changes to the Canterbury Regional Policy Statement (CRPS) within their own timeframe.</li> </ul>	<ul style="list-style-type: none"> <li>• Does not fulfil the District Plan's objective of an equitable process to rezoning land.</li> <li>• Does not implement Proposed Change to the CRPS 2019 which seeks a settlement pattern that provides sufficient land for future growth.</li> <li>• Reduces the level of choice for potential purchasers of residential allotments.</li> <li>• Does not contribute to the cost of existing reticulation of services.</li> </ul>

***Benefits and Costs of Option 2 - Rezoning land as Living Z by private plan change***

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>• Implements Our Space 2018-2048 Greater Christchurch Settlement Pattern Update and the associated changes to the Canterbury Regional Policy Statement</li> <li>• Implements the National Policy Statement on Urban Development Capacity</li> <li>• The area is not dependent on the development of other land to provide access or infrastructure, such as stormwater disposal.</li> <li>• Provides an alternative for prospective purchasers of residential allotments within Selwyn District and elsewhere.</li> <li>• Economic benefit to Council from larger rating base through additional properties being added upon subdivision, and the payment of development contributions for new infrastructure (e.g. Eastern Selwyn Sewerage Scheme).</li> <li>• Provides long-term certainty for both the developer and potential purchasers as to the use of the land.</li> <li>• Supports existing Council reticulated services, e.g. sewer system and water supply.</li> <li>• Costs of assessments and development of ODPs fall on the developer, not the Council.</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of rural land for productive purposes.</li> <li>• Change in character of the area from rural to residential.</li> <li>• Increase in traffic generated within and around Rolleston.</li> <li>• Does not take into account other land that may be suitable to provide for growth</li> </ul>

### ***Benefits and Costs of Option 3 – Wait for Council to rezone land as Living Z***

<b>Benefits/Advantages</b>	<b>Costs/Disadvantages</b>
<ul style="list-style-type: none"><li>• Allows the Council to implement Our Space 2018-2048 Greater Christchurch Settlement Pattern Update and the associated changes to the Canterbury Regional Policy Statement (CRPS) within their own timeframe.</li><li>• Implements the National Policy Statement on Urban Development Capacity</li><li>• The area is not dependent on the development of other land to provide access or infrastructure, such as stormwater disposal.</li><li>• Provides an alternative for prospective purchasers of residential allotments within Selwyn District and elsewhere.</li><li>• Economic benefit to Council from larger rating base through additional properties being added upon subdivision, and the payment of development contributions for new infrastructure (e.g. Eastern Selwyn Sewerage Scheme).</li><li>• Provides long-term certainty for both the developer and potential purchasers as to the use of the land.</li><li>• Supports existing Council reticulated services, e.g. sewer system and water supply.</li></ul>	<ul style="list-style-type: none"><li>• Could result in uncertainty and delay regarding rezoning for urban growth as Council has indicated it does not want to be directly involved in rezoning land.</li><li>• Council would have to determine which land is to be rezoned and so undertake detailed comparative analysis.</li><li>• Council would have to undertake detailed assessments (e.g. geotech, soil contamination,) which are a cost to the ratepayer.</li><li>• Council would have to develop ODPs for the rezoned areas which is not something it normally undertakes and which would be at a cost for ratepayers.</li><li>• Loss of rural land for productive purposes.</li><li>• Change in character of the area from rural to residential.</li><li>• Increase in traffic generated within and around Rolleston.</li></ul>

### ***Benefits and Costs of Option 4 – Develop the land by Resource Consent***

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

The above assessment highlights that the advantages and benefits of rezoning this area of land for residential use (Option 2) by way of private plan change outweigh the potential costs and disadvantages. The costs or disadvantages of the other options clearly indicate that they are not the most appropriate method.

### **10.3 Effectiveness**

In determining the effectiveness of the Plan Change and other options to achieve the objectives, it is considered appropriate to include within “the objectives” the objectives of the relevant broader policy documents. These matters are considered in more detail in Sections 7 to 9 of this report. These latter objectives are particularly relevant because they set out, at a strategic level, how growth should be provided for within the Selwyn District as part of Greater Christchurch. On this basis the proposed Plan Change is assessed to be the most effective to achieve the objectives of the District Plan, and of implementing the proposed Change to Canterbury Regional Policy Statement and the decision and recommendations of Our Space 2018-2048.

The same rezoning could be achieved through incorporation of the rezoning into the review of the Selwyn District Plan that is expected to be publicly notified in April 2020. It is understood that the Council would prefer the initiative of rezoning to be taken by landowners who are familiar with the detailed characteristics of the land blocks as well as the challenges of developing them in a way that ensures a high level of integration with existing residential development in the south end of Rolleston. In addition if the rezoning is to be implemented through the proposed Selwyn Replacement District Plan it would likely result in a delay of 2 or more years before the zoning was finalised. Such a delay would adversely affect the delivery of lots to meet the assessed and known demand. This not only creates frustration for buyers and sellers but also has the potential to result in an escalation of costs making house ownership more difficult.

The proposed Plan Change is the only method that can ensure all of the following:

- Residential development of an appropriate density
- Development in accordance with an outline development plan
- Integration of development with existing infrastructure
- Specific amenity standards to be achieved in final development
- Enables the two block of land to be planned, designs and physically constructed in a timely manner to meet the anticipated demand for new residential sections in Rolleston.

#### 10.4 Efficiency

In determining efficiency, it is necessary to compare the costs and benefits of the four options listed in the tables above. These costs and benefits relate to a variety of matters including environmental, process and land use compatibility. In relation to all these matters Option 2 has a greater number of benefits/advantages as compared to Options 1, 3 and 4 while Option 2 has the same or lesser costs/disadvantages.

##### ***Assessment Regarding Information Provided***

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

#### 10.5 Overall Assessment

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