Submission on Proposed Plan Change 64 to the Operative Selwyn District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Selwyn District Council

Note to person making submission

You can make this submission by filling in an online submission form which you can find on Council's website at www.selwyn.govt.nz/planchange64

The submission period for the Proposed Plan Change 64 closes at 5pm 19 November 2020.

Your submission (or part of your submission) may be struck out if the Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- · It discloses no reasonable or relevant case.
- · It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- · It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

1. Submitter details

Please note: all fields marked with an asterisk (*) are compulsory.			
Name of submitter(s)* _ Peter Tilling			
Submitter address* 545 East Maddisons Road			
City/Town*Rolleston	Postcode* _ 7678		
Contact name (if different from above)Trudi_Burney			
Contact organisation (if different from above)			
Contact email addresstrudi.burney@eliotsinclair.co.nz			
Contact address (if different from above) PO Box 9339 Tower Junction			
City/Town Christchurch	Postcode 8149		
Contact phone number 03 3794014			

Please note that by making a submission your personal details, including your name and addresses, will be made publicly available in accordance with the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to the Council.

While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of the Plan Change Process.



I could gain an advantage in trade competition through this submission.
☐ Yes ☐ No
If yes: I am directly affected by an effect of the subject matter of the submission that
(a) adversely effects the environment; and
(b) does not relate to trade competition or the effects of trade competition.
☐ Yes ☐ No
Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
3. Hearing options*
Do you wish to be heard in support of your submission? If you choose yes, you can choose not to speak when the hearing date is advertised.
x Yes No
If others are making a similar submission would you consider presenting a joint case with them at the hearing? You can change your mind once the hearing has been advertised.
x Yes No



2. Trade competition declaration*

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Provision to which my/our submission relates:	My position on this provision is:	The reasons for my/our submission are: (Please give details)	The decision I/we want Council to make:
(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to)	(Select one option)		Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)
Please see attached information	Oppose in part Oppose in full Support in part Support in full	Please see attached information	Please see attached information
	Oppose in part Oppose in full Support in part Support in full		
-			19 November 2020

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

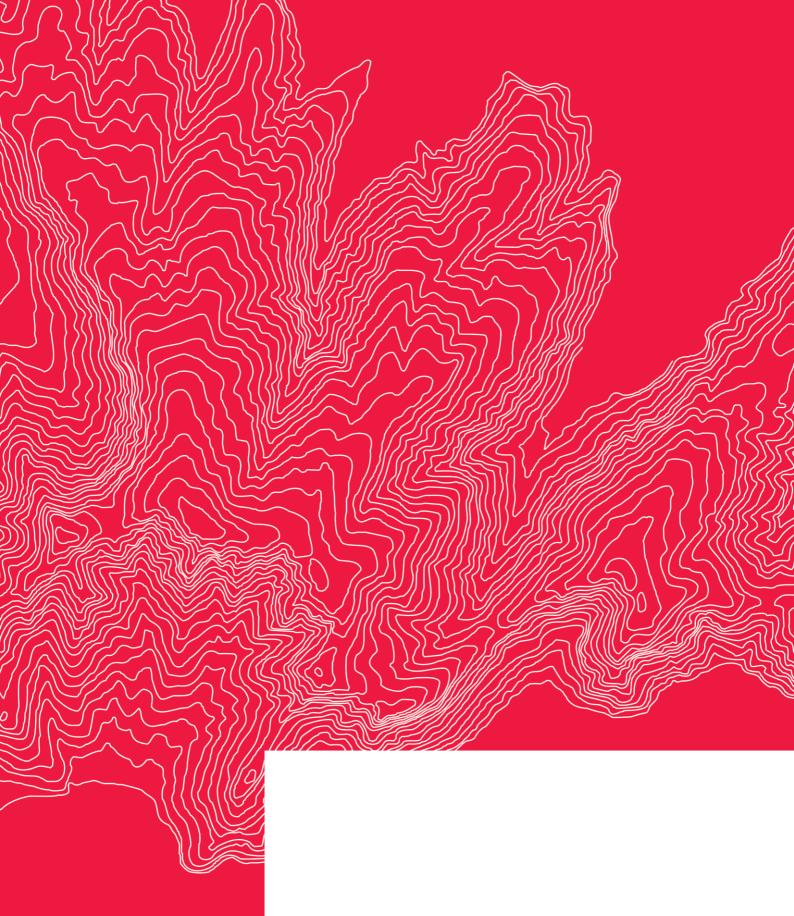
Note: A signature is not required if you make your submission by electronic means.

Date

Please return this form no later than 5pm 19 November 2020 You can:

- · scan and email it to submissions@selwyn.govt.nz (Subject line: Proposed Plan Change 64)
- · post it to Selwyn District Council, Freepost 104 653, PO Box 90, Rolleston 7643, Attention: Proposed Plan Change 64
- · deliver it to a Council service centre in Darfield, Lincoln, Leeston or Rolleston.





Planning Report



Submission to Plan Change 64

Prepared for Peter Tilling

501792

Planning Report

Submission to Plan Change 64

Prepared for Peter Tilling

501792

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
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Reviewed by:	Laura Dance Resource Management Planner BEM MURR NZPI Assoc.	Glana	19 November 2020
Directed and approved for release by:	Claire McKeever Resource Management Planner Associate BSurv(Hons) MS+SNZ MNZPI	MXXX.	19 November 2020
Status:	Final		
Release date:	19 November 2020		
Reference no:	501792		
Distributed to:	Peter Tilling Selwyn District Council MKT Lemonwood Grove School		

Limitations

This report has been prepared for Peter Tilling according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.



Submission to private Plan Change 64

To Selwyn District Council

PO Box 90 Rolleston 7643

From Peter Tilling

545 East Maddisons Road

Rolleston 7678

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Email: trudi.burney@eliotsinclair.co.nz

Peter Tilling ('the Submitter') is making a Submission on private Plan Change 64 (PC64) by Hughes Developments Limited. The Submission is to oppose, in part, the re-zoning of land described as Faringdon South West from Rural Inner Plains to Living Z. The Submission does not relate to that part of the private Plan Change for the land described as Faringdon South East.

The Submitter will not gain an advantage in trade competition through this submission.

The Submitter wished to be heard in support of this submission and would agree to consider presenting a joint case with other submitter who make a similar submission.

The relief sought is to decline the PC64, in part (being the area described as Faringdon South West), unless the site at 545 East Maddisons Road is included and the ODP is amended as proposed in this Submission. The reason being that the PC64 without the Submission site is not consistent with a number of relevant planning documents.



Signature of Peter Tilling (or person authorised to sign on behalf of the submitter)

19 November 2020

Date



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Appendices

Appendix A. Alternative Outline Development Plan

Appendix B. Record of Title

Appendix C. Infrastructure Report

Appendix D. Preliminary Site Investigation

Appendix E. Geotechnical Assessment

Appendix F. National Policy Statement Urban Development 2020

Appendix G. Canterbury Regional Policy Statement 2013

Appendix H. Selwyn District Plan and proposed Selwyn District Plan



1. Introduction

- Peter Tilling ('the Submitter') is making a Submission on private Plan Change 64 (PC64) by Hughes
 Developments Limited. The Submission is to oppose, in part, the re-zoning of land described as
 Faringdon South West from Rural Inner Plains to Living Z. The Submission does not relate to that
 part of the private Plan Change for the land described as Faringdon South East.
- 2. The Submission is made on the grounds that it is inappropriate to re-zone the Faringdon South West land without the inclusion of the land at 545 East Maddisons Road, being the submitters site, as it is inconsistent with overarching strategic planning framework with required integrated development in National, Regional and District contexts.
- 3. The reasons for opposing PC64 in part are;
 - It is incomplete
 - It is inefficient
 - It creates the isolation of one rural allotment
- 4. The private Plan Change is not considered to be consistent with the following planning framework;

<u>National Policy Statement – Urban Development 2020</u>

- Objective 1, Objective 2, and Objective 3.
- Policy 1, Policy 6, Policy 8, and Policy 10.

<u>Canterbury Regional Policy Statement</u>

- Objective 5.2.1, Objective 6.2.1, Objective 6.2.2, and Objective 6.2.4.
- Policy 6.3.2, Policy 6.3.3, Policy 6.3.4, and Policy 6.3.5.

Operative Selwyn District Plan

- Objective B4.3.21 and Objective B4.3.4.
- Policy B4.3.3, Policy B4.3.6, Policy B4.3.7, and Policy B4.3.8.

Proposed Selwyn District Plan

- Objective SD-UFD-03, Objective UG-O1, and Objective GRUZ-O1.
- Policy UG-P11
- 5. The relief sought is to decline the PC64, in part, unless the site at 545 East Maddisons Road is included. The reason being that the PC64 without the Submission site is not consistent with a number of relevant planning documents.
- 6. As part of the Submission an amended Outline Development Plan (ODP) has been prepared to provide a high level of certainty that the re-zoning and future development of the site and wider proposed re-zoning will better achieve the statutory planning framework. As such it is requested that the submitters proposed alternative ODP be incorporated within the provisions of the Selwyn District Plan (including the planning maps) to provide for high amenity and integrated development to occur as part of PC64.
- 7. No changes are proposed to the existing District Plan provisions or those as part of proposed PC64, except for a new Outline Development Plan that includes the submission land area.



- 8. The following appendices are attached in support of, and form part of, the re-zoning Submission:
 - Appendix A Alternative Outline Development Plan
 - Appendix B Record of Title
 - Appendix C Infrastructure Report
 - Appendix D Preliminary Site Investigation
 - Appendix E Geotechnical Report
 - Appendix F National Policy Statement Urban Development 2020
 - Appendix G Canterbury Regional Policy Statement 2013
 - Appendix H Selwyn District Plan and Proposed Selwyn District Plan

2. Site Description

- 9. This Submission relates to approximately 4 hectares of land located within the south west Rolleston area, within 3km from the centre of Rolleston Town Centre. The site is legally described as Lot 1 DP 326339, held in Record of Title 107005.
- 10. The site, currently zoned Rural Inner Plains in the Selwyn District Plan, is identified in the Rolleston urban area, Projected Infrastructure Boundary (Map A Chapter 6 of the Canterbury Regional Policy Statement). Peter Tilling proposes that the site be rezoned to that as proposed for the surrounding land contained within PC64, the Faringdon South West area. The re-zoning would match that proposed as part of PC64, to Living Z provisions as provided in the Selwyn District Plan.
- 11. The site is located opposite Lemonwood Grove School on East Maddisons Road and contains a three-bedroom cottage, a workshop, a packing shed and a 3-bay enclosed pole shed. There are current existing resource consents (RC115001 and RC145654) to operate an automotive repair business and a horticultural business from the site.
- 12. The surrounding area to the north, west and south is currently zoned Rural Inner Plains, however these areas are all subject to the proposed re-zoning to residential (Living Z) as part of PC64.

3. Proposed Re-Zoning

- 13. It is proposed to re-zone the site to be consistent with the proposed re-zoning in P64 for the surrounding land. There will be a mix of medium density and low-density housing proposed. It is proposed that the medium density area will be located along the frontage to East Maddisons Road up to the proposed future road connection (secondary road) as shown on the ODP and the future connection to East Maddisons Road. This is a continuation of the medium density from the adjacent site to the north. This density will extend up to the new proposed road intersection with East Maddisons Road. The balance of the site will consist of low-density residential areas with roading, possible pedestrian and cycle links to the existing road and to the possible internal development area (part of PC64 adjacent to the southwest of the site).
- 14. It has been considered appropriate to provide a new possible road connection within the site to East Maddisons Road. This would remove the need for an additional intersection close to the Meadow Drive/East Maddisons Road intersection on the opposite site of the road. The District Plan requires a separation distance of 75m for road intersections and the location shown on the ODP may comply, however, given the location of the existing school and the increase in traffic to the school (vehicle, pedestrian and cycle) having a greater separation distance from the intersection with Meadow Drive would be considered to provide a safer traffic environment.



- 15. While not part of the plan change process it is noted that a new pedestrian crossing on East Maddisons Road would also provide increased safety from the new residential development from the Faringdon South West site.
- 16. The re-zoning of the site at 545 East Maddisons Road is proposed to mirror the density and urban form proposed as part of PC64. The proposed medium and low-density areas provide for a minimum of 12 residential allotments per hectare, in this case providing for an additional 48 residential allotments to the wider ODP area. As the proposed ODP layout mirrors the surrounding re-zoning it will provide for an integrated urban form that enables internal road and infrastructure connections and avoids an isolated piece of rural land in a sea of residential and urban development. The integrated layout enhances the connectivity through the inclusion of the site, further enables needed residential development with a mix of densities, variety of housing choices and greater options for affordable housing. The inclusion of the site also enhances the cohesion of the new residential areas, including the interface with East Maddisons Road and the relationship to Lemonwood Grove School on the opposite site of East Maddisons Road. The inclusion fills the gap in zoning along East Maddisons Road and provides to the integration in road upgrades, services and footpaths along the entire frontage.
- 17. The re-zoning avoids any potential reverse sensitivity issues with an isolated piece of Rural Inner Plains zoning with the potential for activities not suitable for a rural-residential interface. Particularly the residential medium density adjacent to part of the submission site.
- 18. The re-zoning is considered to be consistent with the NPS for Urban Development, the Canterbury Regional Policy Statement, the Selwyn District Plan, the proposed Selwyn District Plan, the Rolleston Structure Plan, the RMA, Our Space, IMP, New Zealand Urban Design Protocol (2005) which are assessed within this Submission.

Infrastructure/Services

19. An Infrastructure Servicing Report has been prepared by Eliot Sinclair (Appendix C). The report provides an assessment as to how the site can be provided with the necessary services and infrastructure as part of the future use anticipated by the re-zoning. The report concludes that the site at 545 East Maddisons Road can be appropriately serviced by way of extending the existing services in East Maddisons. The provision of services to the site is not dependant on the development of the surrounding land, while integration and connection are preferred, the site can be serviced independently to the land within PC64.

Water Supply

- 20. There is an existing reticulated water supply network located in East Maddisons Road. It is noted that Council have an existing 5 Waters Activity Management Plan which is part of the Rolleston Master Plan 2017-2048. While this plan is out of date in regards to timeframes, given the current speed of development in Rolleston, it does provide the necessary information to support the growth of the area in regards to the network requirements.
- 21. The existing network comprises a 200mm PVCu pipe along East Maddisons Road and the future development of 545 East Maddisons Road is likely to connect directly into this main trunk line with a pipe of the same size. SDC are currently undertaking modelling of the existing water supply network and it is expected that through this process details about pipe size requirements and the timing of any required upgrades to SDC existing network will be known. These details will be part of the future development and will require subdivision consent and engineering approval.



22. The site can be serviced with reticulated water supply and there are no impediments to the proposed re-zoning of the site.

<u>Wastewater</u>

- 23. Part of the existing Council reticulated gravity system is located within East Maddisons Road and discharges to the Pines Wastewater Treatment Plant.
- 24. The DLS Infrastructure Report supporting the PC64 has addressed the wastewater. It has been confirmed, with DLS, that the catchment calculations include in the PC64 supporting report also include the wastewater requirements from the Submission land.
- 25. The site can be provided with reticulated wastewater discharge either to East Maddisons Road or by integration into the surrounding PC64 land. Details of the outfalls will be part of future development of the site and will include detailed engineering design for acceptance by Council.
- 26. The wastewater system will be designed and constructed in accordance with the Selwyn District Council Engineering Code of Practice and will be vested in Council as part of future subdivision consents.
- 27. The site can be serviced with reticulated wastewater discharge and there are no impediments to the proposed re-zoning of the site.

<u>Stormwater</u>

- 28. The site is not serviced by a reticulated stormwater system and stormwater discharges to ground. For the re-zoning of the site stormwater management will be to ground for individual sites, via soakholes provided at the time of future development as part of the Building Consent process. The roads and associated drainage will be vested to Council as part of the subdivision process. Drainage will be designed and constructed in accordance with Environment Canterbury requirements as part of future subdivisions.
- 29. The proposed stormwater discharge will be consistent with that proposed in PC64 and the surrounding Rolleston area.

Power and Telecommunications

- 30. Eliot Sinclair have contacted the relevant network providers and are waiting on confirmation to confirm capacity of the various existing networks, this is due to the timeframes available to complete the lodgement of the Submission. However, it is considered that there are no barriers to providing the necessary capacity. It is noted that detailed network utility design will be part of the subdivision process to provide the necessary physical infrastructure within the site to support the network.
- 31. Power and telecommunications services will be provided to service all allotments in accordance with utility company and industry standards at the time of development. All cables and ducts will be placed below ground, and kiosks will be placed within individual allotments.
- 32. Installation of reticulated gas services will be investigated at the time of detailed design.
- 33. It is anticipated there will be sufficient capacity to extend the networks into 545 East Maddisons
- 34. The site can be serviced with power and telecommunications and there are no impediments to the proposed re-zoning of the site.



4. Consultation

35. As part of the Submission process to PC64 we have undertaken the following consultation

4.1. Selwyn District Council

- 36. The applicant and Eliot Sinclair have engaged with the District Council with regards to the PC64 and the Submission to PC64. Various discussions and emails have formed part of the process in making the Submission. These have included with various different Council staff. These discussions and resulting information have formed part of the Submission to the plan change.
- 37. Some engineering staff were not available during the timeframe to lodge the Submission. If any follow-up contact is made that necessitates any amendments these will be undertaken prior to the Hearing on PC64. However, this is considered unlikely as the re-zoning of the Submission site is not considered to be fundamentally different to the original land in PC64.

4.2. Hughes Development Limited

- 38. As part of the process Eliot Sinclair has contacted Davie Lovell-Smith as the consultant for the applicant of PC64. Eliot Sinclair outlined that this Submission was to be made opposing the PC64, in part, unless the submitters land would be included as part of the Plan Change Process.
- 39. It is noted that Hughes Developments Limited, while previously trying to buy the submitters land, has not consulted with the landowner with regards to the private Plan Change Request. Given that the Submission site is directly affected by the proposed residential zoning that would surround the Submission site the landowner was not given the opportunity to be included with the proposed PC64 re-zoning.

4.3. Mahaanui Kurataiao Limited

40. A copy of the Submission, including the amended Outline Development Plan was sent to MKT in conjunction with lodging the Submission. If any response is provided from MKT in regards to the Submission it will be forwarded onto Council.

4.4. Lemonwood Grove School

41. A copy of the Submission, including the amended Outline Development Plan, was sent to the school. While the PC64 request will go through a 'Further Submission' process it was considered that the school would be the only party potentially directly affected by the inclusion of the site within the PC64 process. By providing the Submission to them the school will have an opportunity to be aware of the additional zoning requested and have the opportunity to make a further Submission if they wish.

4.5. Other Neighbours

42. The inclusion of the site within the PC64 area is not considered to have any effect different to that of the wider re-zoning and as such it is considered that no other parties would be solely affected by the inclusion of the Submission land. The surrounding land is part of PC64 and therefore is aware of the Submission.



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5. Statutory Assessment

5.1. Resource Management Act 1991

- 43. The Resource Management Act provides the legislative framework that defines the requirements for private plan change requests. These have largely been addressed within PC64 and would not typically need to be addressed as part of the Submission process. However, as this Submission proposes to include additional land for re-zoning it is appropriate to address these requirements as they relate to the site at 545 East Maddisons Road.
- 44. Section 73(2) of the Act states that;
 - Any person may request a territorial authority to change a district plan, and the plan may be changed in the manner set out in Part 2 or 5 of Schedule 1.
- 45. Schedule 1 of the RMA provides the circumstances and requirements of preparation, change, and review of policy statements and plans. Clause 22 of Schedule 1 provides the requirements a plan change request need to address;
 - 22 Form of request
 - (1) A request made under clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan and contain an evaluation report prepared in accordance with section 32 for the proposed plan or change.
 - (2) Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.
- 46. Section 74 of the Act sets out the matters to be considered by territorial authorities in the decision making of changes to the district plan.
 - 74 Matters to be considered by territorial authority
 - (1) A territorial authority must prepare and change its district plan in accordance with—
 - (a)its functions under section 31; and
 - (b) the provisions of Part 2; and
 - (c) a direction given under section 25A(2); and
 - (d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and
 - (e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and
 - (ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and
 - (f) any regulations.
 - (2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—
 - (a) anv—
 - (i) proposed regional policy statement; or
 - (ii) proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and
 - (b) any—
 - (i) management plans and strategies prepared under other Acts; and
 - (ii) [Repealed]



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- (iia) relevant entry on the New Zealand Heritage List/Rārangi Kōrero required by the Heritage New Zealand Pouhere Taonga Act 2014; and
- (iii) regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing); and
- (iv) relevant project area and project objectives (as those terms are defined in section 9 of the Urban Development Act 2020), if section 98 of that Act applies,—
- to the extent that their content has a bearing on resource management issues of the district; and
- (c) the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.
- (2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.
- (3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.
- 47. Section 31 of the RMA outlines the Council functions for giving effect to the Resource Management Act and the Submission has been prepared in accordance with the relevant requirements.
- 48. Section 32 establishes a procedure to evaluate the appropriateness of the proposed provisions, including objectives, policies, rules and other methods.
- 49. This Submission to re-zone the site at 545 East Maddisons Road addresses the relevant matters of the RMA, including;
 - The purpose and reason for the request.
 - Statutory Assessment (including Sections 31, 73, 74 and Schedule 1)
 - National Policy Statements
 - National Environmental Standards
 - Canterbury Regional Policy Statement
 - Selwyn District Plan (operative and proposed)
 - Assessment of effects (AEE)
 - Related Planning Documents (including lwi Management Plan, Rolleston Structure Plan, Our Space 2018-2040, District Development Strategy (Selwyn 2031)
 - The provisions of Part 2 of the RMA
- 50. The objectives and policies of Canterbury Regional Policy Statement and the District Plan generally provide local meaning to the matters found in Part 2 of the Act. Accordingly, Part 2 is the final matter considered.
- 51. The Submission to re-zone the site has been prepared in accordance with the relevant provisions of the Resource Management Act, as described above.



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5.2. National Policy Statement

- 52. There are five National Policy Statements (NPS) which are currently operative. These are;
 - New Zealand Coastal Policy Statement;
 - Electricity Transmission;
 - Renewable Electricity Generation;
 - · Freshwater Management; and
 - Urban Development.
- 53. The Proposed National Policy Statement on Highly Productive Land is relevant.
- 54. It is noted that the NPS for Freshwater Management applies primarily to water bodies and freshwater ecosystems, While also applicable to groundwater, the 10m depth to groundwater within the Submission site means that the NPS for Freshwater Management is not directly applicable to the re-zoning of the Submission site. Any future site discharges to ground will addressed as part of future development and will be in accordance with Environment Canterbury requirements and lwi Management Plan guidelines.
- 55. The operative NPS on Urban Development 2020 and the Proposed NPS on Highly Productive Land are discussed below.

National Policy Statement on Urban Development 2020

- 56. The NPS-UD 2020 applies to all local authorities that have all or part of an urban environment within their district or region. Urban areas are classified into tier 1, 2, and 3. Christchurch is classified as a tier 1 urban environment and includes Canterbury Regional Council, Christchurch City Council, Selwyn District Council and Waimakariri District Council as Tier 1 local authorities. As such, Rolleston and the Submission site at 545 East Madisons Road is considered a Tier 1 urban environment for the purpose of the NPS-US 2020. The NPS-UD 2016 has not been assessed as it was replaced by the NPS-UD 2020 on 20 August 2020 and is no longer operative. A full assessment of the NPS-UD 2020 is provided in Appendix F and is summarised below.
- 57. PC64, by excluding the land at 545 East Maddisons Road, does not meet a number of objectives and policies of the NPS-UD 2020 relating to well-functioning, integrated and strategic urban development. PC64 is not consistent Objectives 1 and 6 which require well-functioning urban environments that are integrated with infrastructure planning, are strategic over the mediumlong term and are responsive to supply development capacity. Policies 1, 8 and 10 also require urban environments to be well-functioning and integrated with land use and infrastructure planning.
- 58. The proposal will not achieve a well-functioning and connected urban environment due to the four-hectare rural allotment in the middle of the existing, and the proposed, residential development. This creates connectivity issues including internal roading and infrastructure connections, which are shown as ending at the boundary of the Submission site with no ability to extend roads and services through the Submission site. The exclusion of the Submission site does not support strategic planning over the medium and long term because this will result in a disjointed development which is not integrated with the surrounding residential and rural environment, and not consistent with the objectives and policies of the NPS-UD 2020.



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- 59. However, the inclusion and re-zoning of the Submission site as part of PC64 would be consistent with the relevant objectives of the NPS-UD 2020 as it would create a well-functioning urban environment with a greater level of connectivity between the existing and proposed residential development. The re-zoning of the Submission site will provide for strategic medium-long term planning and development of residential land and increase residential capacity in Rolleston. It would avoid additional costs and timing with the disjointed development of the land and infrastructure and services that would need to be provided. Re-zoning the Submission site to residential would be consistent with the surrounding and proposed land uses and would enable medium-long term residential capacity required by the NPS-UD 2020. As such the inclusion of the Submission site better enables 'all people and communities to provide for their social, economic and cultural wellbeing' as specified by Objective 1.
- 60. In conclusion, it is considered that PC64 does not currently meet the relevant objective and policies of the NPS-UD 2020. However, re-zoning the Submission site as part of PC64 would enable a well-functioning and integrated development which would then in turn, be consistent with the objectives and policies of the NPS-UD 2020.

Proposed National Policy Statement on Highly Productive Land

- 61. The Proposed National Policy Statement on Highly Productive Land (NPS-HPL) discussion document was published in August 2019 as part of the wider consultation on the proposed legislation. The NPS-HPL proposes to require councils to consider the availability of highly productive land for primary production now and in the future. Of relevance to this Submission, a purpose of the proposed NPS-HPL is to protect highly productive land from inappropriate subdivision, use and development as urban expansion and change of land-use in rural areas is creating a loss of productive land.
- 62. Proposed Policy 1 (identification of highly productive land) discusses that size and cohesiveness of the area to support primary production needs to be considered. It is stated that it is important to ensure that the NPS does not require existing small pockets of highly productive land to be protected for primary sector use. It is considered that a four-hectare block of rural land, surrounded by residential properties and development, would not be classified as 'highly productive' due to the small size of the land and the surrounding land uses and issues of reverse sensitivity associated with existing uses. It is also noted that Environment Canterbury records and the constraint maps in Our Space 2010 do not show the site as having high versatile soils. Therefore, it is considered that the re-zoning and future development of the Submission site would be consistent with the proposed NPS-HPL.

5.3. National Environmental Standards

- 63. The following National Environmental Standards (NES) are currently operative:
 - Air Quality
 - · Sources of Drinking Water
 - Telecommunication Facilities
 - Electricity Transmission Activities
 - Assessing and Managing Contaminants in Soil to Protect Human Health
 - Plantation Forestry
 - Freshwater
 - Marine Aquaculture [MPI website] (takes effect 1 December 2020)



- 64. Due to the nature and location of the proposed Submission the only National Environment Standard consider relevant is the NES for Assessing and Managing Contaminants in Soil to Protect Human Health. It is noted that the NES for Air Quality is provided for under existing District and Regional plans. Water supply will be to the reticulated Council network in accordance with the drinking water requirements.
- 65. Electricity and telecommunications will be provided, there are no electrical transmission lines across the site and infrastructure will be provided at the future development stage. It is noted that the Freshwater NES set requirements for certain activities that pose risks to freshwater and freshwater ecosystems. There are no waterways or lakes on the site, the stormwater discharge to ground will be in accordance with Environment Canterbury requirements and will be consistent with the Mahaanui lwi Management Plan 2013 (IMP) subdivision guidelines.
- 66. The NES for Assessing and Managing Contaminants in Soil to Protect Human Health has been addressed through the Preliminary Site Investigation (PSI) contained in Appendix D and discussed in Assessment of Effects within this report. The report concludes that the site is suitable for future residential development, that no Detailed Site Investigation is required and there are no impediments to the re-zoning.

5.4. Canterbury Regional Policy Statement

- 67. The Canterbury Regional Policy Statement (CRPS) sets out objectives, policies and methods to resolve resource management issues in Canterbury. An assessment of the CRPS full provisions is provided in Appendix G and a summary provided below. Chapter 5 (Land Use and Infrastructure) and Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are the most relevant to this Submission.
- 68. Chapter 5 Land Use and Infrastructure, addresses resource management issues associated with urban and rural-residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are annotated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'. Chapter 6 Recovery and Rebuilding of Greater Christchurch focuses on metropolitan areas of Greater Christchurch including Lincoln, Prebbleton, Rolleston, Kaiapoi, Rangiora and Woodend. The objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area.
- 69. Chapter 6 of the CRPS is currently under review as part of the Our Space 2018-2048: Greater Christchurch Urban Settlement Pattern Update. As a result proposed changes expected to Chapter 6 to identify new urban housing areas within the urban limits of Rolleston, Rangiora and Kaiapoi and to be more enabling for Selwyn and Waimakariri District Councils to rezone land to meet shortfalls in housing capacity. It is expected that the proposed changes will bring forward currently rural zoned land within the urban limit shown on Map A to be identified as greenfield priority areas. The proposed changes to Chapter 6 are to be notified by January 2021. The Submission site is in a site identified for future residential development.



Chapter 5

70. PC64 is currently not consistent with Objective 5.2.1'Location, design and function of development' because the proposal will not achieve consolidated, well-designed and sustainable growth due to the exclusion of the Submission site and the resulting four hectare 'rural gap' or rural island. The remaining rural land will not be supported by the rural environment as it will be surrounded by residential development and will potentially create conflict between the incompatible activities of existing rural use and residential development. This has the potential to cause adverse reverse sensitivity effects. The inclusion of the Submission site will remove the rural gap and provide consistency with the full intent and expectations Chapter 5.

Chapter 6

- Objective 6.2.1 'Recovery Framework' and Objective 6.2.4 'Integration of transport infrastructure and land use' require integration of strategic and other infrastructure, services and roading associated with land development. The ODP, as per PC64, shows two internal road connections that stop at the boundary of the Submission site. This does not provide well-functioning internal services, roading and connectivity through the residential development as these roads are not able to be completed because the Submission site has been excluded. The exclusion of the Submission site also does not provide for strategic short-medium term infrastructure because infrastructure and services will have to be provided to the Submission site at a later date should this site be developed in the future. It also results in a gap in the upgrading of the south side of East Maddisons Road to urban standards. Without the re-zoning the road frontage along the Submission site will not be upgraded or will become an additional cost to Council at the time of development of the surrounding residential areas. PC64 does not consider, or maintain, rural amenity or character when surrounding rural land with proposed residential zoning.
- 72. The proposed residential development indicated in PC64 and the re-zoning of the Submission site is on land within the Projected Infrastructure Boundary of Map A, while not currently a priority area it has been identified for future urban development. Once Chapter 6 has been amended in 2021 and the new priority areas are identified both proposals will be consistent with Policy 6.3.1. The changes to Chapter 6 have been directed by the Greater Christchurch Partnership through the Our Space Update process and are currently scheduled for notification in early 2021 and likely to be in effect before the re-zoning would occur.
- 73. Policy 6.3.2 Development form and urban design requires residential development to give effect to the NZ Urban Design Protocol 2005. The current development proposed as part of PC64 does not meet point 2) Integration and point 3) Connectivity. The proposal will not be well integrated as there will be a four-hectare rural allotment in the middle of existing and the proposed residential zone. This will not provide well integrated urban design and is not an appropriate form and pattern of development. The proposal will also not be well connected and will not have barrier free connections to surrounding areas due to the isolation of the four-hectare rural allotment in the middle.
- 74. Policy 6.3.3 'Development in accordance with outline development plans'. Of relevance, Policy 6.3.3 requires ODP's to be developed in accordance with Policy 6.3.2, show future road connections and infrastructure for possible future development, and provide for co-ordination of subdivision and development between landowners. The ODP has not been prepared in accordance with the matters in Policy 6.3.2, as described above, and it does not provide sufficient integration and connectivity. The ODP does not provide for co-ordination of subdivision and development between landowners, as the Submission site has been excluded and therefore only creates issues and challenges by virtue of being specifically excluded. The ODP also has the issue of the two internal roading and service connections stopping at the boundary of the Submission site.



- 75. Policy 6.3.5 Integration of land use and infrastructure requires development to have land use development integrated with infrastructure. It is not currently effective or efficient to service only part of the developable land with the servicing and infrastructure at the Submission site being excluded. PC64 does not enhance operational effectiveness and viability of Selwyn District Council infrastructure in the interim, therefore PC64 does not enable reliable forward planning in this part of Rolleston. The inclusion of the submission site will enable coordination, provide services in a more affordable way, and be operationally efficient which ultimately protects the investment in the infrastructure. The inclusion of the site will be fully consistent with Policy 6.3.5.
- 76. It is therefore considered that the current PC64 proposal is not consistent with Objective 6.2.1, and Policies 6.3.2, 6.3.3 and 6.3.5 of Chapter 6. However, this can be rectified with the inclusion and re-zoning of the Submission site to better achieve the relevant objectives and policies of Chapter 6 of the RPS.
- 77. Re-zoning the Submission site will achieve residential development that will be consolidated, connected and well designed around the existing urban area of Rolleston, with the primary focus of providing additional residential housing to meet the growing demand. The proposal will provide sufficient housing to meet the region's growing needs by maximising the available land for development. Providing servicing and infrastructure to the Submission site and surrounding proposed residential development will be integrated by a well-defined ODP. This will demonstrate efficient and effective timing and sequencing of residential development. By including the Submission site in the proposed residential re-zoning, it will avoid any potential conflict between rural activities and residential development. Including the Submission site will demonstrate coordination of subdivision and development between landowners as a more consolidated and integrated development could be achieved.

5.5. Selwyn District Plan

Operative Selwyn District Plan

- 78. The operative Selwyn District Plan (SDP) sets out objectives, policies and rules for the management of activities and associated environmental effects of activities in the Selwyn District. The relevant objectives and policies of the SDP are assessed in Appendix H and are summarised below;
- 79. The objectives and policies in the operative Selwyn District Plan do not support PC64. PC64 is not consistent with Objective B4.3.1 because the proposal may have adverse effects on the amenity values of the proposed residential development, due to the existing rural use and consented activities to operate an automotive repair business and a horticultural business from the Submission site. The proposal may also create adverse reverse sensitivity effects due to the proposed residential development and existing rural use. PC64 is also not consistent with Objective B4.3.4 as it does not provide for well-timed, efficient or integrated development. PC64 leaves the Submission site sitting under the rural objectives and policies by excluding it from potential for development.
- 80. PC64 is not consistent with a number of policies due to the lack of a compact or consolidated residential development that is integrated with existing land uses. In particular, the proposal does not meet Policy B4.3.3 avoid zoning patterns that leave land zoned rural surrounded on three or more boundaries with land zoned living or business. The proposed ODP excludes the Submission site, resulting in this 'pocket' of rural land to be surrounded on all sides by living zones. Therefore, the proposal is not consistent with Policy B4.3.3.



- 81. PC64 and the proposed re-zoning of the Submission site are consistent with Policy B4.3.1 as the sites are within the Greater Christchurch area and although are not currently zoned residential, are within the urban limit of Map A and are anticipated to be bought forward as a greenfield priority area as per the proposed changes to Chapter 6.
- 82. The rural objectives and policies have been reviewed and the only ones directly relevant to the Submission are considered to be Objective B3.4.2. The retention of the small pocket of rural land is not consistent with retaining the rural character of the rural zone.
- 83. Objective B4.1.2 requires low-density residential which is not provided by PC64 or the inclusion of the Submission site. However, once the land is re-zoned to residential, this rural objective will no longer apply.
- 84. The proposed re-zoning of the Submission site will avoid adverse effects on surrounding activities and potential reverse sensitivity issues and existing land uses by providing an integrated and well-planned residential development.
- 85. In summary, PC64 is not consistent with the relevant objectives and policies of the operative Selwyn District Plan. However, this would be avoided, and the proposal would be improved, better integrated, and therefore consistent with the objectives and policies if the Submission site is included with the re-zoning.

Proposed Selwyn District Plan

- 86. The Selwyn District Plan is currently under review, and the proposed Selwyn District Plan (pSDP) was publicly notified for consultation in October 2020. The objectives and policies in the pSDP are considered relevant and have been assessed in Appendix H of this Submission. It is noted that some rules have immediate legal effect pursuant to section 86B(3) of the RMA, there are no rules that have immediate legal effect that relate to this Submission. A summary of the objective and policy assessment is provided below.
- 87. PC64, and the Submission site are in the existing "urban limit" for Rolleston and are proposed to provide additional housing to meet future demand and are therefore consistent with SD-UFD-01. PC64, as currently proposed, is not consistent with SD-UFD-03, UG-01, UG-P11, and GRUZ-01 because it will not efficiently integrate with existing residential neighbourhoods and with surrounding land uses due to the Submission site becoming an isolated 'pocket' of rural land amongst the existing and proposed residential development. PC64 also does not avoid possible reverse sensitivity effects due to the existing rural use on the Submission site, which is proposed to remain amongst the residential developments.
- 88. The conflicts with the relevant objectives and policies of the pSDP will be avoided by re-zoning the Submission site residential, to create a better integrated and more cohesive residential development which will avoid potential reverse sensitivity issues by enabling consistent surrounding land uses. The inclusion of the Submission site better allows PC64 to be consistent with the proposed Selwyn District Plan.



6. Section 32 Assessment

- 89. The Section 32 evaluation requires that the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA as part of the rezoning.
- 90. This Submission to re-zone the land does not propose to change any of the existing objectives and policies of the Selwyn District Plan or the proposed Selwyn District Plan. The proposed rezoning of the site will promote and adopt the existing objectives of the District Plan. The objective of the proposal is its purpose for consolidation and integration of an isolated piece of Rural Inner Plains land to match the intended residential zoning surrounding the site.
- 91. The existing objectives and policies of the District Plan have been part of previous analysis, consultation and a thorough statutory process and consequently it is considered they achieve the purpose of the RMA. It is therefore considered that no further examination is required other than how the re-zoning of the site addresses these objectives and policies as providing the most appropriate way to achieve the purpose of the RMA rather than any other option. It is noted that the proposed District Plan objectives and policies are currently at the start of the District Plan Review process, however no changes are proposed to these as part of the process to re-zone the land.
- 92. As the Submission to re-zone is not proposing any new objectives, the assessment is based on the purpose of the Submission which is to re-zone the land. Therefore the option to assess the existing provisions of the District Plan is considered to be the purpose of the Submission, 'to re-zone the Rural Inner Plains zoned land to Living Z zone to allow for integration and coordination of the wider residential zoning within the Rolleston urban area to provide for residential growth of the District.'
- 73. The other option considered as part of the Submission to re-zone the site is the status quo, that is; leaving the site zoned as Rural Inner Plains with residential zoning surrounding the entire site.
- 94. The alternative option of applying for non-complying resource consent applications for subdivision and land use for the future residential development of the site has not been considered. While this is an option, it is not one favoured by the District Council and provides a degree of uncertainty if undertaken in an ad hoc manner. Re-zoning requests are considered appropriate and common for the District and provide the best level of certainty for the future use of the site for the owners, neighbours, District Council and wider community. As such this option, of non-complying resource consent development, is not considered further.
- 95. The Section 32 evaluation requires that the provisions of the proposal are the most appropriate way to achieve the objectives. As part of the assessment the Submission has identified the benefits and costs of the anticipated effects, including opportunities for economic growth and employment, the effectiveness and efficiency if the provisions and the risks of acting or not acting.

6.1. Benefits and Costs

96. Section 32 (2) requires the assessment identify and assess the benefits and costs of the environmental, economic, social and cultural effects of the implementation of the provisions in achieving the objective. Determining the most efficient option is considered to mean determining the option resulting in the greatest benefit with the least cost. The assessment has been undertaken from the baseline of surrounding land being successfully re-zoned Living Z in accordance with PC64, with the 'status quo' option to leave the site zoned Rural Inner Plains. The other option considered is re-zoning the site to mirror the proposed surrounding zone and provide for cohesion and integration of the residential development of the wider area.



97. It is noted that under the economic assessment below some of the costs identified will be borne by the landowner and are not costs to the Council, the ratepayers of the District or the developer of land within the current PC64 area. The costs and benefits for both options are evaluated in Tables 1 and 2 below.

Table 1: Benefit and Cost Assessment of the Status Quo (Do Nothing) Option

	Benefit	Cost
Environmental	Maintains the rural character of the site.	Retains on site disposal of wastewater. Would not utilise land suitable for residential development. Creates potential for adverse reverse sensitivity issues with the surrounding residential development.
Economic	No cost to retain the existing zoning. Existing rural and consented activities would continue. No need for reticulated networks within the site.	No potential increase in development contributions for the wider area. Less opportunity to integrate infrastructure. Make future re-zoning a separate process with high potential costs.
Social	Same level integration and connection to the school and surrounding residential area. No social benefit provided.	No additional land for needed housing options in the region. Less integration with surrounding areas and provision of open spaces and pedestrian and cycle links.
Cultural	No cultural benefit provided to the retention of the existing discharges.	Retains on-site discharges to ground and does not reduce potential effects on water quality
Efficiency	Overall the efficiency of the Status Quo (Do Nothing) option is considered to be low-medium as the costs outweigh the benefits.	

Table 2: Benefit and Cost Assessment of the Re-Zoning of 545 East Maddisons Road (Re-Zone to Living Z) Option

	Benefit	Cost
Environmental	Reticulated water and wastewater services. On-site stormwater treatment. This will potentially improve the water quality. No rural use surrounded by urban activities.	Increased residential density, less perceived open land. Less rural land (4 hectares).
Economic	Increase in development contributions. Increase in number of rateable sections in the District. Integrated infrastructure with the surrounding urban area.	The cost in preparing the Submission to re-zone the land and the Plan Change process. Cost in providing infrastructure, including road upgrades along East Maddisons Road. Costs to be met by the landowner/developer, not Council or ratepayers.



	Integration and cohesion with surrounding urban area.	On-going infrastructure and maintenance (if rates no sufficient to
	Increase population for school catchment could increase funding as based on number of pupils.	cover).
Social	Integrated neighbourhood with clear pedestrian and cycle links for residents and wider community.	Reduce rural zoned land within the Rolleston Township area.
	Increase residential sections to meet the demand.	
Cultural	Integration of services in accordance with the IMP.	It is considered that there are no cultural costs.
Efficiency	Overall the efficiency of the Re-Zone option is considered to be mediumhigh as the benefits generally outweigh the costs.	

- 98. Section 32 also requires an assessment of the opportunities for economic growth and employment as a result of the implementation of the provisions. With regards to this re-zoning Submission request it is noted that no business or commercial zoning proposed is to be provided and as such there is no direct economic growth or employment opportunities provided. However, as a result of the residential density of the site economic growth and employment will be created by construction of the new dwellings and infrastructure and by new residents using local businesses and services.
- 99. The above benefit cost assessment has identified that the status quo and re-zoning options have costs and benefits. On balance it is considered that the re-zoning of the site, to Living Z, will have more benefits with fewer costs and will enable the needed integration with the proposed surrounding residential use. The requested PC64 along with the Submission site will provide for much need housing, close to the town centre with existing infrastructure in a manner that will provide positive benefits to the local and wider community. The re-zoning of the site also provides for a high level of compliance and consistency with National, Regional and Local planning requirements. The integrated ODP ensures that the development of the area is appropriate, in accordance with the planning framework, integrates residential development (including infrastructure) and provides for the increasing demand for residential land within Rolleston.
- 100. Section 32(2)(c) requires that the plan change requests include an assessment of the risk of acting or not acting if there is uncertain or insufficient information. Not acting means retaining the current situation whereas acting means adopting the most effective and efficient method (rezoning the land).
- 101. Should the 'take no action' approach be applied, the impact from leaving an isolated piece of rural land surrounded by residential zoning and urban activities is not considered consistent with the planning framework for well-designed and integrated development and could have adverse environmental and social costs. If the site is not re-zoned as part of this process it is unlikely that the rural zoning will change without Council intervention. The cost to prepare a private plan change for a four-hectare rural site would be uneconomic for the landowner and as such the zoning would remain unless Council re-zoned the site through future reviews of the District Plan.



- Implementing the proposed re-zoning will provide a level of certainty to the future use of the site and the residential development of the wider area. Adverse effects on the environment will be avoided, remedied or mitigated in a comprehensive and controlled way. There is sufficient information provided to support this submission to demonstrate that development of the site in the style proposed will integrate and provide for a cohesive residential development that fits the environment. This avoid the insufficient information risk.
- 103. All options contain an element of uncertain or potentially insufficient information. A number of detailed investigations of the site have been undertaken to address any areas of likely uncertainly. As a result of these reports, there is sufficient information to demonstrate that the change in zone will provide for an appropriate use of the site. While there are areas that require future works at the subdivision stage this does not preclude the change of zone.
- 104. There is sufficient information available to show that re-zoning for residential development as proposed will be a suitable use of the site and will better enable the development of Rolleston in a manner consistent with the NPS Urban Development, the Canterbury RPS and the Selwyn District Plan.

7. Assessment of Actual and Potential Effects on the Environment

- 105. The assessment of actual and potential effects on the environment (AEE) has been prepared in accordance with the Fourth Schedule of the RMA. The First Schedule, clause 22(2) of the RMA requires 'Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan'.
- 106. The following actual and potential effects have been considered as part of the Submission to rezone the site at 545 East Maddisons Road.
 - Urban Form and Amenity Values
 - Transport
 - Servicing
 - Natural Hazards
 - Health of Land
 - Waterways
 - Tāngata Whenua and Cultural
 - Reverse Sensitivity
 - Positive Effects
- 107. Reports, where necessary, have been prepared to address any actual or potential effects. These reports should be read in their entirety as they form part of the Submission for re-zoning the site at 545 East Maddisons Road.
- 108. The relevant actual or potential effects on the environment of the proposed Submission to rezone the site are addressed below.



7.1. Effects on the Urban Form and Amenity Values

- 109. The application site is located within the boundary of the urban limits for the Rolleston Township. The site currently appears rural in nature, with a dwelling, a number of associated buildings and some rural activities, including grazing. There is also an existing resource consent to operate an automotive repair business and a horticultural business from the site. With the approval of PC64 without this site, 545 East Maddisons Road will become an island of rural land surrounded by urban activities.
- 110. The change of the Submission site to a residential urban environment ensures that the site is not left as an isolated Rural Inner Plains site surrounded by existing and proposed urban environment. The re-zoning of this land will provide for an integrated and logical boundary consistent with the anticipated national and local planning framework and will be consistent with the Rolleston urban limit. The change from Rural Inner Plains to Living Z zone will alter the form, character and amenity of the site as it develops by increasing the potential number of residential units on the
- 111. The main change in visual amenity will be to the property on the opposite side of East Maddisons Road, being Lemonwood Grove School, who currently have an outlook to open land to the rural landscape. This will change to an urban residential form more consistent with the surrounding area, existing and proposed as part of PC64. It is noted that the wider Rolleston area has been undergoing extensive change in the last few years, with significant residential growth around the township. The increase in residential density and new roads will alter the amenity and character of the site and the views from the surrounding properties. However, the change of amenity and character does not mean that any potential effects will be adverse. The change in the zoning better reflects the existing and proposed surrounding urban environment and will integrate into the urban form.
- 112. The site is located within the urban limit with a current rural zoning, as such there is an expectation that the site would be developed for urban residential activities. The Submission will enable the site to contribute amenity and residential activities that are similar to those in the surrounding residential neighbourhoods. There are no areas outside the urban limits being developed.
- 113. On site amenity has been provided through the careful design of the site, including integrating with the adjacent land and the proposed ODP for PC64. The design of the proposed amended ODP for including this site includes provisions for good road links, pedestrian and cycle connections and connections to the school on the opposite side of East Maddisons Road. The provisions of the Living Z zone will apply to the development of the site, which is the same zoning as proposed for PC64 and other areas of Rolleston and will therefore provide for a similar level of amenity and character within the residential area.
- 114. The Living Z zone is described in the Selwyn District Plan as having the potential for greater densities and that 'These areas are subject to additional regulatory controls which will ensure high quality urban design outcomes to maintain the amenity of the towns'. The site will be able to provide for the anticipated high-quality urban design outcomes in keeping with the wider Rolleston area, this will be controlled by future resource consents and controls within the existing and proposed Selwyn District Plan. The existing District Plan provisions will be enhanced by the provision of the Outline Development Plan and the integration of the Submission site into the surrounding area.



- 115. As part of the re-zoning an Outline Development Plan has been prepared to provide for the key elements of the site. These elements provide for the integration and certainty of the future development. The roading links have been designed in consultation with the Selwyn District Council to provide links to East Maddisons Road and the proposed internal roading connections with PC64 in the most appropriate locations, including the link opposite the school.
- 116. The provisions of the Outline Development Plan and associated rules with the existing Living Z zoning will provide integration and connectivity with the surrounding area and the provisions of the zoning will provide for a high-quality living environment within an urban environment. Overall it is considered that any potential adverse effects on amenity, character and form will be less than minor.

7.2. Effects on Transport

- 117. It is noted that an Integrated Transport Assessment (ITA) prepared by Carriageway Consulting was provided with PC64 and this information is publicly available on the Council website. In considering the potential effects on the transport network for the re-zoning of the Submission land a separate traffic assessment is not considered necessary. It is considered that the inclusion of the Submission site for re-zoning does not fundamentally alter the existing transport assessment.
- 118. Council have undertaken transport modelling for the wider Rolleston area which has included future land uses. It is noted that the ITA provided as part of PC64 identified that the modelling included land within the ODP area, which would include the site at 545 East Maddisons Road. The ITA stated 'that even with development of existing ODP areas, traffic flows remain relatively modest'.
- 119. There are no changes to the location of the key intersections, being with Goulds Road and the adjacent Northwood Boulevard. The increase in residential allotments (being approximately 48) is not considered a significant enough increase to undertake a separate assessment, given the existing modelling, consistency with the Rolleston Structure Plan and the improved location of the intersection to East Maddisons Road in relation to the school.
- 120. The Outline Development Plan identifies the key roading links with the surrounding roading network. As part of the rezoning of the site it is proposed to move one of the possible future road connection points so that it is located along the frontage of the site. This location is consistent with the roading network concepts provided in the Rolleston Structure Plan and provides an increases separation distance from the intersection with Meadow Drive/East Maddisons Road. The relocated connection point to East Maddisons Road and the internal network connections provide certainty with regards to the wider road network and the linkages within the site. These points are indicative and are subject to future consents, however showing this along the frontage of the site at 545 East Maddisons Road indicates the preferred location. The internal roading of the site has been provided as indicative and may be altered depending on the overall future subdivision design.
- 121. Pedestrian and cycle linkages will be provided to offer alternative movement options within the site, linking to the surrounding residential neighbourhood and Lemonwood Grove School. It is noted that some of the internal links may need to be altered at the subdivision stage once any development along the adjacent sites is known. As part of the future development of the site it is likely that East Maddisons Road will be upgraded, this would include the provision for footpaths along the southern side of East Maddisons Road. With the inclusion of 545 East Maddisons Road this provides the necessary connections to the sections of East Maddisons Road on the adjacent land.



- 122. The improved upgrades and footpaths on East Maddisons Road are likely to provide for a positive effect to the school in regards to pedestrian and cycle access. In addition the increased separation distance from the intersection with Meadow Drive/East Maddisons Road and the possible future road connections are considered to provide a safety traffic environment by reducing any potential conflict with the increased separation distances.
- 123. While not part of the re-zoning it is noted that once residential development is undertaken on the south site of East Maddisons Road it may be an option for Council to provide a pedestrian crossing to enable safe access to and from the school.
- 124. Detailed roading and access designs will be provided as part of future subdivision consents for the site. Future applications will need to address all roading and access requirements of the District Plan. The site and surrounding area are generally flat and there are good sightlines and the new roading will integrate with the existing roading network. Additional pedestrian and cycle linkages will be provided within the site.
- 125. The ITA provided as part of PC64 has identified, evaluated and assessed the various transport and access matters of the rezoning of the wider PC64 area (which surrounds the Submission site) and has concluded that from the transportation perspective that the application can be supported. It is considered that the re-zoning of the Submission site will have no additional adverse effects and there will be no additional traffic, access or transportation matters that will impede the rezoning for residential development of the site.

7.3. Effects on Servicing

- 126. An Infrastructure Servicing Report has been prepared by Eliot Sinclair (Appendix C) to assess the provisions of water supply, wastewater discharge, stormwater discharge, telecommunications and electrical supply to the site.
- 127. The site can be provided with network connections from East Maddisons Road for reticulated water supply and wastewater disposal. Power and telecommunications can also be provided from the network from East Maddisons Road with necessary infrastructure provided at the future development stage. Stormwater will discharge to ground for the future individual allotments and the roads will be provided with the necessary treatment and discharge in accordance with Environment Canterbury requirements. It is noted that the roads and stormwater infrastructure will be vested to Selwyn District Council as part of the future subdivision of the Submission site.
- 128. The site can be serviced from East Maddisons Road, without being reliant on connections to the surrounding land. However, integration will be provided as part of the future development of the Submission site as necessary.

Summary

129. The Infrastructure Servicing Report has concluded that there are no known impediments to servicing the site for future residential development based on the Living Z zoning. As the site can be provided with services connecting to the relevant reticulated networks it is considered that any potential adverse servicing effects will be insignificant.

7.4. Effects from Natural Hazards

130. A geotechnical report has been prepared by Eliot Sinclair (Appendix E) to assess any potential natural hazard issues with regards to the site.



- 131. A desktop study and previous on-site investigations have determined that the site is not at risk of liquefaction or lateral spread. The Geotechnical Assessment has found that based on the nature of the subsoil materials and depth to groundwater the site is conservatively assessed to be consistent with the Technical Category 1 (TC1) land classification under the Ministry of Business, Innovation and Employment (MBIE).
- 132. The Geotechnical Assessment has also assessed the potential flood risk for the site and has identified that the area subject to the Submission has a small area of potential flood risk during a 1 in 200-year event. However, this risk can be management and mitigated as part of the future development and is not a significant risk that would preclude the re-zoning.
- 133. The Geotechnical Assessment identifies there are no constraints to the future development of the site and that it is suitable for the re-zoning. As such it is considered that any potential adverse effects from natural hazards will be less than minor and will not impede the use of the site for residential activities.

7.5. Effects on Health of Land

- 134. A Preliminary Site Investigation (PS) has been prepared by Eliot Sinclair (Appendix D) to assess any potential soil contamination issues with regards to the site. The report includes a history of the use of the site to identify if any current or previous activities have the potential to affect human health or the residential use of the site proposed as part of the Submission to re-zone the site.
- 135. The report includes a detailed assessment of Environment Canterbury, Selwyn District Council and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES soil) requirements.
- 136. The PSI has identified that Hazardous Activities and Industries List (HAIL) activities have been undertaken on the site, including a flower growing operation and the existing workshop. However, no potential contamination was found and as a result of the PSI no Detailed Site Investigation (DSI) is considered necessary. There is a small area of potential contamination, however this can be removed as a permitted activity without the need for a DSI or resource consent under the NES.
- 137. The PSI concludes that the results of the assessment show that the site is suitable for residential purposes and no further investigations or DSI will be required.
- 138. As such it is considered that there are no potential adverse effects on the Health of Land and there is no impediment to the Submission to re-zone the site.

7.6. Effects on Tangata Whenua and Cultural Values

- 139. The application site is not in a known site or place of importance to tāngata whenua, there are no protected places on the site, no archaeological sites or any other protection (as identified on the Selwyn District Planning Maps, the New Zealand Archaeological Association website, the New Zealand Historic Places Trust list or in the IMP). There are no rivers or lakes located on the site.
- 140. As part of the Submission to re-zone the site an assessment has been undertaken with regards to the Mahaanui lwi Management Plan 2013 (IMP) to assess the potential effects on tāngata whenua vales. The full assessment is in Section 8 of this re-zoning Submission.



- 141. In summary careful consideration has been given to the design and layout of the site, including the water and land resources. Services including wastewater and water supply will be to and from reticulated networks reducing any potential effects on the land and water resources. Stormwater will discharge to land on the individual allotments as part of the future development of the site, in accordance with IMP provisions.
- Overall it is considered that any potential adverse effects on tāngata whenua and cultural values will be less than minor and there is no impediment to the Submission to re-zone the site.

7.7. Effects on Reverse Sensitivity

- 143. The site is separated from the existing, neighbouring residential development, including the school, to the north by East Maddisons Road, the closest current residential zoning and urban activities. Land to the east, south and west is currently zoned Rural Inner Plains, however all of the surrounding and adjacent rural zoned land is proposed to be re-zoned to Living Z as part of PC64. If PC64 is successfully re-zoned without the Submission site being included, it will become an isolated piece of rural land completely surrounded by residential zone and future urban activities. As such it is considered that the Submission to re-zone this land provides a positive benefit as to will make the zoning consistent and will avoid any potential reverser sensitivity effects from the continued rural and consented use of the site at 545 East Maddisons Road..
- 144. The current site with the existing zoning, consented resource consents and use has the potential to generate noise and odour associated with farming and rural activities that would be inconsistent with the proposed surrounding residential development (including medium density right adjacent the northwestern boundary. The use can include spraying, burn-offs, animal noises and smells, effluent discharges and noise and traffic from the automotive repair shop.
- 145. Overall it is considered that any potential adverse effects from reverse sensitivity will be avoided by the re-zoning of the Submission site. There is no impediment to the Submission to re-zone the site.

7.8. Positive Effect

146. The inclusion of the Submission site in the re-zoning will avoid any potential reverse sensitivity effects, will provide for the integration of services and roading, will add to the new residential and urban amenity, increase housing options and numbers and will integrate into a cohesive urban form that does not leave an island of rural zoning surrounded by residential development.

7.9. Summary

147. Overall, it is considered that the inclusion of the Submission site at 545 East Maddisons Road will reduce the potential for adverse effects from the re-zoning of PC64 without the site. It is therefore considered that there are no adverse effects for the re-zoning of the Submission site.

8. Consistency with other Relevant Planning Documents

148. Sections 74 and 75 of the RMA require regard to be had to a number of planning documents. In accordance with the RMA the Submission to re-zone the site at 545 East Maddisons Road, Rolleston, has been considered in light of other relevant plans or proposed plans, as well as other matters which were considered relevant and reasonably necessary for the assessment of the proposal. As such the proposal has been assessed with regards to the following planning documents:



8.1. Mahaanui lwi Management Plan

- 149. The Mahaanui Iwi Management Plan (IMP) was lodged with the relevant Councils on the 1st of March 2013, including the Selwyn District Council. The Resource Management Act contains a number of provisions in regards to Maori interests, including the principles of the Treaty of Waitangi, and gives statutory recognition to Iwi Management Plans.
- 150. The Mahaanui Iwi Management Plan 2013 is a written document, it is an expression of kaitiakitanga which is fundamental to the relationship between Ngai Tahu and the environment. The IMP sets out how to achieve the 'protection of natural and physical resources according to Ngai Tahu values, knowledge and practices' (IMP section 5.1). It identifies a number of issues and associated policies, including subdivision and development guidelines. This promotes early engagement at various levels of the planning process to ensure certain outcomes are achieved within the development.
- 151. The Mahaanui IMP 2013 has been prepared by the six Papatipu Rūnanga of the takiwā:
 - Ngāi Tūāhuriri Rūnanga
 - Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga
 - Te Rūnanga o Koukourārata
 - Ōnuku Rūnanga
 - Wairewa Rūnanga
 - Te Taumutu Rūnanga
- 152. The site is located within the area covered by the Mahaanui lwi Management Plan 2013(IMP) and as such it is considered appropriate to assess the application under the IMP, as required under Section 74(2A) of the RMA, to assess any potential effects on Tāngata Whenua vales.
- 153. The relevant sections and policies to the applications are addressed as follows;

Section 5.1 Kaitiakitanga

154. The objectives of this section of the IMP acknowledge that the Mahaanui IMP 2013 is a manawhenua planning document for the six Papatipu Rūnanga in the region. It is acknowledged that there is a relationship that the Rūnanga have to the land and water, kaitiakitanga and Treaty of Waitangi. This section of the IMP provides an overarching policy statement on kaitiakitanga and is relevant to all other sections of the IMP.

Section 5.2 Ranginui

- 155. This section of the IMP addresses objectives and policies for air and provides guidance to the protection and use of air in a manner that respects the life supporting capacity and ensures that it is passed onto the next generation in a healthy state.
- 156. Air discharges will be changed from rural to residential in nature. This is considered to provide a possible benefit in that residential discharges have less potential to contaminate the air. Heating sources will be required to comply with Environment Canterbury discharge requirements and include the need to use more clean technology, for example low emission burners. With rural use there is the potential for chemical and effluent sprays and for large burn-offs that increase the risk of air pollution.



- 157. It is noted that there are amenity values associated with celestial darkness. While there will be an increase in light sources, from streetlights and residential dwellings this will be contained within the identified urban area. The re-zoning is not seeking to zone land outside the identified urban area and this contains the light to a defined area, providing protection to the wider area.
- 158. The IMP identifies the need to provide controls and measures through climate change policy.

 The re-zoning provides for increased pedestrian and cycle links and encourages less reliance on vehicle movements. This provides the potential to reduce emissions from reduced vehicle use.

<u>Section 5.3 Wai Maori</u>

- 159. This section of the IMP addresses objectives and policies for fresh water and provides guidance to freshwater management in a manner consistent with Ngai Tahu cultural values and interests.
- 160. It is recognised that Ngai Tahu and Rūnanga have interests and a relationship with freshwater resources.
- 161. PC64 and the inclusion of the Submission land will provide for water supply from the Council reticulated network, existing wells will be discontinued and no new water take applications will be made for the site of the Submission.
- 162. There are no waterways on the Submission site and the discharge of wastewater will be to the extend Council network.
- 163. As identified in the PC64 documentation discharges from the proposed new roads will be treated and disposed of to ground. As required by the IMP Ngāi Tahu subdivision and development guidelines each of the individual future allotments will discharge to ground with no off-site discharge proposed. The depth to groundwater is considered to be at least 10m below ground level providing sufficient separation distance to avoid potential contamination of the ground water.
- 164. It is considered that the application is consistent with the Wai Maori section of the IMP.

<u>Section 5.4 Papatuanuku</u>

Planning Report

- 165. This section of the IMP addresses objectives and policies of issues of significance in regard to the land. It recognises the relationships and connections between land, water biodiversity and the sea.
- 166. The Submission to include the site at 545 East Maddisons Road does not increase any potential adverse effects and is considered to be no different than the land included in the notified version of PC64. A full assessment of effects in regards to the Submission site has been addressed in the Assessment of Environmental Effects. A copy Submission, including the ODP has been sent to Mahaanui Kurataiao Limited (MKT) for consultation.
- 167. The application site is not in a known site or place of importance to tangata whenua, there are no protected places on the site, no archaeological sites or any other protection, as identified on the Waimakariri District Planning Maps, the New Zealand Archaeological Association website, the New Zealand Historic Places Trust list or in the IMP.
- 168. Water supply and wastewater discharge will be to reticulated networks, while each site will discharge stormwater to ground in accordance with the IMP guidelines.
- 169. While not part of the Submission it is noted that future earthworks will require the necessary consents and will be undertaken in accordance with a suitable Erosion and Sediment Management Control Plan.



170. It is considered that the Submission to rezone the site from Rural Inner Plains to Living Z as part of an urban area is consistent with Section 5.4 of the IMP.

Section 6.11 Te Waihora

- 171. This section of the IMP addresses objectives and policies of particular significance to the lands and water of the Te Waihora catchment and provides objectives for the area. The Submission site is located in Selwyn District and issues around water quality and quantity and the potential effects of subdivision and development are relevant considerations as part of this Submission. The objectives focus on relationships between land use, groundwater, surface water and Te Waihora is recognised and provided for. The re-zoning of the Submission site and the wider area of PC64 minimise any potential effects on the groundwater and surface water, reducing any potential effects on the take and safeguarding the environmental and cultural values of the wider area.
- 172. It is considered that the Submission is consistent with the relevant objectives and policies of Section 6.11 Te Waihora of the IMP.

<u>Summary</u>

173. The change of the zoning of the site, from Rural Inner Plains to Living Z is considered to have less than minor adverse effects and is considered to be consistent with the provisions of the Mahaanui lwi Management Plan 2013 and is therefore consistent with Tāngata Whenua values.

8.2. Rolleston Structure Plan

- 174. The Rolleston Structure Plan, prepared in 2009, provides a strategy to manage the rapid growth of Rolleston with the objectives to create a sustainable, well designed, realistic and achievable Rolleston. Although over ten years old, the structure plan still provides guidance for the planning and development of Rolleston. The Structure Plan identified key issues, constraints and opportunities for Rolleston which still apply and need to be considered for future development.
- 175. Relevant to this Submission, key issues that were identified included no overall cohesion or pattern of development and no distinct interface between urban and rural areas. Key opportunities for the future development of Rolleston were identified and include, providing well planned, high quality urban environment in Rolleston that provides a distinctive urban character to the town. This will be achieved through the management of the urban rural interface with green buffers providing links and recreation opportunities.
- 176. The proposed ODP submitted as part of PC64 does not achieve these opportunities identified by the Structure Plan, and only exacerbates the key issues surrounding the rural and urban interface. PC64 will see the proposed residential development develop around the Submission site, creating a four hectare 'rural pocket' of land, which will not achieve a distinct urban/rural interface. It also does not achieve a well-planned urban environment, due to the Submission site being left as rural land surrounded by existing and proposed residential development.

8.3. Our Space 2018-2048

- 177. Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahaīngai O Te Horapa Nohoanga (Our Space Update) has been prepared by the Greater Christchurch Partnership. The partnership includes;
 - Christchurch City Council
 - Environment Canterbury
 - Selwyn District Council



- Waimakariri District Council
- lwi Te Rūnanga o Ngāi Tahu
- New Zealand Transport Agency
- Canterbury District Health Board
- Greater Christchurch Group the Department of Prime Minister and Cabinet
- 178. The Our Space Update has been prepared to respond to the changes needed to growth and development of the region and complements the Urban Development Strategy (UDS) with addressing the National Policy Statement Urban Development Capacity 2016. As part of the process the report identifies key strategic issues across a number of planning documents. It provides the high-level guidance about future changes needed to accommodate future growth and development in a sustainable and integrated manner. It includes direction to amend the CRPS to enable Selwyn District Council to re-zone for housing within the existing Projected Infrastructure Boundary on Map A.
- 179. Our Space provides that further development needs to provide clear urban boundaries and the need to provide flexibility to the CRPS. In this case, with the exclusion of the Submission site in PC64, does not fully comply with the direction for integration and clear rural/urban boundaries.
- 180. The Our Space Update has identified that there is a shortfall in the medium- and long-term capacity for residential land in the Selwyn District. PC64 has provided a Land Development Capacity Assessment as part of the supporting information, this re-enforces that there is a shortage of residential land in the Rolleston area and the need to bring forward these future development areas now to enable land to be available within the new few years. This is because once re-zoned the land still needs to be provided with the necessary infrastructure to support residential development, this includes obtaining necessary consents, engineering approvals and construction works. These take time and it is important to ensure that there is a continual supply of land to be developed, therefore re-zoning needs to keep ahead of demand. The inclusion of the balance rural land, being surrounded by residential land, enables additional households to become available in the short to medium term to meet the shortage.
- 181. The Our Space Update includes constraint maps that show the area subject to the Submission does not have natural hazards, groundwater protection zone, outstanding natural landscape or versatile soils constraints to development.
- 182. In addition to identifying suitable areas for future development the Our Space Update has also signalled the increase in residential density, from the existing 10 households per hectares in the current CRPS to a minimum 12 households per hectare for the Future Development Areas. PC64 provides for this new density and the Submission site can also provide for this density.

8.4. Proposed Changes to Chapter 6 CRPS

- 183. As a result of the work undertaken for the "Our Space Update" direction has been made that changes are required to Chapter 6 of the Canterbury Regional Policy Statement. This work is currently underway and the information on Environment Canterbury's website states;
 - Minister Parker granted us a six-month extension to publicly notify the proposed change to the CRPS (PDF File, 148.32KB). The extension will allow us to consider implications of the new National Policy Statement on Urban Development 2020 before we notify the proposed change.



184. As the changes to Chapter 6 of the CRPS are likely to be amended or updated as a result of the NES Urban Development 2020 no detailed assessment has been undertaken as part of this Submission. However, it is likely that the flexibility and provisions to bring land forward to development will be provided and as with PC64 the re-zoning of the Submission site is considered to be consistent with the wider outcomes and need to provide for suitable, efficient and integrated residential development.

8.5. District Development Strategy (Selwyn 2031)

- 185. The District Development Strategy Selwyn 2031 provides Council a framework for the future growth of the District to ensure that commercial and residential land with the necessary Council infrastructure and services is available for future development. The strategy provides a number of key actions to address urban growth issues and create a consolidated district. The key action points anticipate sustainable urban growth and provide for projected residential growth as identified in the CRPS. Some key actions of relevance to this submission is the integration of land use and infrastructure, protection of existing character, and high-quality living and business environments.
- 186. PC64 currently does not provide for integrated land use development as it excludes the submission site, which then impacts rural character and the quality of the proposed residential environment. The rural submission site will not be integrated with the wider residential development and there will be a lack of rural character for the rural zoned land. This does not demonstrate a consolidated and integrated approach to development. PC64 also does not provide for a high functional living environment, due to the exclusion of the submission site and the implications this has on transport connectivity and potential reveres sensitivity effects of existing rural activity.
- 187. The first of five strategic directions for Selwyn District is "1. A more sustainable urban growth pattern". This strategic direction states that urban growth should be managed in a strategic manner to achieve integrated and sustainable development, whilst also providing sufficient zoned land, and promoting consolidation and intensification to maintain a clear urban/rural interface. PC64 does not achieve any of the points in Strategic Direction (1) and is therefore not consistent with the most relevant strategic direction.
- 188. In conclusion, PC64 is not consistent with the relevant key action points or strategic direction of the Selwyn 2031 strategy as it will not provide for integrated, consolidated high quality urban growth and will not maintain a clear urban/rural interface and provide sufficient residential zoning. However, the inclusion of the submission site will achieve integration and consolidation of the proposed residential development and will avoid reverse sensitivity and will better define the urban and rural land uses. Therefore, PC64 as it currently is proposed is not consistent with Selwyn 2031, however, the inclusion of the submission site will result in the plan change being consistent with the Selwyn 2031 strategy.

9. Part 2 of the RMA

- 189. Section 74 of the Act requires the Plan Change Request to be assessed under the provisions of Part 2 of the Act. Part 2 sets out the purpose and principles of the Act. Sections 5 and 7 are considered relevant to the proposed re-zoning.
- 190. Section 5 of Part 2 states that the purpose of the RMA is the promotion of sustainable management of natural and physical resources. Sustainable management is further defined as the management of;

`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 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.'
- 191. The Submission seeks to provide for integration and cohesion of residential development of residential zoning within the Rolleston township urban area. The proposal is for the site to adopt the relevant existing objectives and policies in the District Plan. The application site is assessed to be an appropriate area for the Living Z zone to promote sustainable management of natural and physical resources. The Submission to include the amended ODP into the District Plan will enable the District Plan to continue to be consistent with the purpose of the Act. It is considered that the Submission to re-zone the island of rural land will promote the sustainable management of the natural and physical resources and will achieve the purpose of the Resource Management Act.
- 192. Section 7 of Part 2 relates to 'Other Matters'. The Submission to re-zone the site at 545 East Maddisons Road has given particular regard to (a) Kaitiakitanga, (b) the efficient use and development of natural and physical resources, (c) the maintenance and enhancement of amenity values and (f) maintenance and enhancement of the quality of the environment. The Submission to re-zone the site provides for these matters through the provision of integrated networks, the promotion of attractive living environments and a comprehensive approach with the surrounding land. The Submission provides for a sustainable, effective and efficient use of land. Climate change is not considered to directly affect the urban growth of the area. Energy efficiency is promoted through close proximity of the site to the town centre, community facilities and employment and the provision of efficient transport networks. In summary, the Submission recognises and provides for relevant Section 7 matters.
- 193. Section 8 of the Part 2 requires territorial authorities in exercising its functions under the Act to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). There are no issues concerning the principles of the Treaty of Waitangi with regard to this re-zoning request and there are no identified areas of cultural significance on the site.
- 194. Overall, the Submission to rezone the site is considered to achieve the principle and purpose of the Part 2 of the Act.



Planning Report

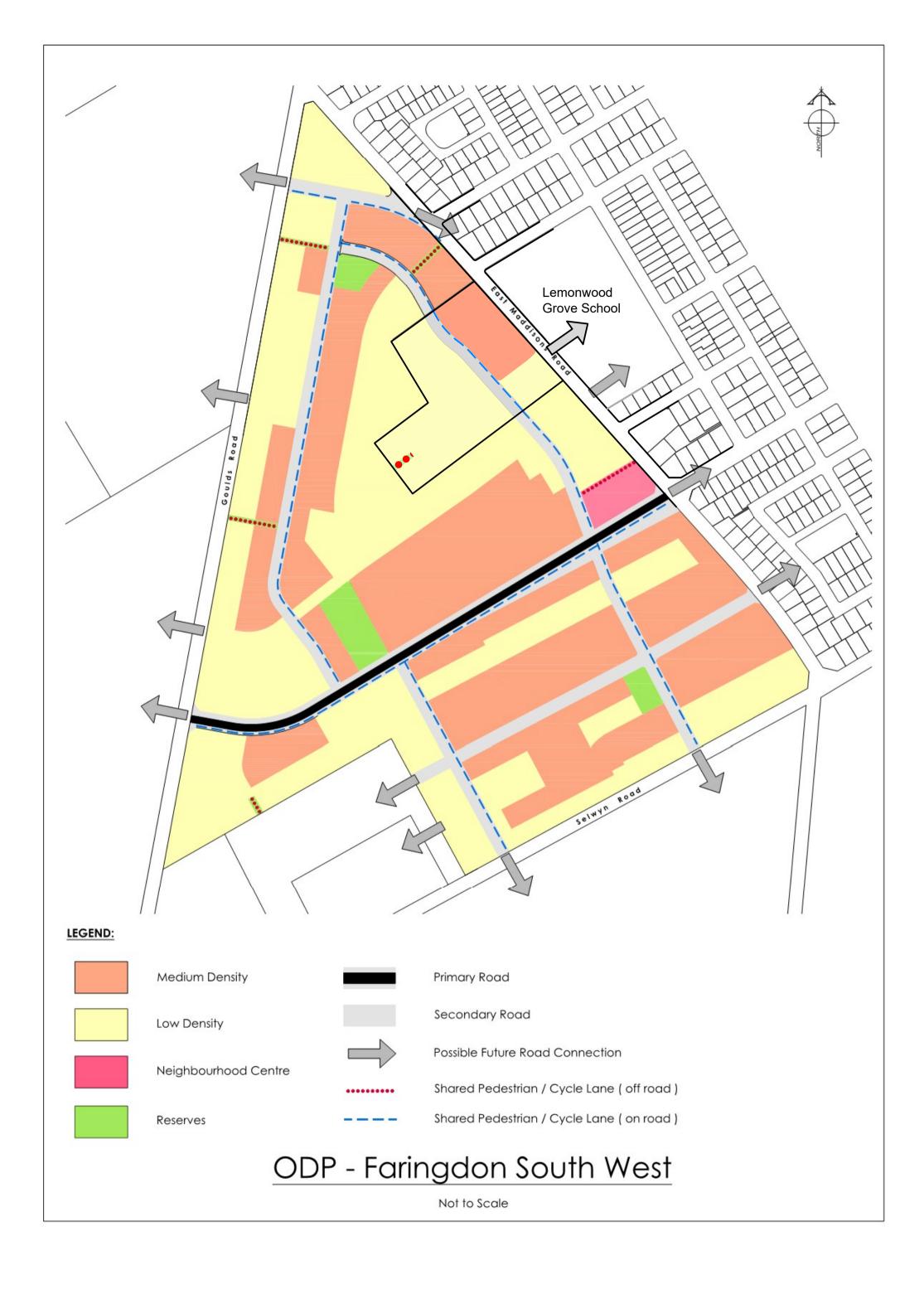
10. Conclusion

- 195. Peter Tilling is making a Submission to oppose in part, the re-zoning of land described at Faringdon South West from Rural Inner Plains to Living Z.
- 196. The Submission is made on the grounds that it is inappropriate to re-zone the Faringdon South West land without the inclusion of the land a 545 East Maddisons Road, being the submitters site, as it is inconsistent with overarching strategic planning framework with required integrated development in National, Regional and District contexts.
- 197. If PC64 successful and does not include this site, the entire Submission site will become an island of rural zoning surrounded by residential zone and urban activities.
- 198. The inclusion of the site at 545 East Maddisons Road will provide for the necessary connectivity, integration and efficient development for the residential growth of the District.
- 199. The proposed re-zoning would enable the site to be developed into Living Z zone provisions will allow for a minimum of 48 sections (12 allotments per hectare).
- 200. No changes are proposed to the existing District Plan provisions or those as part of proposed PC64, except for a new Outline Development Plan that includes the submission land area
- 201. The relief sought is reject PC64 in part, as if relates to the Faringdon South West area. However if the land at 545 East Maddisons is included that submission would be to support PC64 with the revised ODP.



Appendix A. Alternative Outline Development Plan





Appendix B. Record of Title



Planning Report



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



R.W. Muir Registrar-General of Land

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

Identifier 107005

Land Registration District Canterbury

Date Issued 15 October 2003

Prior References CB43A/597

Estate Fee Simple

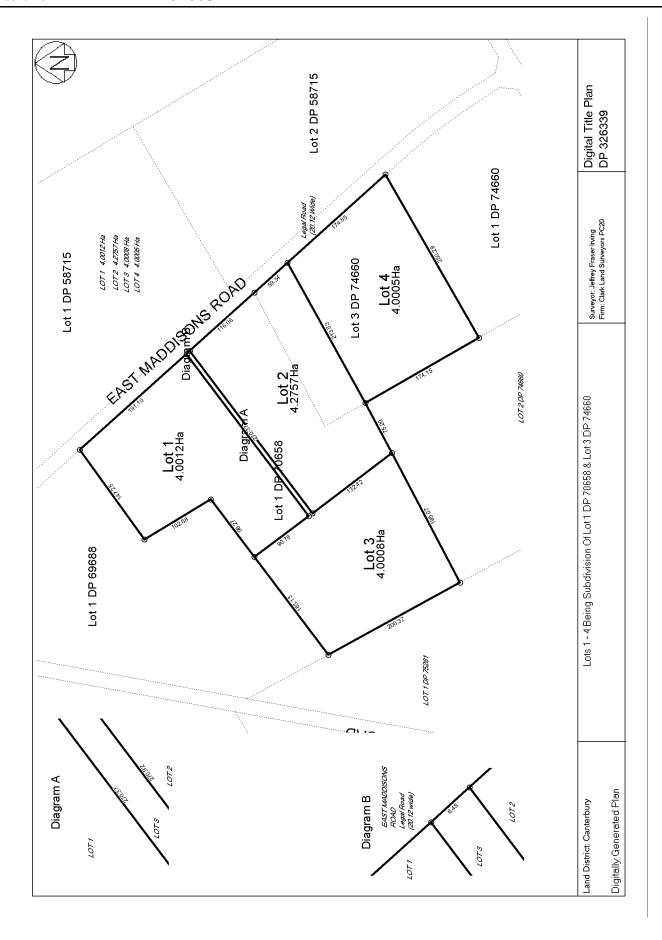
Area 4.0012 hectares more or less
Legal Description Lot 1 Deposited Plan 326339

Registered Owners

Peter Mark Tilling and Kerry Ivy Thompson

Interests

6386423.1 Mortgage to Bank of New Zealand - 18.4.2005 at 9:00 am



Appendix C. Infrastructure Report





Servicing Report



545 East Maddisons Road, Rolleston

Prepared for Peter Tilling 501792

Infrastructure Servicing Report

545 East Maddisons Road, Rolleston

Prepared for Peter Tilling

501792

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
Prepared by:	Ryan Orange Geotechnical Engineering Technologist BEng Tech, NZDE Civil MEngNZ	The	19 Nov. 20
Reviewed by:	Mark Thomson Civil Engineer BE(Hons) Civil MEngNZ	Mayor SIGHAFURE	19 Nov. 20
Directed and approved for release by:	Jerry Schutte Surveyor	J. Schatte	19 Nov. 20
Status:	FINAL		
Release date:	19 Nov. 20		
Reference no:	501792		
Distributed to:	Peter Tilling Selwyn District Council		

Limitations

This report has been prepared for Peter Tilling according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.



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1. Introduction

Eliot Sinclair has been engaged by Peter Tilling to prepare a submission to private Plan Change 64 to the Selwyn District Council (SDC), to request re-zoning of 545 East Maddisons Road (the 'Site') from Rural Inner Plains to Living Z. As part of this submission, Eliot Sinclair has investigated the serviceability of the Site for a theoretical residential subdivision in accordance with the relevant Living Z zone rules.

The Site is located south of the main Rolleston township at 545 East Maddisons Road and adjacent to the recently constructed Farringdon subdivision. The Submission Site is Lot 1 DP 326339 with a total area of around 4 hectares. Refer to Figure 1 below.



Figure 1: Aerial imagery illustrating extents of the site for the proposed land change.

In preparing this Infrastructure Services Report, we have reviewed and adopted the Infrastructure Report¹ prepared by Davie Lovell-Smith (DLS) which is available through SDC's website². The DLS report comments on the servicing the wider area as part of PC64 which is to be an extension of the Faringdon Subdivision development.

2. Proposed Development

Given the size of the land parcels at 545 East Maddisons Road, we consider the land could theoretically be developed into approximately 48 residential allotments of various sizes, at an average density of 12 allotments/ha. Likely access would be provided via a new road formed off East Maddisons Road and through roads extending from the wider Faringdon Development should it proceed.

We note the Infrastructure Report provided by DLS in support of Plan Change 64 considers an additional 930 residential lots, with 508 of those immediately surrounding the land at 545 East Maddisons Road.

https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes/plan-change-64,-rezone-land-from-rural-inner-plains-to-living-z,-faringdon



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¹ "Private Plan Change Request – Hughes Development Limited – Appendix A – Infrastructure Report". Prepared by Davie Lovell-Smith. Ref: 18727 R0 and dated December 2019.

3. Earthworks and Clearing

A detailed topographical survey of the Submission Site has not been undertaken to-date. However, we have referred to publically available LiDAR data and note that the Site is generally flat and slopes to the southwest at a grade of around 1:200. We expect that the existing dwelling structures are likely to be demolished as part of the development. Alternatively, if these are retained with boundaries created to suit the existing dwelling and the surrounding development.

Earthworks will be undertaken to ensure all future residential lots will drain towards the roads at a grade of 1/500. Soils required to raised ground levels will predominantly be sourced from the cuts required to form the roads or from the installation of services.

Earthworks will likely consist of stripping the turf layer and disposing off-site, followed by removed the topsoil layer onto a clean insitu subgrade. Once the subgrade has been approved by a suitability qualified Engineer, further cutting of filling can commence to meet the design levels. All earthwork areas will be finished with a layer of topsoil and seeded with grass to provide long term stability.

All earthworks will be undertaken in accordance with NZS 4431:1989.

Accidental discovery protocols will be in place should any unexpected uncontrolled fill or contamination be encountered. Deeper localised excavations may also be instructed by the Inspection Engineer to remove unsuitable soils such as large tree roots or stumps.

An erosion, sediment, and dust plan will be prepared and implemented in accordance with best practice and the recommendations from ECan's "Erosion & Sediment Control Toolbox for Canterbury". The appropriate consents will be obtained from ECan should they be required for discharging of any stormwater for the construction phase.

4. Water Supply

We have reviewed the comments provided within the DLS Infrastructure report for the proposed 503 lot western block extension of the Faringdon subdivision, in addition to the existing potable water network along East Maddisons Road. The existing network comprises a 200mm PVCu pipe along East Maddisons Road, and the development of 545 East Maddisons Road is likely to connect directly into this main trunk line with a pipe of the same size. Further reticulation could be provided via the connecting roads from the future wider Faringdon subdivision development, but reliance can not be placed on these connections for this assessment.

The potable water supply network will be designed in accordance with Selwyn District Council Engineering Code of Practice and SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice. The fire-fighting water supply classification will be FW2 in keeping with a residential area. Fire hydrants will be placed at no more than 135m intervals in accordance with this standard.

The report by DLS indicates SDC are undertaking modelling of the existing water supply network as the towns growth, especially in the south-west, has exceeded predictions. As such, SDC Engineer's are undertaking modelling to determine pipe sizes required and the timing of any required upgrades to SDC existing network.

For SDC's modelling purposes, we anticipate a water demand of based on the following calculations:

- Peak design flow as per Chart 1 Chapter 7 of SDC's ECoP: 0.24 l/s/lot.
- Assuming 48 lots, this equates to approximately 12 l/s.



Infrastructure Servicing Report

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- For fire fighting purposes, we assume a flow of 25 L/s in accordance with an FW2 fire water category to SNZ PAS 4509.
- \blacksquare 12 l/s + 25 l/s = 37 l/s.

We consider since there is only likely to be one main water main connection into the development from the existing SDC network, and therefore the full flow of 37 l/s needs to be considered.

Other considerations:

Pipe dimeter: 200mm.

■ Pipe roughness k_s: 0.06mm

■ Full bore discharge velocity: 1.18 m/s.

We anticipate the above assumptions will aid in SDC's water modelling and enable SDC to confirm pipe sizes for this proposed development

5. Stormwater

We are aware the geology in this area comprises alluvial gravel with groundwater encountered at around 10m below ground level which generally allows for easy disposal of stormwater to ground, as is common within the wider Rolleston area.

The development will be designed to ensure secondary flows can be directed through the site via the roading networks, likely towards East Maddisons Road or any connecting roads from the future surrounding Faringdon subdivision.

Stormwater from individual lots will be discharged via private soakpits constructed in accordance with the New Zealand Building Code and approved via the Building Consent process. Private soakpits within lots will be required to be designed to accommodate a 10% AEP 1hr event. Individual homeowners can use SDC's global stormwater resource consent to discharge stormwater to ground.

Discharge of stormwater from the roads and other hardstand areas outside of private lots will be via soakpits constructed as part of the subdivision construction for flows up to a AEP of 2% 1 hr event plus any additional discharge from individual soakpits where they have exceeded their capacity (i.e. a 2% AEP event minus a 10% AEP event). Sumps and pipes will be sized to ensure they meet the capacity demands. A consent from Environment Canterbury will be obtained to discharge stormwater to ground from the roads and other hardstand areas, and will be transferred to SDC at the end of the Defects Notification Period specified by future subdivision consent and/or Engineering Approval issued by SDC. If required by ECan or SDC, treatment devices could be specified and installed prior to the stormwater being discharged to the soakpit.

6. Sewer

With regard to servicing the Site for sewer, we have adopted the commentary and calculations within the DLS Infrastructure Report supporting the PC64 application. We make the following additional comments with regard to the Site addressed by this report.

The overall Site area is approximately four hectares. At an average development density of 12 allotments/hectare this equates to 48 allotments. We have confirmed with DLS that their catchment calculations include this Submission land.

Allotments fronting East Maddisons Road will be serviced for wastewater by the existing gravity sewer in the road in accordance with the catchment plan appended to the DLS report.

The balance of the Site (approximately 3.5ha) forms part of the 'Blue pumped catchment' – refer to drawing P18727 E06.0 R0 included within the DLS report replicated below in Figure 2.



Infrastructure Servicing Report

501792 **eliotsinclair.co.nz**

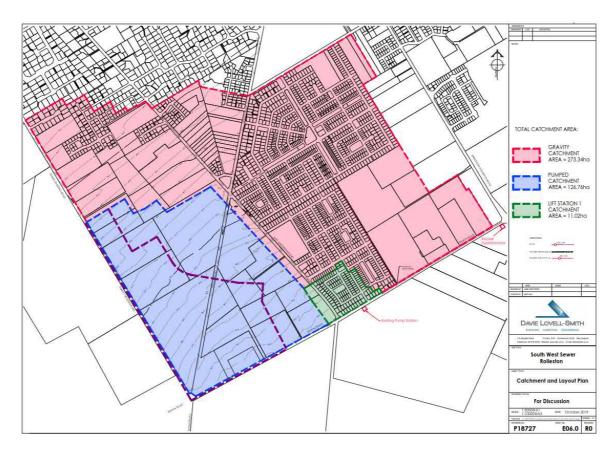


Figure 2: DLS PC64 Sewer Catchment Plan

The proportion of the total catchment flow that is associated with this part of the Site is 3.5ha/127ha = 2.8%. This would equate to a contribution of 2.8% of the construction cost of the pump station for the Submission Site.

However, practical inclusion of this 3.5ha within this pumped catchment will rely on the downstream infrastructure being available at the time of the development, ie. gravity reticulation from the south boundary of the Site to the proposed new sewer pump station on Selwyn Road, the rising main from the pump station, and any other downstream infrastructure upgrades.

Upgrades and oversizing of pipes through the Site to accommodate additional catchment/s outside of the development Site (eg. PC64 land to the north of the Site) will be designed with input from Selwyn District Council and the neighbouring developer/s. Accordingly, upgrades and oversizing of pipes downstream of the Site to accommodate the Site would be designed in a similar manner. Extra-over construction costs associated with this gravity sewer work will be apportioned in accordance with a private developers' agreement for this Site at the time of future development.

If the downstream sewer infrastructure is not available at the time of development, then the alternative sewer outfall would be to the existing gravity sewer in East Maddisons Road. We have not explored if gravity reticulation of the whole Site is feasible, or if there is sufficient capacity within this pipe to accept the extra 3.5ha catchment. However, for the purposes of demonstrating that rezoning of the block is feasible we consider that a Local Pressure Sewer network for the block could be constructed to discharge to East Maddisons Road. Detailed discussion with Council would be required at the time of detailed design to confirm storage requirements and if remote control of the LPS pumps would be required (by IOTA OneBox). Regardless, LPS is a well-proven solution and could be used to service the Site for sewer in accordance with SDC standards if required.

The sewer system will be designed and constructed in accordance with the Selwyn District Council Engineering Code of Practice and will be vested in Council as part of future subdivision consents.

We have attempted to contact SDC to discuss the proposed ODP and sewer servicing but have not received any response as of the date of this report. Regardless, we are satisfied that sewer servicing of the Site can be provided in accordance with Council standards and does not pose an impediment to rezoning of the Site.

7. Roading

The proposed plan change area will be serviced with road connections in accordance with the ODP.

A new intersections will be formed on the East Maddisons Road site frontage. Construction of this new intersection will coincide with the first stage of site development.

Road upgrades to East Maddisons Road will be incorporated into the construction works for the development site. These upgrades will be along the road frontage may include carriageway widening, street-lighting, and pedestrian and/or cycle provision. While the east side of East Maddisons Road has already been upgraded to an urban standard with kerb and channel, footpath, street-lighting etc, if Council identify any additional upgrades are required then the cost of these will need to be addressed by Council.

Specific provision for pedestrian access across East Maddisons Road would be discussed with Council at the time of subdivision consent in conjunction with road frontage upgrade works. Any such provision would enable better access and link to Lemonwood Grove School on the east side of East Maddisons Road.

Provision has been made for roading access to connect to adjacent land to the north and south of the Site. However, if the Site is developed in advance of these roading connections being available we note that the likely number of allotments (approx. 48) could feasibly be serviced by a single site entrance via the new intersection with East Maddisons Road. Specific traffic engineering advice may be required at the time of subdivision consent if this is the case. Any adverse effects would likely be short in duration on the basis that development of the surrounding land would also rely on connectivity of this road as shown on the ODP. Allowances for temporary turn-around for refuse vehicles would be made at the time of subdivision consent if road connectivity is precluded by timing of the surrounding development.

Typical roading sections appended to the DLS Infrastructure Report for PC64 would be adopted for the Site to ensure consistency of road environment, especially regarding connection of the secondary ODP road to the north and south of the Site. Specifically, no additional specific provision will be made for cyclists with regard to on or off-road cycle lanes.

Street lighting will be provided on all internal roads and along the site-side of the upgraded East Maddisons Road site frontage. Street lighting will be designed in accordance with the Selwyn District Council Engineering Code of Practice and AS/NZS 1158 Lighting for roads and public spaces. Any offroad pedestrian and cycle paths would be constructed as part of the development, lighting of these types of spaces would be discussed with Council during detailed engineering design.

The road network will be designed and constructed in accordance with the Selwyn District Council Engineering Code of Practice and will be vested in Council as part of future subdivision consents. Specific detailing, such as a change in roading surface, may be adopted during detailed design to indicate a change in road hierarchy and/or to add visual amenity.



We have attempted to contact SDC to discuss the proposed ODP and frontage upgrades but have not received any response as of the date of this report. Regardless, roading access to the site, and any frontage upgrades required do not pose an impediment to rezoning of the site and the detail for these can be confirmed at the time of a future subdivision consent.

8. Common Services (Power / Telecommunications / Gas)

Power and telecommunications services will be provided to service all allotments in accordance with utility company and industry standards at the time of development. All cables and ducts will be placed below ground, and kiosks will be placed within individual allotments.

Installation of reticulated gas services will be investigated at the time of detailed design.

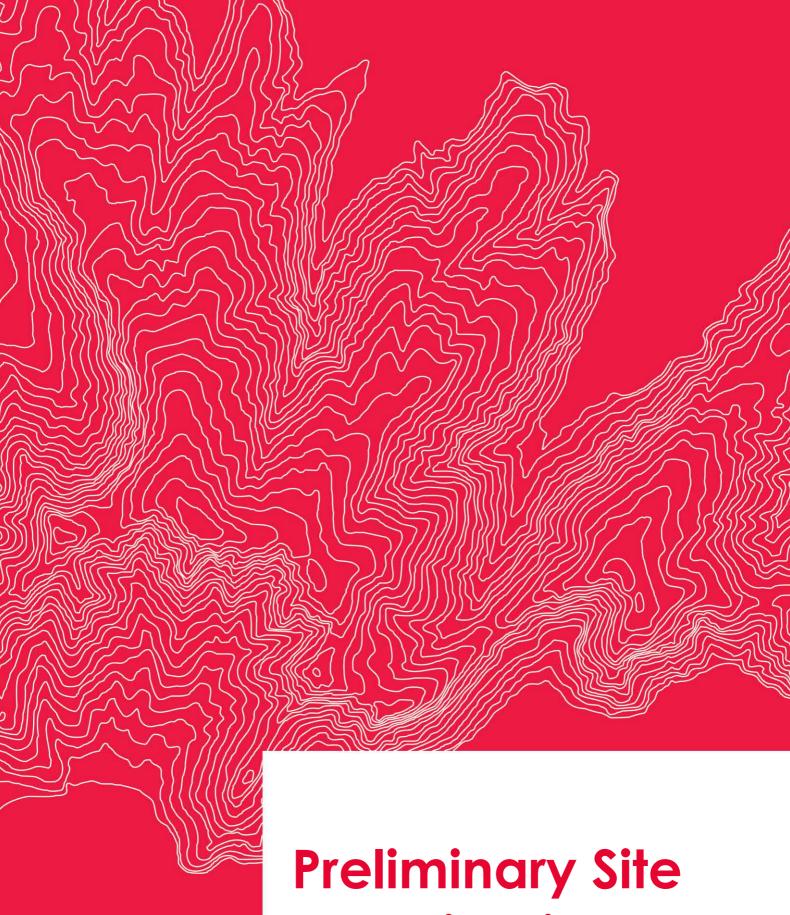
We have not been able to confirm capacity of the various existing networks with utility service providers due to the timeframes available to complete this report. However, we anticipate there will be sufficient capacity to extend the networks into this development given the adjacent Farringdon subdivision is fully serviced.

Common service designs will be provided to SDC for their approval and comment as part of the Engineering Approval process for the subdivision.

Appendix D. Preliminary Site Investigation



Planning Report



Investigation



545 East Maddisons Road, Rolleston

Prepared for Peter Tilling 501792

Preliminary Site Investigation

545 East Maddisons Road, Rolleston

Prepared for Peter Tilling

501792

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Geotechnical Engineering Technician NZDE Civil MEngNZ	Action	Name	Signature	Date
approved for release by: Status: Final Release date: 18 November 2020 Reference no: 501792	Prepared by:	Geotechnical Engineering Technician		18 November 2020
Release date: 18 November 2020 Reference no: 501792	approved for	Engineering Geologist	Ofrel	18 November 2020
Reference no: 501792	Status:	Final		
	Release date:	18 November 2020		
Distributed to: Peter Tilling	Reference no:	501792		
	Distributed to:	Peter Tilling		

Limitations

This report has been prepared for Peter Tilling according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.



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Executive Summary

Site Address	545 East Maddisons Road, Rolleston				
Legal Description	Lot 1 DP 326339				
Site Area	4 hectares				
Local Authority	Selwyn District Council				
Owner(s)	Kerry Ivy Thompson, Peter Mark Tilling				
Proposed Activity	Change use of the piece of land				
Historical and current land uses	Former tunnel house/market garden for "flower growing" in 2014 (refer to LLUR property statement). A workshop north of the existing dwelling used as an auto electrical				
	workshop.				
Proposed land use	Re-zone the land from Rural Inner Plains to Living Z				
Current Zoning	Rural Inner Plains				
Adopted NESCS land use scenario	Rural Residential (25% produce)				
HAIL activities inferred from review of historical records	The Environment Canterbury LLUR identifies the area adjacent to the original dwelling as HAIL A10 'persistent pesticide bulk storage or use including sports turfs, market gardens, glass houses or spray sheds' HAIL F4: Motor vehicle workshops.				
	We have identified one existing HAIL activity (F4), associated with Autoelectrix Rolleston Ltd. Oil drums in the area of the existing workshop and associated minor surface staining of the ground in the immediate vicinity of the drums was observed. Minor surface staining associated with the movement of old/wrecked vehicles was also observed.				
	Due to the minor areas involved and surface impact only, we assess that there is no immediate human health risk for the existing site use. For future residential land use, we recommend that the drums are appropriately disposed of at a facility authorised to receive them, and a surface scrape of visibly impacted soil is undertaken and also disposed of at an approved facility.				
Recommendations and Conclusion	We understand following discussions with Peter Tilling that all old batteries are managed and disposed offsite by a third party "Exide Batteries".				
	The tunnel house/market garden activity (flower growing) is assessed as non-HAIL.				
	As best industry practice, it is recommended that if any unusual or contaminated materials are encountered during any future site works that the Accidental Discovery Protocol, provided below, is followed.				
	It is considered that no Detailed Site Investigation (DSI) is required and that no resource consent is required under the NESCS as the small area of potential contamination can be removed as a permitted activity.				
	Based on the above findings, the site is considered suitable for residential use and there are no constraints to the re-zoning of the site in terms of ground contamination matters.				



1. Introduction

Eliot Sinclair was engaged by Peter Tilling to undertake a Preliminary Site Investigation (PSI) of the land at 545 East Maddisons Road, Rolleston ('The site').

2. Scope of Work

The scope of this report is to prepare a PSI in accordance with MfE's Contaminated Land Management Guidelines (CLMG) No. 1 and 5, and the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health), Regulations 2011 (NESCS).

3. Site Identification

The property at 545 East Maddisons Road is legally described as Lot 1 DP 326339 and comprises an area of approximately 4 hectares.

The site is accessed from East Maddisons Road to the east. Refer to Figure 1. The site is within a Rural zone "Inner Plains". Refer to Section 5 for a detailed site description of Areas A to D.



Figure 1: Site location and layout. Aerial photography retrieved from Canterbury Maps GIS.

4. Proposed Activity

It is proposed to re-zone the land at 545 East Maddisons Road, Rolleston from Rural Inner Plains to Living Z. It is proposed that the site be included in the private Plan Change (PC64) to avoid having an isolated land parcel zoned rural in an area surrounded by residential zones and uses.



Preliminary Site Investigation

5. Site Condition and Surrounding Environment

The site areas shown on Figure 1 are described in detail below based on a site walkover inspection on 11 November 2020.

5.1. Area A

Refer to Figure 2. Site features include:

- A relocated timber-framed single storey dwelling with weatherboard cladding and shallow timber piles,
- A single storey "versatile" dwelling with lightweight steel cladding, roof on a concrete floor slab,
- A single storey farm shed with lightweight cladding and roofing,
- Container storage shed,
- Former market garden and tunnel house area,
- Redundant water retention pond.



Figure 2: Area A features. Aerial photography retrieved from Canterbury Maps GIS

5.2. Area B

Refer to Figure 3. Features include;

- An industrial building with an intact concrete floor specialising in vehicle electrics and car batteries,
- Compacted gravel driveway and surround,
- Oil drums (~5 observed),
- Dis-used vehicles.



Preliminary Site Investigation



Figure 3: Area B Aerial photography retrieved from Canterbury Maps GIS

5.3. Area C

Refer to Figure 4. Area C is currently used for the storage of various earthworks plant, machinery and portacom buildings. Drainage materials, manhole sections and concrete blocks were also observed during the site walkover inspection. A backfilled offal pit is located in the western corner of Area C. No HAIL activities identified.



Figure 4: Area C. Photograph taken on 11 November 2020.



Preliminary Site Investigation

5.4. Area D

Refer to Figure 5. Site features at time of the walkover inspection included:

- An excavated pit that the site owner advised was to replace the former offal pit located in the western corner of the site (within Area C),
- Undulating farmland used for grazing,
- Livestock pen for calves,
- Woodshed,
- Former organic stockpile areas (tree branches).

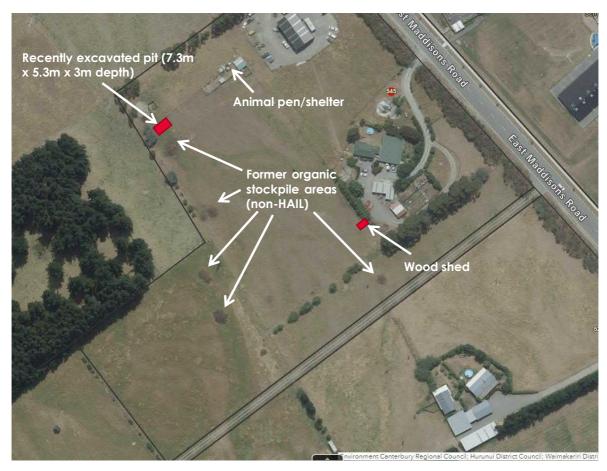


Figure 5: Area D site features. Aerial photography retrieved from Canterbury Maps GIS.

5.5. Geology and groundwater

Bore log records from the Environment Canterbury (ECan) GIS system were reviewed to determine typical subsoil geology of the general area.

Well M36/7648, located in the middle of the northeast end of the site encountered 'small to medium' and 'silt bound gravels' to 26m depth where the well terminated. Initial groundwater was at 8m below ground level (bgl) in May 2004.

Well M36/7512, located 60m south of the site encountered 'sandy gravel' to 12.6m, over 'silt bound gravels' and 'small to medium gravels' to 29m depth where the well terminated. Initial groundwater was at 8m bgl in December 2003.



Preliminary Site Investigation

Well M36/7543, located 200m northeast of the northeast boundary of the site encountered topsoil to 0.4mm over 'sandy gravel' to 6.8m, over 'small to medium gravels' with clay and silts to 26m depth where the well terminated. Initial ground water was at 7.7m bgl in May 2004.

Well M36/4891, located 290m northwest of the site encountered 'Claywashed gravel' and 'brown stained gravel' to 12.8m, over 'Water bearing gravel' to 27m depth where the well terminated. Initial ground water was at 7.4m bgl in May 1995.

Well M36/7902, located 290m south of the site encountered 'sandy gravels' and 'claybound gravels' to 198m, over 'sandy gravels' to 28m, over 'clay' to 28.5m, over 'sandy gravels' to 36m depth where the well terminated. Initial ground water was at 8.4m bgl in August 2005.

Refer to Appendix A for ECan's borehole logs.

5.6. Summary

The environmental setting of the site is summarised in Table 1.

Table 1: Environmental Setting

Site Address	545 East Maddisons Road, Rolleston			
Geology	Unweathered, brownish grey, variable mix of gravels/sand/silt/clay in low river terraces.			
Surface Water	No surface water was present on or near the site at time of the investigation.			
Topography	The site is generally flat with shallow undulations.			
Vegetation	The site is generally grassed paddocks.			

6. Site History

Information held on the Environment Canterbury (ECan) Listed Land Use Register (LLUR), Selwyn District Council (SDC) property file, resource consents on the ECan GIS and historical aerial photographs were reviewed, along with a site walkover to assess the likelihood of any historical or current HAIL activities. A summary is provided in Table 2.

Table 2: Summary of Potential HAIL Activities

Comments – Potential HAIL Activities
Listed as A10 – Persistent pesticide bulk storage or use
Existing shed consented as an industrial building (AutoElectrix)
No HAIL activities identified.
HAIL F4: Workshop
HAIL A10: Tunnel house
HAIL F4: Workshop
We understand following discussions with Peter Tilling that all old batteries are managed and disposed offsite by a third party "Exide Batteries".



6.1. Environment Canterbury Listed Land Use Register

A review of the ECan LLUR has been undertaken. The LLUR is a database containing records of contaminated, potentially contaminated and remediated (previously contaminated) sites in Canterbury. It is not an exhaustive database, i.e. an unregistered site does not confirm that there have never been any HAIL activities undertaken on the site.

An inferred market garden is listed on the LLUR as HAIL A10 'persistent pesticide bulk storage or use including sports turfs, market gardens, glass houses or spray sheds'. Refer to Figure 6.



Figure 6: LLUR Property Statement excerpt

7. Selwyn District Council

We have requested and received the property file for 545 East Maddisons Road to identify any current or previous HAIL activities.

The building in Area B has been consented to operate as a workshop, which is currently operating as Autoelectrix Rolleston Ltd (HAIL F4).

No other HAIL activities were identified.

8. ECan Resource Consent Database

The ECan Resource Consent Database was reviewed to determine if there are any discharge consents, or if bulk storage of hazardous materials were recorded for the site, as these activities can present a risk of ground contamination.

Resource Consent (CRC041743) was issued in March 2004 and expired in March 2007. The consent relates to the installation of "one bore for domestic and stockwater purposes".

No HAIL activities were identified.



Preliminary Site Investigation

9. Historical Aerial Images

Historical aerial photographs were reviewed from the Canterbury Maps website¹, which includes images from Land Information New Zealand, ECan and New Zealand Aerial Mapping, along with recent aerial photography shown on Google Earth Pro. Refer to Appendix B.

Table 3: Aerial Review Summary

Image date	Comments
1940-1944	Paddocks with shallow undulations across the site
1960-1964	No significant change
1970-1974	No significant change
1980-1984	No significant change
1990-1994	No significant change
2000-2004	No significant change
2010-2015	Area A: Structures now present, including the tunnel house (refer to Section 5).
	Area B: Still vacant
	Area C: Ground disturbance associated with the now backfilled offal pit is visible in the northwestern corner of the site.
	Area D: Animal pens/shelters now present.
2019	Areas A and D: No significant change
	Area B: Industrial workshop now present with dis-used vehicles and vehicle parts visible.
	Area C: Ground disturbance/excavated pit in northwestern corner measured in Canterbury Maps to be approximately 4m x 5m.
Summary	The excavation pit evident in the 2019 aerial photograph was backfilled at the time of inspection in November 2020.
	HAIL F4 confirmed.
	No other HAIL activities were obvious in the available photography.

10. Site Walkover Inspection

A site walkover was undertaken on 11 November 2020 with the current landowner, Peter Tilling. The following was noted:

The site comprised of the areas as described in Section 5. Specific reference is made to the following items:

- Area A: The market garden identified was previously used to grow flowers. At the time of investigation in November 2020 this area is generally vegetated with long grass and weeds. Two surface samples were screened within this area using the portable XRF analyser for priority contaminants, including arsenic and lead. Results were all below the NESCS rural-residential guidelines criteria,
- Area B: The structure is currently used as an auto-electric workshop (Autoelectrix Rolleston Ltd). The workshop comprises an intact concrete floor slab. New batteries, vehicle parts, tools, lubricants and oils are stored within the workshop.

¹ https://mapviewer.canterburymaps.govt.nz/



Preliminary Site Investigation

- Area B: The area surrounding the building is unpaved. Dis-used drums (lubricants) were identified adjacent to the workshop, including one that is utilised for waste oil. Minor surface staining was observed in this area. Dis-used vehicles and parts were sighted adjacent to the western side of the workshop,
- Area C: The excavated pit evident in the 2019 aerial photography (offal pit) has been backfilled and at the time of investigation in November 2020 concrete blocks were stored in the area of the former pit.
- Area D: An excavated pit (~3m deep) was identified, as shown on Figure 5. The pit comprised a minor volume of burnt materials in the base. Gravel, branches and a single steel drum and wire was observed. Three representative soil samples were screened using a portable XRF analyser for priority contaminants, including arsenic and lead. Samples were obtained at the surface of the pit within visibly burnt soil and depths of 1m and 2.7m. Results were compared to the NESCS rural-residential guideline criteria. Results were all below NESCS rural-residential guidelines criteria as summarised below;
 - i) Arsenic reported range between 3.3 and 13.1 mg/kg (NESCS guideline criteria of 17mg/kg),
 - ii) Lead reported range between 14.2 and 18.2 mg/kg (NESCS guideline criteria of 160mg/kg),
- Area D: Former stockpile areas were sighted across the paddock and appear to be organic (non-HAIL).

Refer to Appendix C for representative site photographs and Appendix D for the XRF analysis records.

11. Owner Interview

We have undertaken a site walkover with the current landowner, Peter Tilling who had owned the property for over 18 years, and Peter advised the following.

- All old batteries are temporarily stored in the workshop for pick up by "Exide Batteries" for recycling,
- Minor servicing works such as oil changes has been carried out at the workshop,
- Waste oil contained within a drum adjacent to the workshop is used to fuel a portable fire burner to heat the workshop during the cold winter period,
- The former pit is an offal pit evident in the 2019 aerial photograph.
- The recently excavated pit was used to burn off trees and is largely organic,
- The market garden area was previously used to grow flowers, no pesticides were used: the garden was fertilised with worm feed,
- The sheds in Area A are used for general storage and farm equipment,
- Raised garden beds adjacent to the original dwelling is for domestic use,
- The pond feature was a project previously undertaken by Peter Tilling to act as a water retention pond. This project is currently abandoned.

The owner was not aware of any HAIL activities having taken place on the site.

12. Conceptual Site Model

A conceptual site model helps to identify whether or not a complete exposure pathway exists. An exposure pathway must include a contaminant source, a transport mechanism and a receptor. If one of these components does not exist, or can be removed, then the exposure pathway is incomplete. If the exposure pathway is incomplete, then there is little risk to human health at the specified location.



Preliminary Site Investigation

At time of investigation in November 2020, oil drums and dis-used vehicles were identified within the area of the workshop. Vehicle oils, fuel, and lubricants act as a potential contaminant source. Pathways for human exposure include dermal contact, inhalation, and ingestion of small amounts of soil or liquids. The potential receptors are existing and future site occupiers, and the surrounding environment.

13. Recommendations and Conclusions

This PSI is based on a review of Council records, Environment Canterbury records, historical images, owner interview and Eliot Sinclair's site walkover inspection on 11 November 2020.

We have identified one existing HAIL activity (F4), associated with Autoelectrix Rolleston Ltd. Oil drums in the area of the existing workshop and associated minor surface staining of the ground in the immediate vicinity of the drums was observed. Minor surface staining associated with the movement of dis-used vehicles was also observed.

Due to the minor areas involved and surface impact only, we assess that there is no immediate human health risk for the existing site use. For future residential land use, we recommend that the drums are appropriately disposed of at a facility authorised to receive them, and a surface scrape of visibly impacted soil is undertaken and also disposed of at an approved facility. The volume of soil requiring disposal is not likely to exceed the permitted activity criteria specified in the NES, which states:

Regulation 8(3) allows for relatively small-scale soil disturbance that may occur on land that is not associated with either soil sampling or removing or replacing fuel systems.

The NES requires:

- a. that controls be put in place to minimise people's contact with the soil during the disturbance works – including the people undertaking the disturbance works and any people on neighbouring properties who might come into contact with contaminants moving off-site (for example, in dust or water)
- b. that the soil be reinstated to an erosion resistant state within one month of completing the sampling or subsurface works
- c. that, if there is a structure in place designed to contain contaminants, then the integrity of the structure must not be compromised
- d. disposal of removed soil at a facility authorised to receive such waste

and sets limits on the:

- e. volume of soil disturbance (no more than 25 m³ (in-situ volume) per 500 m² of land)
- f. volume of soil removed (up to a total limit of 5 m³ (in-situ volume) per 500 m² of land per year, not including soil removed as samples for laboratory analysis) provided that the soil is disposed of at a facility authorised to receive such material
- g. duration of the soil disturbance (no longer than 2 months).

We understand following discussions with Peter Tilling that all old batteries are managed and disposed offsite by a third party "Exide Batteries".

The former market garden activity (flower growing) is assessed as non-HAIL.

As best industry practice, it is recommended that if any unusual or contaminated materials are encountered during any future site works that the Accidental Discovery Protocol, provided below, is followed.



It is considered that a Detailed Site Investigation (DSI) is not required and that no resource consent is required under the NESCS as the small area of potential contamination can be removed as a permitted activity.

Based on the above findings, the site is considered suitable for residential use and there are no constraints to the proposed re-zoning.

Accidental Discovery of Contamination

If any of the following materials are encountered during any future earthworks, such as:

- Stained or odorous soil (e.g. black, green, grey; or smells of rotting organic material, petroleum hydrocarbons or solvents)
- Slag, ash, charcoal
- Rubbish comprising putrescible waste, or hardfill, or treated timber, or agrichemicals, etc
- Potential asbestos containing-material (for example fragments from cement fibre sheets, or loose fibres from insulation, etc.)

Then we recommend:

- Excavation and earthworks cease, the site secured to stop people entering the area where potential contamination was encountered, and then:
- Contact a contaminated land specialist for further advice. If required, Eliot Sinclair (03) 379 4014 can inspect the area, assess the material determine if it is contaminated or hazardous, and then determine a practical course of action.

This report does not relieve contractors and landowners of their responsibilities under the Health and Safety at Work Act 2015.

15. Limitations

Preliminary Site Investigation

The comments made in this report are based on a desktop review, site walkover inspection on 11 November 2020 and discussions with the current site owner. It is possible these may not provide a complete or accurate assessment of the entire site. As a result, Eliot Sinclair provides this information on the basis that it does not guarantee that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

All reasonable effort has been made to ensure that the conclusions drawn in this report are correct at the time of reporting. However, the activities described on the HAIL may change in the future as knowledge about potentially hazardous activities develops over time.

It is possible there may be unidentified subsoil conditions that are not obvious from the information obtained by our investigations and site inspection, and that differ from the conclusions of this report. Should unusual geotechnical conditions be encountered during future earthworks such as historical uncontrolled fill materials, then Eliot Sinclair should be advised. They can review any new information and to advise if the recommendations of this report are still valid.

This report has been prepared for the benefit of Peter Tilling. No liability is accepted by this company or any employee of this company with respect to the use of this report by any other party or for any other purpose other than what is stated in our scope of work.

This report does not relieve contractors of their responsibilities under the Health and Safety at Work Act 2015. Site conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes, at their own expense.



Appendix A. ECan Borehole Logs



Preliminary Site Investigation

Bore or Well No	M36/7902
Well Name	SELWYN ROAD
Owner	RB & BM CHAPMAN & HAMILTON



Well Number	M36/7902	File Number	CO6C/23254
Owner	RB & BM CHAPMAN & HAMILTON	Well Status	Active (exist, present)
Street/Road	SELWYN ROAD	NZTM Grid Reference	BX23:50407-69271
Locality	SPRINGSTON	NZTM X and Y	1550407 - 5169271
Location Description		Location Accuracy	10 - 50m
CWMS Zone	Selwyn - Waihora	Use	Domestic and Stockwater,
Groundwater Allocation Zone	Selwyn-Waimakariri	Water Level Monitoring	
Depth	36.00m	Water Level Count	0
Diameter	150mm	Initial Water Level	8.40m below MP
Measuring Point Description	ТоС	Highest Water Level	
Measuring Point Elevation	35.00m above MSL (Lyttelton 1937)	Lowest Water Level	
Elevation Accuracy	< 2.5 m	First reading	
Ground Level	0.30m below MP	Last reading	
Strata Layers	6	Calc Min 80%	9.20m below MP (Estimated)
Aquifer Name		Aquifer Tests	0
Aquifer Type		Yield Drawdown Tests	1
Drill Date	09 Aug 2005	Max Tested Yield	4 l/s
Driller	East Coast Drilling	Drawdown at Max Tested Yield	16 m
Drilling Method	Rotary Rig	Specific Capacity	0.23 l/s/m
Casing Material	Steel	Last Updated	08 Nov 2013
Pump Type		Last Field Check	
Water Use Data	No		

Screens

Screen No.	Screen Type	Top (m)	Bottom (m)	Slot Size (mm)	Slot Length (mm)	Diameter (mm)	Leader Length (mm)
1	Stainless steel	34.5	36				

Step Tests

Step Test Date	Step	Yield	Yield GPM	DrawDown	Step Duration
09 Aug 2005	1	3.7	48.83328	15.8	8

No comments for this well

Borelog for well M36/7902

Grid Reference (NZTM): 1550408 mE, 5169271 mN

Location Accuracy: 10 - 50m

Ground Level Altitude: 34.7 m +MSD Accuracy: < 2.5 m

Driller: East Coast Drilling Drill Method: Rotary Rig

Borelog Depth: 36.0 m Drill Date: 09-Aug-2005



1.00m 3.00m	Scale(m)	Water Level	Depth(m)		Full Drillers Description	Formation Code
3.00m O:			1.00m		Earth	
18.00m 200 000 000 000 000 000 000 000 000	П			0:0::0::	sandy gravels	
18.00m 200 000 000 000 000 000 000 000 000	Н			0:0:0		
10 00000 000 000 000 000 000 000 000 00	Н		3.00m	200000	cleybound greyels	
10	Ц			000000	daybound graves	
20 20 00 00 00 00 00 00 00 00 00 00 00 0	5			000000		
20 20 00 00 00 00 00 00 00 00 00 00 00 0				000000		
15 15.0m 18.00m 20.000 0	- 1					
10	H					
15	H			000000		
20 18.00m 18.00m 18.00m 18.00m 20 20 20 20 20 20 20 20 20	- 4			000000		
20 18.00m 18.00m 18.00m 18.00m 20 20 20 20 20 20 20 20 20	10			000000		
20 20 20 20 20 20 20 20 20 20						
20 20 00 00 00 00 00 00 00 00 00 00 00 0	П					
20 18.00m 18.00m 18.00m 18.00m 0.00000 0.0000	Н			000000		
20 18.00m 18.00m 0.0000	Н			000000		
20 18.00m 18.00m 0.0000	Н			000000		
20 20 20 20 20 20 20 20 20 20	15					
20 20 20 20 20 20 20 20 20 20 20 20 20 2	Щ			— – – –		
20 21 22 25 28.00m 28.50m				203000		
25 28.00m 28.50m 28.50			18.00m	000000		
25 28.00m 28.00m 28.00m 28.00m 20.00.00 0.00.00 0.00.00 0.00.00 0.00.0			_	0::0::0::	sandy gravels, some clay	
25 28.00m 28.00m 28.00m 28.00m 20.00.00 0.00.00 0.00.00 0.00.00 0.00.0				0::0::0		
28.00m 28.50m 28.00m	20					
28.00m 28.50m 28.00m clay sandy gravels, water 30 0.0000 0.000000	Н			<u></u>		
28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.	Н			.000		
28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.	Ц			<u>o∵o∵o∵</u>		
28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.50m 28.00m 28.				.0::0::0		
28.00m 28.50m	25			I 		
28.50m						
28.50m	- 1			<u>-0-0-0</u>		
28.50m	- 1			00.0.		
30	H		28.00m _ 28.50m	. Oo.	clav	
	Н		_	0::0::0::	sandy gravels, water	
■ ••••••••Ω:•Ω1	30			0:0:0		
■ ••••••••Ω:•Ω1				p::0::0::q		
■ ••••••••Ω:•Ω1				0.0.0		
■ ••••••••Ω:•Ω1	П);::o:::o::d		
■ ••••••••Ω:•Ω1	Н			[U: 0: 10:]		
■ ••••••••••••••••••••••••••••••••••••	Н			,		
■ III. O. • O • • O • • O • • O • • O • O • O	35			0.70.0		
36.00m ::::::::::::::::::::::::::::::			36.00m	M		

Bore or Well No	M36/4891	
Well Name	CNR MADDISONS & GOULDS ROAD	
Owner	Mr & Ms B N & J A Stevens & Gray	



Well Number	M36/4891	File Number	CO6C/06015
Owner	Mr & Ms B N & J A Stevens & Gray	Well Status	Active (exist, present)
Street/Road	CNR MADDISONS & GOULDS ROAD	NZTM Grid Reference	BX23:50117-70000
Locality	ROLLESTON	NZTM X and Y	1550117 - 5170000
Location Description		Location Accuracy	50 - 300m
CWMS Zone	Selwyn - Waihora	Use	Domestic and Stockwater,
Groundwater Allocation Zone	Selwyn-Waimakariri	Water Level Monitoring	
Depth	25.25m	Water Level Count	0
Diameter	150mm	Initial Water Level	7.38m below MP
Measuring Point Description		Highest Water Level	
Measuring Point Elevation	39.15m above MSL (Lyttelton 1937)	Lowest Water Level	
Elevation Accuracy	< 2.5 m	First reading	
Ground Level	0.00m above MP	Last reading	
Strata Layers	6	Calc Min 80%	9.81m below MP (Estimated)
Aquifer Name	Riccarton Gravel	Aquifer Tests	0
Aquifer Type	Unknown	Yield Drawdown Tests	1
Drill Date	05 May 1995	Max Tested Yield	8 l/s
Driller	Clemence Drilling Contractors	Drawdown at Max Tested Yield	4 m
Drilling Method	Unknown	Specific Capacity	2.25 l/s/m
Casing Material	UNKNOWN	Last Updated	08 Nov 2013
Pump Type	Unknown	Last Field Check	
Water Use Data	No		

Borelog for well M36/4891

Grid Reference (NZTM): 1550118 mE, 5170001 mN

Location Accuracy: 50 - 300m

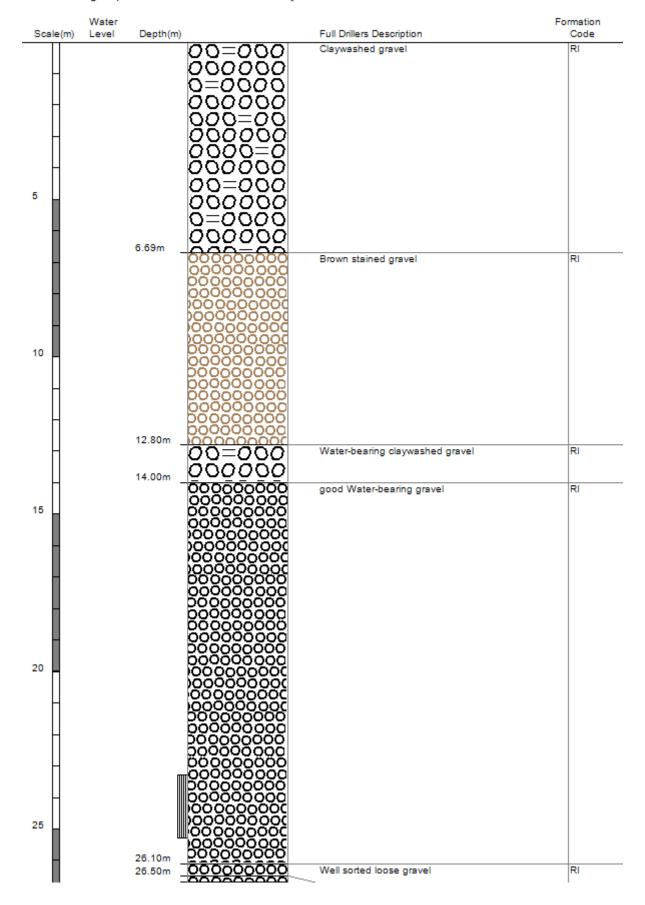
Ground Level Altitude: 39.2 m +MSD Accuracy: < 2.5 m

Driller: Clemence Drilling Contractors

Drill Method: Unknown

Borelog Depth: 26.7 m Drill Date: 05-May-1995





Bore or Well No	M36/7512
Well Name	East Maddisons Road
Owner	Mr & Mrs A S & M M Baxter



'			
Well Number	M36/7512	File Number	CO6C/21054
Owner	Mr & Mrs A S & M M Baxter	Well Status	Active (exist, present)
Street/Road	East Maddisons Road	NZTM Grid Reference	BX23:50237-69431
Locality	Rolleston	NZTM X and Y	1550237 - 5169431
Location Description		Location Accuracy	50 - 300m
CWMS Zone	Selwyn - Waihora	Use	Domestic and Stockwater,
Groundwater Allocation Zone	Selwyn-Waimakariri	Water Level Monitoring	
Depth	29.00m	Water Level Count	0
Diameter	150mm	Initial Water Level	8.10m below MP
Measuring Point Description		Highest Water Level	
Measuring Point Elevation	34.85m above MSL (Lyttelton 1937)	Lowest Water Level	
Elevation Accuracy	< 5 m	First reading	
Ground Level	0.00m above MP	Last reading	
Strata Layers	6	Calc Min 80%	9.32m below MP (Estimated)
Aquifer Name		Aquifer Tests	0
Aquifer Type		Yield Drawdown Tests	2
Drill Date	01 Dec 2003	Max Tested Yield	5 l/s
Driller	Dynes Road Drilling	Drawdown at Max Tested Yield	10 m
Drilling Method	Cable Tool	Specific Capacity	0.41 l/s/m
Casing Material	STEEL	Last Updated	08 Nov 2013
Pump Type		Last Field Check	
Water Use Data	No		

Screens

Screen No.	Screen Type	Top (m)	Bottom (m)	Slot Size (mm)	Slot Length (mm)	Diameter (mm)	Leader Length (mm)
1	Stainless steel	27	29				

Step Tests

Step Test Date	Step	Yield	Yield GPM	DrawDown	Step Duration
01 Dec 2003	1	1.5	19.7972755	3.65	2
01 Dec 2003	2	4.9	64.6711044	10.36	3

No comments for this well

Borelog for well M36/7512

Grid Reference (NZTM): 1550238 mE, 5169431 mN

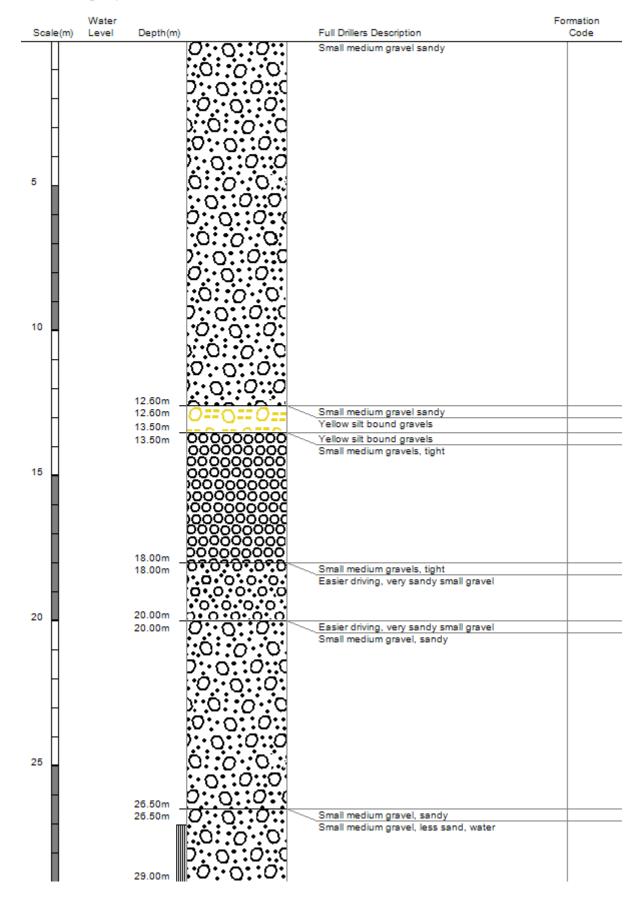
Location Accuracy: 50 - 300m

Ground Level Altitude: 34.9 m +MSD Accuracy: < 0.5 m

Driller: Dynes Road Drilling Drill Method: Cable Tool

Borelog Depth: 29.0 m Drill Date: 01-Dec-2003





Bore or Well No	M36/7543
Well Name	East Maddison Road
Owner	Mr & Ms G K & P R Poole & Eastmond



Well Number	M36/7543	File Number	CO6C/21175
Owner	Mr & Ms G K & P R Poole & Eastmond	Well Status	Active (exist, present)
Street/Road	East Maddison Road	NZTM Grid Reference	BX23:50607-69770
Locality	Rolleston	NZTM X and Y	1550607 - 5169770
Location Description		Location Accuracy	50 - 300m
CWMS Zone	Selwyn - Waihora	Use	Domestic and Stockwater,
Groundwater Allocation Zone	Selwyn-Waimakariri	Water Level Monitoring	
Depth	26.00m	Water Level Count	0
Diameter	150mm	Initial Water Level	7.70m below MP
Measuring Point Description		Highest Water Level	
Measuring Point Elevation	35.63m above MSL (Lyttelton 1937)	Lowest Water Level	
Elevation Accuracy	< 5 m	First reading	
Ground Level	0.00m above MP	Last reading	
Strata Layers	7	Calc Min 80%	9.66m below MP (Estimated)
Aquifer Name	Riccarton Gravel	Aquifer Tests	0
Aquifer Type		Yield Drawdown Tests	1
Drill Date	03 May 2004	Max Tested Yield	3 l/s
Driller	Dynes Road Drilling	Drawdown at Max Tested Yield	9 m
Drilling Method	Cable Tool	Specific Capacity	0.37 l/s/m
Casing Material	Steel	Last Updated	08 Nov 2013
Pump Type		Last Field Check	
Water Use Data	No		

Screens

Screen No.	Screen Type	Top (m)	Bottom (m)	Slot Size (mm)	Slot Length (mm)	Diameter (mm)	Leader Length (mm)
1	Stainless steel	24	26				

Step Tests

Step Test Date	Step	Yield	Yield GPM	DrawDown	Step Duration
03 May 2004	1	3.417	45.0981941	9.144	2

No comments for this well

Borelog for well M36/7543

Grid Reference (NZTM): 1550608 mE, 5169771 mN

Location Accuracy: 50 - 300m

Ground Level Altitude: 35.6 m +MSD Accuracy: < 0.5 m

Driller: Dynes Road Drilling Drill Method: Cable Tool

Borelog Depth: 26.0 m Drill Date: 03-May-2004



Scale(m)	Water Level	Depth(m)		Full Drillers Description	Formation Code
11	2070	0.40m	6767676	Brown topsoil	RI
		0.40m	0:0::0::	Brown topsoil	RI
Н			0.00	Small - medium sandy gravel	RI
- 11			h		
Н			P. 0 0		
- 11					
Н			p::0::0::a		
- 11			10::0::0::		
Н			1.0.0.d		
- 11					
5			0.0.0.0		
			[.0::0::0]		
н			$D:\mathcal{O}:O:A$		
- 1		6.80m	0:0:0:		
Н		6.80m	0==0==0==	Small - medium sandy gravel	RI
- 1			==0==0	Small - medium gravel some silt	RI
н					
- 1			0==0==0==		
н			# 0 # 0 # 0		
			0==0==0==		
10			=0==0==0		
			0==0==0==		
Н			=0=0=0		
- 11		11.40m _ 11.40m	 	Small - medium gravel some silt	RI
Н		11.40111	000000	Small - medium gravel with clay	RI
			000000		
Ц					
			000000		
Ц			000000		
- 11					
15			000000		
- 1			202220		
Ш			000000		
- 1			000000		
			000000		
			000000		
			000000		
			000000		
20		20.00m	<u> </u>		
П		20.00m		Small - medium gravel with clay	RI
		21.00m		Silt water coming into well	RI
П		21.00m	0==0==0==	Silt water coming into well	RI
			F=0==0	Stained gravel in wet silt	RI
П		22.50m	0=0=0		
		22.50m	0==0==0==	Stained gravel in wet silt	RI
Н			=0=0=0	Firmer silt water dropping away a little. 23m water coming back small -	RI
			[0]=0=0=0=0=0=0=0=0=0=0=0=0=0=0=0=0=0=0=	medium gravel stained.	
Н		M			
25			525050		
20			UUU		
		26.00m			
-		20.00111	"~ ~ ·		I

Bore or Well No	M36/7648
Well Name	East Maddisons Road
Owner	Mr & Ms PM & KI Tilling & Thompson



Well Number	M36/7648	File Number	CO6C/21547
Owner	Mr & Ms PM & KI Tilling & Thompson	Well Status	Active (exist, present)
Street/Road	East Maddisons Road	NZTM Grid Reference	BX23:50377-69690
Locality	Rolleston	NZTM X and Y	1550377 - 5169690
Location Description		Location Accuracy	50 - 300m
CWMS Zone	Selwyn - Waihora	Use	Domestic and Stockwater,
Groundwater Allocation Zone	Selwyn-Waimakariri	Water Level Monitoring	
Depth	26.00m	Water Level Count	0
Diameter	150mm	Initial Water Level	8.10m below MP
Measuring Point Description		Highest Water Level	
Measuring Point Elevation	35.66m above MSL (Lyttelton 1937)	Lowest Water Level	
Elevation Accuracy	< 5 m	First reading	
Ground Level	0.00m above MP	Last reading	
Strata Layers	7	Calc Min 80%	9.57m below MP (Estimated)
Aquifer Name		Aquifer Tests	0
Aquifer Type		Yield Drawdown Tests	2
Drill Date	15 May 2004	Max Tested Yield	8 l/s
Driller	Dynes Road Drilling	Drawdown at Max Tested Yield	4 m
Drilling Method	Cable Tool	Specific Capacity	2.24 l/s/m
Casing Material	STEEL	Last Updated	08 Nov 2013
Pump Type		Last Field Check	
Water Use Data	No		

Screens

Screen No.	Screen Type	Top (m)	Bottom (m)	Slot Size (mm)	Slot Length (mm)	Diameter (mm)	Leader Length (mm)
1	Stainless steel	24	26				

Step Tests

Step Test Date	Step	Yield	Yield GPM	DrawDown	Step Duration
15 May 2004	1	3.4	44.8738251	1.52	3
15 May 2004	2	8.33	109.940872	3.96	4

No comments for this well

Borelog for well M36/7648

Grid Reference (NZTM): 1550378 mE, 5169691 mN

Location Accuracy: 50 - 300m

Ground Level Altitude: 35.7 m +MSD Accuracy: < 0.5 m

Driller: Dynes Road Drilling Drill Method: Cable Tool

Borelog Depth: 26.0 m Drill Date: 15-May-2004



Scale(m)	Water Level	Depth(m)		Full Drillers Description	Formation Code
		1.00m	000000000	small-medium gravel	
Н		1.00m _	0==0==0==	_ small-medium gravel	
- 11		1.00111		small-medium gravel - silt bound	
Н			==0==0	•	
- 11			0==0==0==		
Ц			==0==0		
- 11			ົ≎∺ດ≕o≕		
Ш		4.00			
П		4.20m _ 4.20m	000000000	_ small-medium gravel - silt bound	
5			100000000a	small-medium gravel - stained	
			00000000		
			1000000000		
н			5000000000		
			000000000		
Н					
			000000000		
Н			D00000000		
			000000000		
Щ			000000000		
			000000000		
10			000000000		
П			100000000		
- 11			000000000		
П		11.50m	000000000000000000000000000000000000000		
		11.50m	0==0==0==	small-medium gravel - stained	
П			==0==0	small-medium gravel - silt bound	
			1 =		
Н			0==0==0==		
			==0==0==0		
Н		44.50	0==0==0==		
		14.50m _ 14.50m	<u> </u>	_ small-medium gravel - silt bound	
15		14.00111	loooooooa	small-medium gravel - stained - water	
			00000000		
H			000000000		
			000000000		
Щ			[000000000		
			000000000		
Ш		18.00m _	000000000		
		18.00m		small-medium gravel - stained - water	
				silt bound, tight driving, no water	
		19.50m			
20		19.50m	0:0::0::	silt bound, tight driving, no water	
- □			0.00	small-medium gravel, sandy - water keeping up	
- 11			h	keeping up	
Н			P. O. O. G		
- 11			10.0.0.0.		
Н			b O O d		
			000		
Н			15.65.65.4		
			1.7000		
Н		m	[::O::O::O]		
			::0::0::0		
25			D		
		26.00m	[.0.:0:0:		
_			- · 		

Appendix B. Historical Aerial Photography



Preliminary Site Investigation

















Appendix C. Representative Site Photos



Preliminary Site Investigation

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workshop



3.Old vehicles and parts adjacent to workshop



4. BG Contracting yard. Compaction plant, equipment and parts



5. Concrete blocks in the area of the previously filled offal pit



6. Excavated burn pit.



7. Former organic stockpile area



8. Woodshed



9. Former flower growing area



10. Raised garden bed adjacent to original dwelling.



11. Workshop – new battery storage



12. Old batteries stored awaiting pick up by "Exide Batteries"

Appendix D. XRF Analysis Records



Preliminary Site Investigation

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Location Reference:	Area A	Area A	Area D	Area D	Area D
Sample Name:	MG1	MG2	BP1	BP2	BP3
Sample Date:	11/11/2020	11/11/2020	11/11/2020	11/11/2020	11/11/2020
Depth:	Surface	Surface	Surface	1m bgl	2.7m bgl
				Soil, some	Soil, some
Soil Type	Soil	Soil	Soil	gravel	gravel
XRF Reference No:	Market Garden 1	Market Garden 2	Burn Pad 1	Burn Pad 2	Burn Pad 3

Job Number: 501792

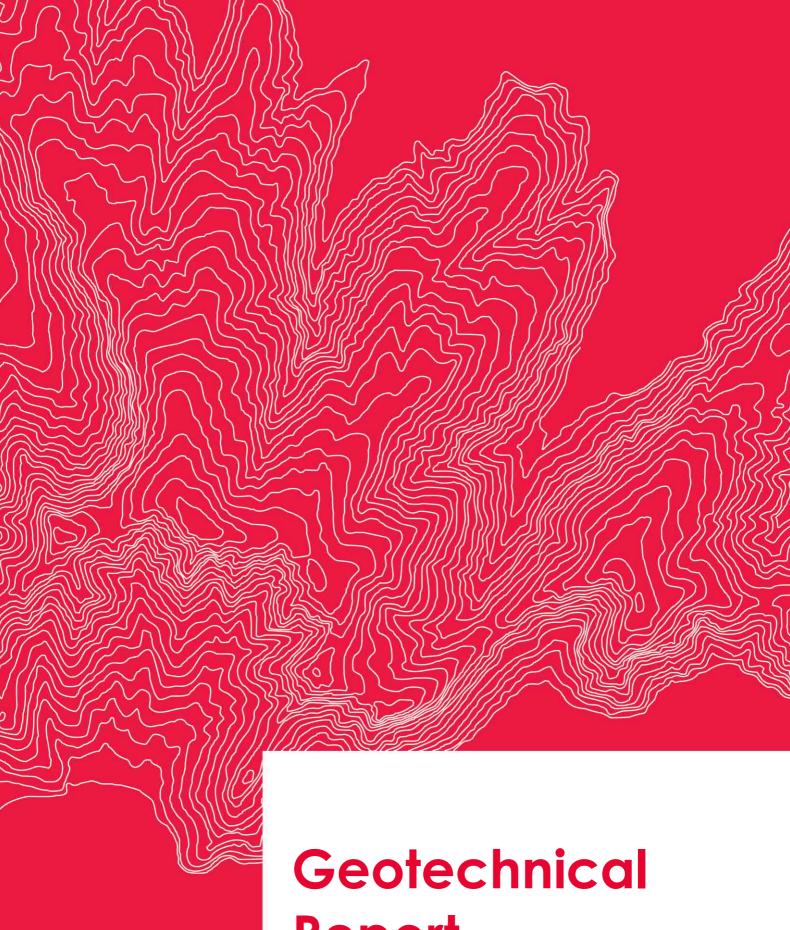
NES SCS Rural Residential 25% Criteria

Arsenic	17 (As)	3.2	9.2	3.3	13.1	9.6
Copper	NL (Cu)	51.7	23.1	12.1	17	21.1
Lead	160 (Pb)	14.8	12.3	18.2	15.5	14.2

Appendix E. Geotechnical Assessment



Planning Report



Report



545 East Maddisons Road, Rolleston

Prepared for Peter Tilling 501792

Geotechnical Report

545 East Maddisons Road, Rolleston

Prepared for Peter Tilling

501792

Quality Control Certificate

Eliot Sinclair & Partners Limited

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Action	Name	Signature	Date
Prepared by:	Jeffrey Fleming Geotechnical Engineering Technician NZDE Civil MEngNZ	Telling	18 November 2020
Reviewed by:	Kristel Franklin Engineering Geologist MSc (HAZM) CMEngNZ (1163943)	Donal	18 November 2020
Directed and approved for release by:	John Aramowicz Geotechnical Engineer, Director BEng(Hons) Mining CMEngNZ IntPE(NZ) CPEng (1008112)	John aramoning	18 November 2020
Status:	Final		
Release date:	18 November 2020		
Reference no:	501792		
Distributed to:	Peter Tilling		

Limitations

This report has been prepared for Peter Tilling according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.

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	3.2.	Location	1
	3.3.	Existing Buildings on the Site	1
4.	Desk	top investigation	2
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Appendix A: Tonkin & Taylor Report



1. Introduction

Eliot Sinclair was engaged by Peter Tilling to prepare a Geotechnical Report to support a proposed application to re-zone the land at 545 East Maddisons Road (the site), Rolleston from Rural Inner Plains to Living Z.

We understand it is proposed that the site be included in the private Plan Change to avoid having an isolated land parcel zoned rural in an area surrounded by residential zones and uses.

2. Scope of Work

The scope of work for this geotechnical assessment of the site was to;

- Review published geology,
- Review available records from the New Zealand Geotechnical Database and Environment Canterbury (ECan) well records for nearby borehole data,
- Review the GNS Science strong motion data for the 4 September 2010 and 22 February 2011 earthquakes,
- Review publicly available information from the Selwyn District Council for plan Change 641.
- Summarise the above work in a Geotechnical Report that comments on the suitability of the site for proposed rezoning to 'Living Z'.

3. Site Description

3.1. Legal Description

The property at 545 East Maddisons Road is legally described as Lot 1 DP 326339 and comprises an area of approximately 4 hectares.

3.2. Location

The site is within the Rural zone "Inner Plains". The site is generally flat. The site is accessed from East Maddisons road to the east. Refer to Figure 1.

3.3. Existing Buildings on the Site

The site currently contains the following structures;

- Versatile dwelling
- Relocated dwelling
- Storage sheds
- Industrial building/workshop
- Animal pens/shelters

¹ https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes/plan-change-64,-rezone-land-from-rural-inner-plains-to-living-z,-faringdon



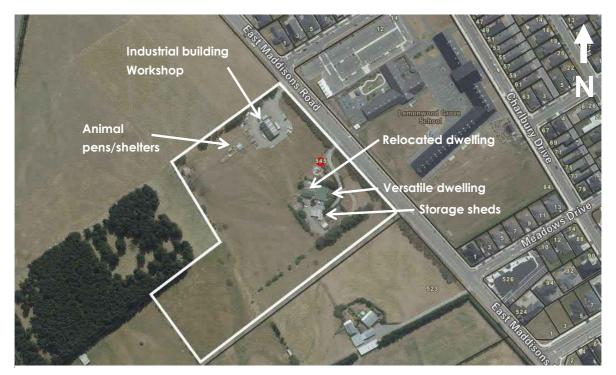


Figure 1. Site location and current layout. Aerial photography retrieved from Canterbury Maps in Nov 2020

4. Desktop investigation

4.1. Historical Aerial photography

We have reviewed historic aerial photography available for the site dated between 1940 and 2015 from the Canterbury Maps GIS².

- The 1940s photograph shows various alluvial channels across the site, typically from the northwest down to the southeast. Evidence of these shallow features was still present on site during our site walkover inspection on 11 November 2020.
- The first buildings appear on the site in the photography taken between 2010 and 2015.

4.2. Existing Pits on Site

A former offal pit was located at the western boundary of the site, but had been backfilled prior to our site inspection. We understand the pit was loosely backfilled with site won material.

A recently excavated (~3m deep) pit was also located near the western corner of the site. Refer to Figure 2.

The pit contained minor rubbish. These features are further discussed in Eliot Sinclair's Preliminary Site Investigation (PSI) report.

Geotechnical Report



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² https://mapviewer.canterburymaps.govt.nz/

As these pits contain inorganic material, rubbish and loose fill, they pose a localised risk of subsidence and should not be relied upon to support building foundations. Remediation of the pits should be undertaken at time of future subdivision construction by excavation of any loosely backfilled material and replacement with controlled, compacted backfill. The controlled filling operation shall be undertaken in accordance with the requirements of NZS4431:1989 'Code of practice for earth fill for residential development'.



Figure 2: Existing pits, aerial photography retrieved from Canterbury Maps GIS in Nov 2020

4.3. Geology

GNS's geological unit map³ notes the site being underlain by Late Pleistocene river deposits (Q2a), described as 'Unweathered, brownish-grey, variable mix of gravels/sand/silt clay in low river terraces; locally up to 2m silt'.

4.4. Existing Well Log Data

Bore log records from the ECan GIS were reviewed to determine typical subsoil geology of the general area.

- Well M36/7648, located in the mid to northeast part of the site, encountered 'small to medium' and 'silt bound gravels' to 26m depth, where the well terminated. Initial groundwater was at 8m below ground level (bgl) in May 2004.
- Well M36/7512, located 60m south of the site, encountered 'sandy gravel' to 12.6m, over 'silt bound gravels' and 'small to medium gravels' to 29m depth, where the well terminated. Initial groundwater was at 8m bgl in December 2003.
- Well M36/7543, located 200m northeast of the northeast boundary of the site, encountered topsoil to 0.4m over 'sandy gravel' to 6.8m, over 'small to medium gravels' with clay and silts to 26m depth, where the well terminated. Initial groundwater was at 7.7m bgl in May 2004.

³ NZGD GNS Geological Unit QMAP



- Well M36/4891, located 290m northwest of the site, encountered 'Clay washed gravel' and 'brown stained gravel' to 12.8m, over 'Water bearing gravel' to 27m depth, where the well terminated. Initial groundwater was at 7.4m bgl in May 1995.
- Well M36/7902, located 290m south of the site, encountered 'sandy gravels' and 'claybound gravels' to 19m, over 'sandy gravels' to 28m, over 'clay' to 28.5m, over 'sandy gravels' to 36m depth, where the well terminated. Initial groundwater was at 8.4m bgl in August 2005.

4.5. Existing Site Investigation Records

In 2010 Tonkin & Taylor Ltd (see Appendix A) carried out a site investigation for the foundation design of a three-bedroom dwelling that was relocated onto the site. Two hand auger boreholes encountered topsoil and sandy clay to 0.35m depth, overlying alluvial gravel with some silt to 0.4m bgl, where the auger holes terminated in gravels.

Two Scala penetrometer tests confirmed penetration resistances exceeded 5 blows per 100mm depth on the silt and silty gravels below 0.35m bgl during their site investigation (30 July 2020). These results infer an index static ultimate bearing capacity of at least qu=300kPa below the topsoil layer at the test locations.

4.6. Groundwater

The ECan GIS² indicates the likely average depth to groundwater is around 10m below ground level (bgl).

4.7. Active Faults

We have searched GNS's Active Faults database⁴ and viewed the NZGD⁵ to search for any known active faults in the locality. The Greendale Fault, which ruptured and produced a M7.1 earthquake on 4 September 2010, is located approximately 6km northwest of the site. Based on available data the site is likely to be located outside the minimum 20m fault avoidance zone that is recommended by the Ministry for the Environment⁶.

4.8. Land Classification

The Environment Canterbury Liquefaction Assessment Map 2012⁷ indicates the site is in an area marked as "Damaging Liquefaction unlikely". The land at the site has been classified by CERA as N/A Rural & Unmapped.

We have also viewed the ENGEO's geotechnical summary letter⁸ for the Faringdon West development that was submitted to the Selwyn District Council for Plan Change 64.¹ This references their previous geotechnical reporting for nine sites on East Maddisons Road, Selwyn Road and Goulds Road that are located within 500m north and south of the site.

ENGEO's letter⁸ advises the "subsurface conditions across the site are consistent with the published geological mapping. Broadly the subsurface conditions were topsoil overlying sandy gravel". ENGEO concludes "We therefore consider the site of the proposed subdivision to have Technical Category 1 (TC1) future land performance whereby future land damage from liquefaction unlikely, and ground settlements are expected to be within normally accepted tolerances".

⁸ ENGEO Geotechnical Summary Letter- Farringdon West Rolleston, Christchurch, dated 9 September 2020.



⁴ data.gns.cri.nz/af/

⁵ https://www.nzgd.org.nz/

⁶ Planning for Development of Land on or Close to Active Faults: A Guideline to Assist Resource Management Planners in New Zealand (Published July 2003).

⁷ https://www.nzgd.org.nz/

Based on the underlying geology at the site consisting of gravels to around 30m, with groundwater located within the gravels at around 10m bgl, we note that this is consistent with the findings by ENGEO for neighbouring land, we consider the soils at the site have a low risk of liquefaction occurring. The site can be regarded as equivalent to a TC1 technical land classification.

4.9. Flood Hazard

The Selwyn District Council's flooding and coastal hazards map⁹ indicates the mid part of the site may be subject to between 0.10 to 0.52m depth of flooding from a 1 in 200-year flood event that flows from the land to the north, down to the south. The southwest part of the site is also modelled to have between 0.1 to 0.31m depth of flood water during a 1 in 200-year flood event. Refer to Figure 3.

We note the Proposed Plan Change 64 intends to develop the land to the north west end south of the site as a residential subdivision. While the existing flood hazard will need to be addressed by the future scheme plan and detailed engineering design, this does not prevent a residential subdivision of the site as inferred by 'Living Z' zoning.

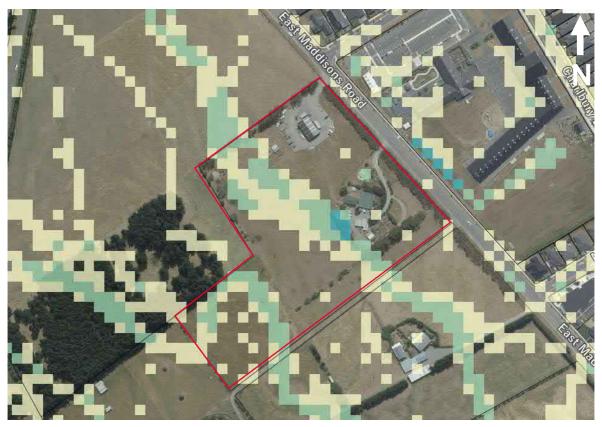


Figure 3: SDC flooding and coastal hazards map 10, retrieved November 2020.

5. Requirements for Residential Foundations

Based on our site assessment and review of geotechnical information for the site, future residential buildings located over undisturbed natural ground are likely to require simple, shallow TC1 foundations. Site-specific geotechnical investigation, assessment and foundation design will be required as part of the normal building consent requirements once the nature and location of the proposed buildings has been established.

¹⁰ https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/



⁹ https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/

6. Conclusions

Eliot Sinclair has completed a geotechnical desktop investigation and review of relevant geotechnical, topographic data and Council records that relate to the site and wider area.

While further assessment and consideration will need to be given to the two small pits, inundation and the need for site specific foundation requirements for buildings. This will be part of the standard geotechnical requirements, including Section 106 of the RMA, for future subdivision consents. There are no significant geotechnical constraints that would prevent the re-zoning of the land.

In summary, in accordance with the recommendations set out in this report, we consider the site is geotechnically suitable for residential development.

7. Disclaimer

Comments made in this report are based on information from Eliot Sinclair's Site Inspection carried out on 11 November 2020, existing geotechnical reporting by ENGEO for the surrounding area, Tonkin & Taylor for the site, MBIE's guidelines,11 relevant records shown on the New Zealand Geotechnical Database (NZGD), and Canterbury Maps GIS.

Whilst every care was taken during our interpretation of the subsurface conditions, there may be subsoil strata and features that were not detected or were not disclosed to our staff at time of this report. The exposure of such conditions, or occurrence of strong seismicity, or any future update of MBIE's guidelines may require review of our recommendations or further investigations. Eliot Sinclair should be contacted if any ground conditions are encountered that vary from those described in this report to confirm if the recommendations of this report remain valid.

This report has been prepared for the benefit of Peter Tiling and the Selwyn District Council. This report is specifically prepared for the proposed rezoning to 'Living Z' and should not be used to support any future application for subdivision or building consent without our prior review and approval in writing.

No liability is accepted by this company or any employee of this company with respect to the use of this report by any other party or for any other purpose other than what is stated in our scope of work.

¹¹ Ministry of Business, Innovation & Employment "Guidance: Repairing and Rebuilding houses affected by the Canterbury earthquakes", Version 3, December 2012 (released 31 January 2013).



Appendix A. Tonkin & Taylor Report







T&T Ref: 51711/002 25 August 2010

Kerry Thompson & Peter Tilling 545 East Maddisons Road RD8 Christchurch 7678

Dear Kerry & Peter

545 East Maddisons Road, Rolleston Geotechnical and Civil Services

1 Introduction

This report presents the results of a geotechnical investigation for the proposed relocation of a 3 bedroom dwelling from Burnham Military Camp to 545 East Maddisons Road, Rolleston. Tonkin & Taylor Ltd (T & T) were engaged by Kerry Thompson & Peter Tilling on 15 July 2010.

The purpose of the investigation was to identify the underlying ground conditions and provide foundation recommendations for the proposed dwelling.

The dwelling which is proposed to be relocated to the site is a timber framed structure with a weatherboard cladding and a tile roof. The dwelling is currently located in a unban setting and will be relocated to a rural location.

The scope of our investigation has included site testing, development of a subsurface model, and recommendation of design parameters for foundation design. Additional works were undertaken to identify the minimum bracing requirements for the dwelling to meet the current Building Code.

2 Site characteristics

The site for the proposed development is 545 East Maddisons Road, Rolleston; legal description: Lot 1, DP 326339. The property is generally flat and is currently occupied by a packing shed, a large shed used for storage and 2 greenhouses as shown in Figure 1. It is covered in grass and low vegetation. The location of the proposed dwelling is also shown on this drawing.

3 Current investigation

The geotechnical investigation was undertaken by T&T to aid in the understanding of the subsurface conditions and to provide factual, site-specific information for use in foundation design. The investigation consisted of:

- A review of T&T archival information pertaining to the site and surrounding area;
- A review of published and unpublished geological and ground investigation data;
- A walkover site assessment by a geotechnical engineer;
- 2 No. Hand Auger Boreholes (BH01-BH02) to a maximum depth of 0.4m below existing ground level; and
- 2 No. Scala Penetrometer Tests (SC01-SC02) to a maximum depth of 0.7 m below existing ground level.

The approximate locations of exploratory holes are shown on Figure 1, Appendix A. Borehole logs and Scala Penetrometer probe logs are attached to this report as Appendix B. Geological boreholes have been logged in general accordance with the published NZ Geotechnical Society "Field description of soil & rock" guidelines.

4 Subsurface conditions

The published geology of the area ('Geology of the Christchurch Area' IGNS, Map 16, 1:250,000, 2008) indicates that the site is dominantly underlain by brownish grey river alluvium.

A general description of the soil conditions is given in Table 1. For further information refer to the investigation logs attached in Appendix B.

Table 1. Generalised subsurface conditions

Depth	Expected material
0 to 0.35 metres	Topsoil – sandy Clay with a little to some fine sand, moist
0.35 metres +	Alluvium gravel with some silt

Groundwater was not encountered during the site investigations. Based on information from the Environment Canterbury GIS database groundwater is expected at depths approximately 8m below the existing ground level. Seasonal fluctuations in groundwater levels should be expected.

In general the site ground and groundwater conditions are in accordance with existing information for the area.

5 Engineering considerations

The recommendations and opinions which are contained in this report are based upon data from two hand auger boreholes, two Scala Penetrometer tests and observation of surface features. The nature and continuity of sub-surface conditions away from the investigation locations is inferred and it must be appreciated that the actual conditions may vary from the assumed model.

Based on the ground conditions encountered in the site specific investigations, the key geotechnical issue which is required to be considered during design of the proposed dwelling available bearing capacity for foundation design.

This is discussed in more detail in the following sections.



5.1 Foundation systems

In accordance with NZS 3604:1999, the minimum allowable bearing capacity of the underlying soils for a timber-framed structure, with foundations designed to this standard, is 100kPa.

In order to meet the requirements of this standard, it is recommended that the proposed dwelling be placed on a piled foundation. Piles should extend into the medium dense to dense gravels to a depth of at least 0.8m below the existing ground level. Square piles, 150mm x 150mm, spaced at 1.1m centres in the long direction along the dwelling and spaced at a maximum of 1.64m centres in the width direction should meet the requirements of NZS3604.

During excavation and construction, the site should be examined by an engineer competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based.

Estimated maximum settlements for a piled foundation system are less than 20 mm.

5.2 Internal bracing

A review of the bracing requirements for the dwelling has been undertaken using GIB EzyBrace Systems (2009) Software¹.

The dwelling is currently located in a unban setting and will be relocated to a rural location. This increases the wind zone from a low to a medium wind zone. The dwelling with remain within the same earthquake zone.

The minimum above floor bracing required for the dwelling to comply with NZS3604 (light weight timber framed buildings) is GIB Braceline 10mm thick plaster board placed as shown in the attached Figure 2.

T&T assessed the minimum below floor bracing requirements for the dwelling to comply with NZS3604 will be met by the proposed foundation system above.

5.3 Change in floor plan layout

The proposed changes in the floor plan to the relocated building include removing the following walls to create an open plan kitchen, dining and living room as shown in attached Figure 3.

- The wall between the laundry and the entrance hall (Wall 1)
- The wall between the entrance hall and the kitchen (Wall 2)
- The wall between the dining room and the bedroom (Wall 3)

Walls 1 and 2 are not load bearing walls and therefore do not need to be replaced with a ceiling supporting beam. T&T's assessment indicates that Wall 3 is likely to be a load bearing wall and should be replaced with a beam supporting the ceiling and roof. The load bearing wall should be replaced with a 100 mm x 400 mm deep VSG8 beam.

¹ Winstone Wallboards Limited (2009). Software titled GIB EzyBrace Systems, 2009, Paraparaumu Beach, New Zealand



These beams should be supported by a 100 mm x 100 mm VSG8 post. To comply with NZS3604 these posts should be set in a minimum of $0.3~\text{m}^3$ concrete footing as detailed in figure 9.2 (A) of NZS 3604:1999. The post should be connected to the beam using 2 brackets with a minimum thickness of 6 mm fixed with M12 bolts as detailed in Figure 9.3 (B) of NZS 3604:1999.

5.4 Pavements

We recommend that a CBR of 5 be used for pavement design. All organic or soft material should be undercut from beneath the driveway and replaced with compacted hard fill (e.g. Gap 65 or approved alternative).

If services are to be placed within the driveway, all trenches should be backfilled with suitable compacted fill.

5.5 Site subsoil category for seismic design

The site subsoil category for the ground conditions at the site has been assessed in terms of NZS 1170.5 (2004). The site subsoil category for seismic design should be taken as Class D (Deep or soft soil site).

5.6 Suitability for relocation

T&T consider the building suitable for relocation to the proposed site at 545 East Maddison Road, Rolleston.

6 Recommendations

- i. It is recommended that the dwelling be founded on a pile foundation system. Piles should extend a minimum 0.8m below the existing ground level.
- ii. All footing excavations should be inspected and approved by a suitably qualified geotechnical engineer.
- iii. Internal bracing should comprise GIB Braceline 10mm at locations shown on Figure 3.
- iv. A 100 mm x 400 mm VSG8 beam should be installed to replace load bearing wall (Wall 3).

100 955



7 Applicability

This report has been prepared for the benefit of Kerry Thompson & Peter Tilling with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

During excavation and construction, the site should be examined by an engineer competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. We would be pleased to provide this service to you and believe your project would benefit from the continuity. However, it is important that we be contacted if there is any variation in subsoil conditions from those described in the report.

Tonkin & Taylor Ltd

Environmental and Engineering Consultants

Report prepared by:

Report prepared by:

Kirsti Murahidy

Jodi Comerford

Geotechnical Engineer

Civil Engineer

Authorised for Tonkin & Taylor Ltd by:

Grant Lovell

Christchurch Office Manager

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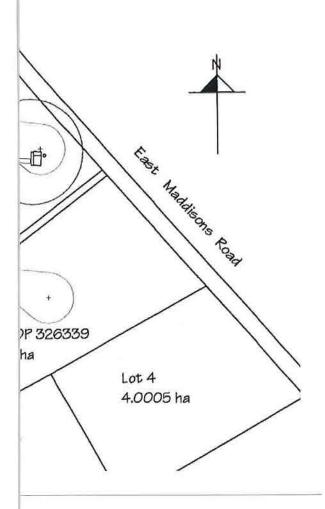


Appendix A:

Figures

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CONSENT BEFORE
PROCEEDING



Proposed Plan For

PETER TILLING 545 East Maddisons Rd Rolleston

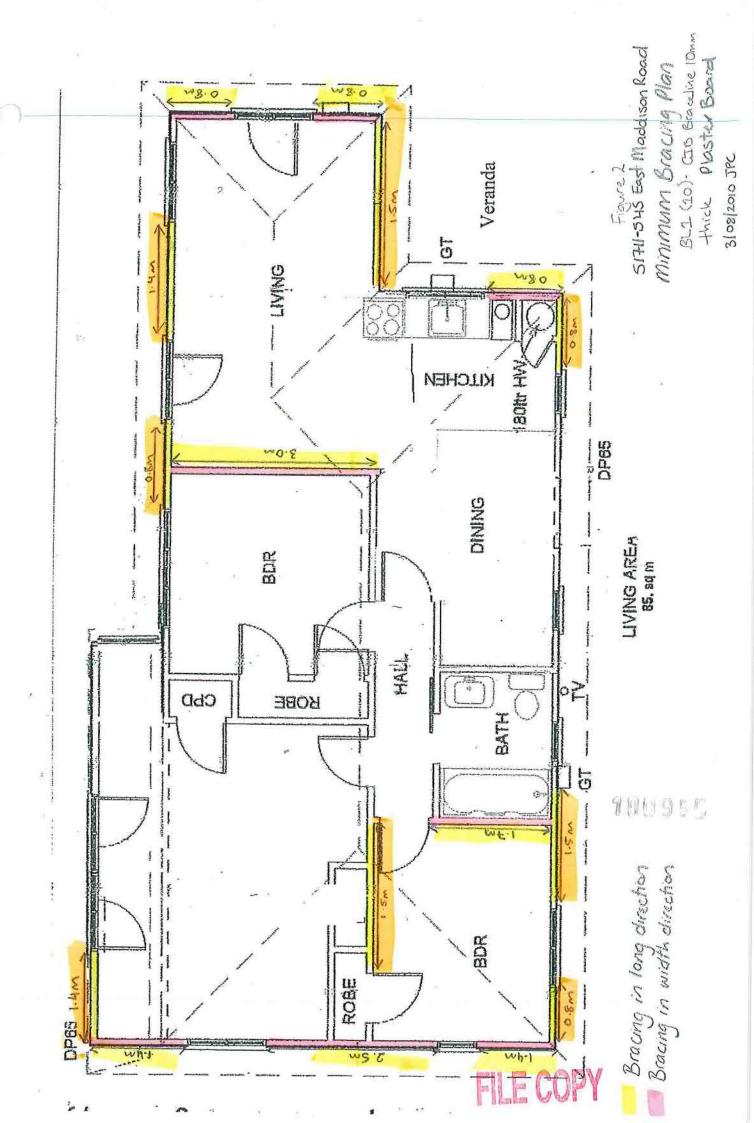
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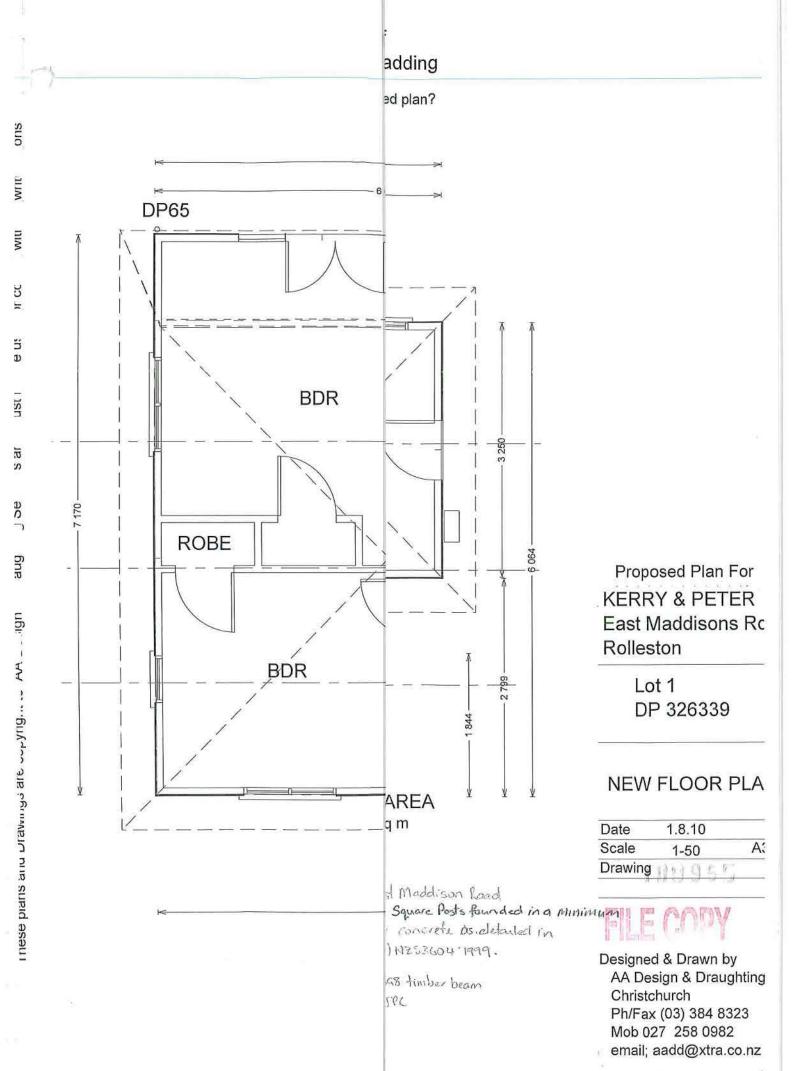
SITE PLAN

Date	24.8.10	
Scale	1-500	A3
Drawing	4	

Designed & Drawn by
AA Design & Draughting
Christchurch
Ph/Fax (03) 384 8323
Mob 027 258 0982
email; aadd@xtra.co.nz







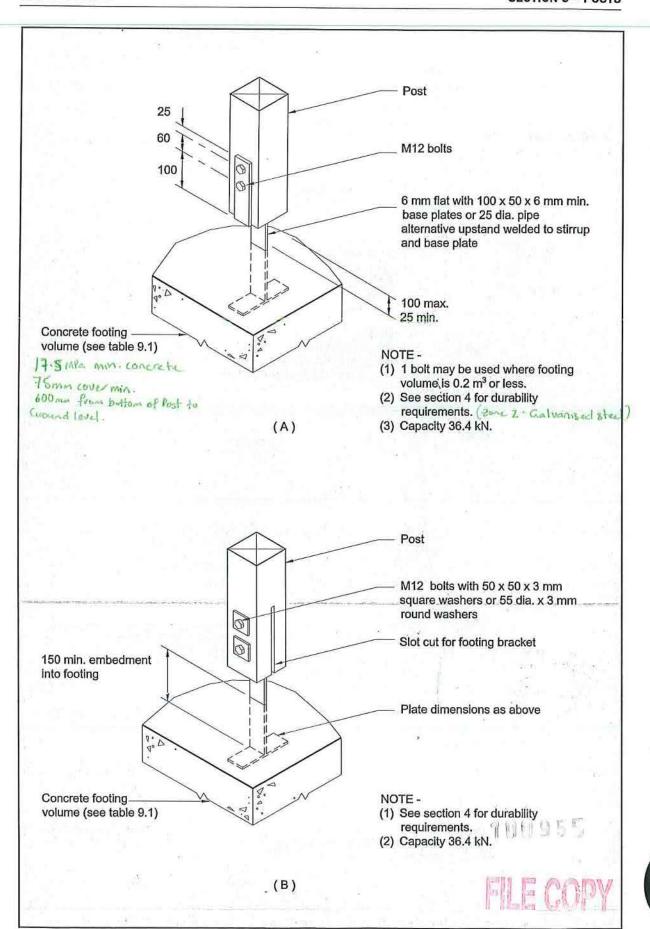


Figure 9.2 - Post/footing connections (see 9.3)

Appendix B:

Investigation logs



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= Proposed house

Scala (SC) & hand auger (HA) location



TONKIN & TAYLOR LTD BOREHOLE LOG

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TONKIN & TAYLOR

151 Kilmore Street P O Box 13-055 CHRISTCHURCH Tel: (03) 363 2440

Fax: (03) 363 2441

SCALA PENETROMETER LOG

Job No: 51711

Project: 545 East Maddisons Rd

Location: SE corner of proposed house

Level: Unknown

Date: 30/07/2010

Operated by: PAV

Logged by: PAV

Checked by:

Test No. SC 1

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TONKIN & TAYLOR

151 Kilmore Street P O Box 13-055 CHRISTCHURCH Tel: (03) 363 2440

Fax: (03) 363 2441

SCALA PENETROMETER LOG

Job No: 51711

Project: 545 East Maddisons Rd

Location: NW corner of proposed house

Level: Unknown

Date: 30/07/2010

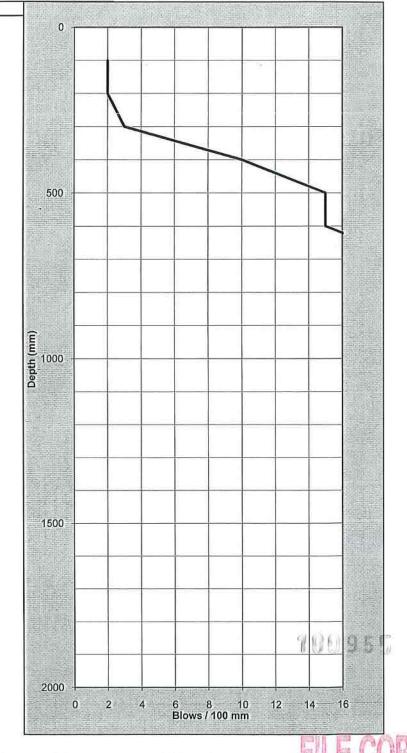
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2400	1		
2500	-		
2600			
2700	-		
2800			
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3100	+		
3200	+ -		
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4200	+ +		
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4600			
4700	_		
4800	+		
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Test Method Used: NZS 4402:1988 Test 6.5.2 Dynamic Cone Penetrometer



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Appendix F. National Policy Statement Urban Development 2020



Planning Report

National Policy Statement on Urban Development 2020

An assessment against the National Policy Statement on Urban Development 2020 (NPS-UD 2020) has been provided for both situations regarding the land at 545 East Madisons Road, not including the land and including the land. The NPS-UD 2016 has not been assessed as it was replaced by the NPS-UD 2020 on 20 August 2020 and is no longer operative.

The NPS-UD 2020 applies to all local authorities that have all or part of an urban environment within their district or region. Urban areas are classified into tier 1, 2, and 3. Christchurch is classified as a tier 1 urban environment and includes Canterbury Regional Council, Christchurch City Council, Selwyn District Council and Waimakariri District Council as Tier 1 local authorities. As such, Rolleston and the land at 545 East Madisons Road is considered a Tier 1 urban environment for the purpose of the NPS-US 2020.

NPS-UD 2020 Objectives	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The proposal does not meet Objective 1 because it does not create a well-functioning urban environment as connectivity will be dysfunctional with the exclusion of the Submission site. It also will not enable people to provide for their economic wellbeing as it is not economically viable for the landowner and for the Council, to apply and process a private plan change for just the four-hectare allotment.	The proposal would meet Objective 1 as it would create a well-functioning urban environment with a greater level of connectivity and to provide for social, economic and cultural wellbeing.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The proposal will increase the housing supply but does not support development markets by excluding four-hectare of land which could be developed for residential and further increase the housing supply.	The proposal would meet Objective 2 by maximising the available land for residential development and thus increasing the housing supply and contributing to improved housing affordability.
Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located	The proposal will meet Objective 3 as it will provide additional residential land in an urban environment which is close to Rolleston which has employment and public transport facilities. However, the bus	The proposal will meet Objective 3 as it will provide additional residential land in an urban environment which is close to Rolleston which has employment



NPS-UD 2020 Objectives	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road		
 in, areas of an urban environment in which one or more of the following apply: a) The area is in or near a centre zone or other area with many employment opportunities b) The area is well-serviced by existing or planned public transport c) There is high demand for housing or for business land in the area, relative to other areas within the urban environment. 	route is not directly near the site. This is likely to change as the area increases in residential use and demand for public transport increases.	and public transport facilities. However, the bus route is not directly near the site.		
Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The proposal demonstrates providing for a changing need in increased housing in Rolleston.	The proposal demonstrates providing for a changing need in increased housing in Rolleston.		
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Objective 5 is not relevant to this Submission.	Objective 5 is not relevant to this Submission.		
Objective 6: Local authority decisions on urban development that affect urban environments are: a) Integrated with infrastructure planning and funding decisions; and b) Strategic over the medium and long term; and c) Responsive, particularly in relation to proposals that would supply significant development capacity.	The proposal as it currently stands does not meet Objective 6. The exclusion of 545 East Madisons Road does not support strategic planning over the medium and long term. Excluding the land does not provide for strategic development and will result in a disjointed development which would leave a four-hectare block of land as rural in the middle of a residential development. The proposal is responsive to a need for increased residential development but does not maximise the full potential development capacity.	The proposal would meet Objective 6 as it would create an integrated, strategic residential development that is providing additional capacity in response to increased demand. The proposal would enable strategic development over the medium and long term by enabling residential development on available land within the wider area.		
Objective 7: Local authorities have robust and frequently updated information about their urban	Objective 7 does not apply to this Submission.	Objective 7 does not apply to this Submission.		



NPS-UD 2020 Objectives	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
environments and use it to inform planning decisions.		
Objective 8: New Zealand's urban environments:	Objective 8 does not apply to this Submission.	Objective 8 does not apply to this Submission.
 a) Support reductions in greenhouse gas emissions; and b) Are resilient to the current and future effects of climate change. 		

NP	S-UD 2020 Policies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road		
fun	icy 1: Planning decisions contribute to well- actioning urban environments, which are urban vironments that, as a minimum:	The current proposal is not considered to be well functioning or provide good accessibility. This is because there will be a four-hectare block of rural	Re-zoning the Submission site will improve functionality and accessibility between existing residential development and planned residential		
a)	Have or enable a variety of homes that: i. Meet the needs, in terms of type, price, and location, of different households; and ii. Enable Maori to express their cultural traditions and norms; and	land in the middle of existing residential development and proposed development. The proposed ODP shows internal road connections with connections compromised by the exclusion of the Submission site.	development.		
b)	Have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and				
c)	Have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or activity transport; and				
d)	Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets, and				



NPS-UD 2020 Policies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
 e) Support reductions in greenhouse gas emissions; and f) Are resilient to the likely current and future effects of climate change 		
Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term		The proposal would maximise all potential land for residential development within the plan change area. This would provide residential development for the short and medium term.
Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable: a) In city centre zones b) In metropolitan centre zones c) Building heights of least 6 storeys d) In all other locations in tier 1 urban environment, building heights and density of urban form commensurate with the greater of	Policy 3 does not directly apply to this Submission. It is noted that the density of PC64 and the Submission site will achieve the density requirements.	Policy 3 does not directly apply to this Submission. It is noted that the density of PC64 and the Submission site will achieve the density requirements.
Policy 4: Regional policy statements and district plans applying to Tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.	Policy 4 does not apply to this Submission as no change in height or density are required.	Policy 4 does not apply to this Submission as no change in height or density are required.
Policy 5: Regional policy statements and district plans applying to Tier 2 and Tier 3 urban environments enable heights and density of urban form commensurate with the greater of:	Policy 5 does not apply to this Submission as not in Tier 2 or 3.	Policy 5 does not apply to this Submission as not in Tier 2 or 3.



NPS-UD 2020 Policies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road		
Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:	The proposed development is not yet anticipated by RMA documents that give effect to this policy statement.	The proposed re-zoning of the Submission site is not yet anticipated by RMA documents that give effect to this policy statement.		
 The planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement 	It is considered that the proposed ODP is not well- functioning (as per Policy 1) due to the Submission site (rural land) being excluded from the	The proposed re-zoning will achieve point (c) as a well-functioning urban environment will be created, that can be integrated with existing		
b) That the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: i. May detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and ii. are not, of themselves, an adverse effect	development and not being cohesive with the existing residential development.	residential development.		
 c) The benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) 				
 d) Any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity e) The likely current and future effects of climate 				
change.				
Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.	Policy 7 does not apply to this Submission.	Policy 7 does not apply to this Submission.		
Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that	The proposal does not meet all parts Policy 8. The proposed plan change will add development	The proposal would meet Policy 8 as it would provide for a residential development that is well-		



NPS-UD 2020 Policies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road		
would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: a) Unanticipated by RMA planning documents; or b) Out-of-sequence with planned land release.	capacity, however by not including 545 East Madisons Road it is not proposing a well-functioning urban environment. It will create a disjointed residential development, with a four-hectare pocket of rural land in the middle of existing and proposed residential development. The proposal shows road connections ending at the boundary of 545 East Madisons Road, indicating poor transport connections.	functioning, well connected and well suited to the current environment. The CRPS is expected to bring this land forward for urban development in its changes to Chapter 6, expected to be notified in January 2021. Therefore this will be consistent with RMA planning documents.		
	The proposal does not discuss reverse sensitivity issues regarding the existing use of rural land and the impact on surrounding residential properties.			
	The proposal does not provide for well-functioning residential development in the medium-long term.			
Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must	Policy 9 does not directly apply to this Submission as the area is not identified as having particular cultural values.	Policy 9 does not directly apply to this Submission as the area is not identified as having particular cultural values.		
Policy 10: Tier 1, 2, and 3 local authorities: a) That share jurisdiction over urban environments work together when implementing this National Policy Statement; and b) Engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and c) Engage with the development sector to identify significant opportunities for urban development.	The proposal does not achieve integrated land use and infrastructure planning as it does not include a four-hectare allotment located in between existing and proposed residential. The proposal does not maximise the full development opportunity.	The proposal would achieve integrated land use and infrastructure planning, and therefore would meet Policy 10.		
Policy 11: In relation to car parking:	Policy 11 does not apply to this Submission.	Policy 11 does not apply to this Submission.		



Appendix G. Canterbury Regional Policy Statement 2013



Canterbury Regional Policy Statement 2013

The Canterbury Regional Policy Statements sets out objectives, policies and methods to resolve resource management issues in Canterbury. Chapter 5 (Land Use and Infrastructure) and Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are most relevant to this Submission.

Chapter 5 – Land Use and Infrastructure, addresses resource management issues associated with urban and rural-residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are notated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'. Chapter 6 – Recovery and Rebuilding of Greater Christchurch focuses on metropolitan areas of Greater Christchurch including Lincoln, Prebbleton, Rolleston, Kaiapoi, Rangiora and Woodend. The objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area.

Chapter Summary

CRPS 2013 Chapters	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
Chapter 1 – Introduction	Chapter 1 does not contain any objectives or policies	Chapter 1 does not contain any objectives or policies
Chapter 2 – Issues of Resource Management Significant to Ngai Tahu	The proposal recognises that Te Runanga o Ngai Tahu is the iwi authority and manawhenua is exercised through Te Ngai Tuahuriri Runanga. Investigations of relevant documents have not identified that the application site contains wahi tapu and other taonga.	The proposal recognises that Te Runanga o Ngai Tahu is the iwi authority and manawhenua is exercised through Te Ngai Tuahuriri Runanga. Investigations of relevant documents have not identified that the application site contains wahi tapu and other taonga.
Chapter 3 – Resource Management Processes for Local Authorities	This chapter discusses the working relationship of the Regional Council and the District Council. PC64 does not undermine the ability for these matters to be achieved.	This chapter discusses the working relationship of the Regional Council and the District Council. The proposal does not undermine the ability for these matters to be achieved.
Chapter 4 – Provision for Ngai Tahu and their relationship with resources	This chapter sets out the tools and processes that the Canterbury Regional Council will use to engage with Ngāi Tahu as tāngata whenua in the management of natural and physical resources.	This chapter sets out the tools and processes that the Canterbury Regional Council will use to engage with Ngāi Tahu as tāngata whenua in the management of natural and physical resources.



CRPS 2013 Chapters	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
	The proposal does not undermine the ability for these matters to be achieved.	The proposal does not undermine the ability for these matters to be achieved.
Chapter 5 – Land use and Infrastructure	Chapter 5 contains a relevant objective (discussed below).	The Submission will provide for integration and cohesion within the Rolleston urban area to provide for the needed residential growth. The ODP provides for comprehensive and integrated development of the site that will enable the residential needs of the future residents. The site is ideally located with surrounding roads and reticulated services and will not have adverse effects on the physical resources.
		A more detailed assessment of Chapter 5 is provided in the separate table below.
		The Submission is consistent with this Chapter.
Chapter 6 – Recovery and Rebuilding of Greater Christchurch	Chapter 6 contains objectives and policies relevant to PC64 which are discussed below.	Chapter 6 contains objectives and policies relevant to the rezoning of the Submission site which are discussed below.
		A more detailed assessment of Chapter 6 is provided in the separate table below.
		The Submission is consistent with this Chapter.
Chapter 7 – Fresh Water	Not assessed as part of this submission.	The proposal does not impact upon water flow, groundwater levels or allocation regimes and does not impact on providing sufficient quantities of water in water bodies. The proposal will not have a detrimental effect on water quality and will not result in a release of hazardous substances.
		The Submission is consistent with this Chapter.



CRPS 2013 Chapters	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
Chapter 8 – The Coastal Environment	N/A. The application site is not located in a coastal environment.	N/A. The application site is not located in a coastal environment.
Chapter 9 – Ecosystems and Ingenious Biodiversity	N/A. The application site does not contain any areas of indigenous ecosystems or indigenous biodiversity.	N/A. The application site does not contain any areas of indigenous ecosystems or indigenous biodiversity.
Chapter 10 – Beds of rivers, lakes and their riparian zones	N/A. There are no rivers, lakes or riparian zones within the site.	N/A. There are no rivers, lakes or riparian zones within the site.
Chapter 11 – Natural Hazards	Natural hazards have been assessed in PC64 and no further assessment is provided here.	Natural hazards associated with the application site have been assessed as part of the Geotechnical Report supporting the application. The site is considered suitable for the re-zoning from the geotechnical perspective.
Chapter 12 – Landscape	No assessment is provided as part of the submission.	The Submission is consistent with this Chapter. The application site is not located within or identified as an outstanding natural feature or landscape. The Submission is consistent with this Chapter.
Chapter 13 – Historic Heritage	No assessment is provided as part of the submission.	The proposal will not cause the loss of any historical and heritage sites, buildings, places and areas.
Chapter 14 – Air Quality	No assessment is provided as part of the submission.	The proposal will not cause a deterioration of ambient air quality.
Chapter 15 – Soils	No assessment is provided as part of the submission.	The proposal will not result in soil erosion, sedimentation of water bodies or the, loss of significant vegetation cover.



CRPS 2013 Chapters	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
Chapter 16 – Energy	No assessment is provided as part of the submission.	The submission site is located within the Rolleston urban area, with public transport to the township, and good urban design providing an efficient use of the site.
		The Submission is consistent with this Chapter.
Chapter 17 – Contaminated Land	PC64 provided contamination assessments, no further assessment is provided here.	The application site has been investigated and is not considered to be contaminated. The proposal will not introduce activities that will cause contamination of natural resources.
		The Submission is consistent with this Chapter.
Chapter 18 – Hazardous Substances	N/A	N/A
Chapter 19 – Waste Minimisation and Management	N/A	N/A

Chapter 5 – Land Use and Infrastructure

CRPS 2013 Chapter 5 Relevant Objectives and Policies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
Objective 5.2.1 Location, Design and Function of Development (Entire Region)	The proposal is not consistent, and does not meet, Objective 5.2.1. The proposal will not achieve	The proposal will meet Objective 5.2.1. The proposed development of the Submission site will
Development is located and designed so that it functions in a way that:	consolidated, well designed and sustainable growth as the exclusion of the Submission site will create a 'rural gap'/island in residential	achieve residential development that will be consolidated and well designed around the existing urban area of Rolleston, with the primary
 Achieves consolidated, well designed and sustainable growth in an around existing urban areas as the primary focus for accommodating the region's growth; and 	development. The proposal will provide additional housing to meet the region's growing needs (2b)	focus of providing additional residential housing to meet the growing demand. The proposal will



CRPS 2013 Chapter 5 Relevant Objectives ar	ıd
Policies	

- 2. Enables people and communities, including future generations to provide for their social, economic and cultural well-being and health and safety; and which:
 - a. Maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values:
 - b. Provides sufficient housing choice to meet the region's housing needs;
 - c. Encourages sustainable economic development by enabling business activities in appropriate locations;
 - d. Minimises energy use and/or improves energy efficiency;
 - e. Enables rural activities that support the rural environment including primary production;
 - f. Is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;
 - g. Avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure:
 - h. Facilitates the establishment of papakāinga and marae; and
 - i. Avoids conflicts between incompatible activities.

Assessment of not including 545 East Madisons Assessment of including 545 East Madisons Road

supported by the rural environment (2e), as it will be surrounded by residential development, which will create a conflict between incompatible rural activities and consented resource consents with the residential development (2i), which may cause reverse sensitivity issues.

The proposal is not consistent with Objective 5.2.1.

Road

land for development. By including the Submission site, it will avoid any potential conflict between rural activities and residential development (2i).

The proposal will be consistent with Objective 5.2.1.



Chapter 6 – Recovery and Rebuilding of Greater Christchurch

CRPS 2013 Chapter 6 Relevant Objectives and **Policies**

Assessment of not including 545 East **Madisons Road**

Assessment of including 545 East Madisons Road

6.2.1 Recovery Framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

- 1. Identifies priority areas for urban development within Greater Christchurch;
- 2. Identified Key Activity Centres which provide a focus for high quality, and where appropriate, mixed-use development that incorporates the principles of good urban design;
- 3. Avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS:
- 4. Protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development:
- 5. Protects and enhances indiaenous biodiversity and public space:
- 6. Maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;
- 7. Maintains the rural character and amenity of rural areas and settlements:
- 8. Protects people from unacceptable risk from natural hazards and the effects of sea-level rise:
- 9. Integrates strategic and other infrastructure and services with land use development;

The proposed residential development is on land within the Rolleston Projected Infrastructure Boundary so has been identified for possible urban Infrastructure Boundary so has been identified development at some stage. It is expected that the proposed changes to Chapter 6 will bring forward more land within the Projected Infrastructure Boundary to be identified as a Future Infrastructure Boundary to be identified as a Development Area, however this has not yet occurred so is technically not consistent with Objective 6.2.1. Once Chapter 6 has been amended in 2021 and the new priority areas are identified then the plan change will be consistent with clause 3.

However, the proposed development does not integrate strategic infrastructure and services, particularly in the medium to long term as the fourhectare rural block is excluded and therefore will require separate infrastructure and servicing if it was to be developed at a later date.

Additionally, there will be a gap in the upgrading of East Maddisons Road along the rural frontage. PC64 does not consider (or maintain) rural amenity or character when surrounding rural land with the proposed residential zoning.

The proposal does not fully meet Objective 6.2.1.

The proposed residential development on the Submission site is on land within the Projected for urban development. It is expected that the proposed changes to Chapter 6 will bring forward more land within the Projected Future Development Area in the near future so is consistent with Objective 6.2.1.

The proposed inclusion of the Submission site will ensure that infrastructure and servicing are integrated to the wider residential development and will avoid cost and nuisance at a later date should the land be developed in the future. The inclusion will more appropriately address amenity and character values by grouping residential and rural land together in a logical

The proposal will be consistent with Objective 6.2.1.



Assessment of <u>not including</u> 545 East Madisons Road

Assessment of <u>including</u> 545 East Madisons Road

- Achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and the future planning of strategic infrastructure and freight hubs;
- 11. Optimises use of existing infrastructure; and
- 12. Provides for development opportunities of Maori Reserves in Greater Christchurch

6.2.2 Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

- Aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
 - a. 35% averaged over the period between 2013 and 2016
 - b. 45% averaged over the period between 2016 to 2021
 - c. 55% averaged over the period between 2022 and 2028:
- Providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;
- 3. Reinforcing the role of the Christchurch central business district within the Greater Christchurch

The proposal is not consistent with Objective 6.2.2 as it does not achieve consolidation and full intensification of urban areas. It does not provide for a logical settlement pattern in respect of proposed urban form

The proposal will provide development in a future development area and provide for residential growth in Rolleston. However, it will not achieve efficient provision or use of infrastructure as it is proposing expansion in an 'unplanned' exclusive way.

The proposal is not consistent with Objective 6.2.2

The proposed rezoning of the Submission site would be consistent with Objective 6.2.2 as it will provide consolidated urban growth and intensification of the urban area of Rolleston. This will ensure a more logical settlement pattern enabling the future development area to develop more consistently with the planned RPS revision area.

The proposal will provide for the development of anticipated greenfield priority area on the periphery of Rolleston to meet housing demand.

The proposal will be consistent with Objective 6.2.2



CRPS 2013 Chapter 6 Relevant Objectives of Policies	and Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
 area as identified in the Christchurch Centre Recovery Plan; 4. Providing for the development of greenfield areas on the periphery of Christchurch's urbarea, and surrounding towns at a rate and locations that meet anticipated demand cenables the efficient provision and use of ninfrastructure; 	d priority ban in nd	
 Encouraging sustainable and self-sufficient of the towns of Rangiora, Kaiapoi, Wooden Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of V Melton; 	d,	
6. Managing rural residential development of existing urban and priority areas; and7. Providing for development opportunities or Reserves.		
6.2.3 Sustainability	The proposed development will create a quality	The re-zoning of the Submission site will improve
Recovery and rebuilding is undertaken in Greater Christchurch that:	er residential living environment with a mix of densities and a neighbourhood centre.	the urban design of the proposed PC64 residential area and make it more functionally
 Provides for quality living environments incorporating good urban design; Retains identified areas of special amenity historic heritage value; Retains values of importance to Tangata W 	which disrupts both rural and residential amenity	efficient and cohesive. It will provide for residential amenity values, best practice urban design and is therefore consistent with Objective 6.2.3.
4. Provides a range of densities and uses, and5. Is health, environmentally sustainable, func efficient, and prosperous	On this basis PC64 is not providing the sustainabili	
6.2.4 Integration of transport infrastructure and Prioritise the planning of transport infrastructure it maximises integration with the priority areas a	so that infrastructure, including roading, from the existing	The proposed rezoning of the Submission site will ensure that road connections shown on the proposed ODP will be provided and improved



CRPS 2013 Chapter 6 Relevant Objectives and Policies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
settlement patters and facilitates the movement of people and goods and provision of services in Greater Christchurch, while: 1. Managing network congestion;	provide an integrated transport network to the development area. A shared footpath and bike path are proposed to be provided. However, there are two road connections shown	as the internal road network will be completed. This will provide greater functioning and connectivity through the proposed development area.
 Reducing dependency on private motor vehicles; Reducing emission of contaminants to air and energy use; Promoting the use of active and public transport modes; Optimising use of existing capacity within the network; and 	on the proposed ODP that stop at the boundary of 545 East Madisons Road. This does not provide well-functioning internal roading and connectivity through the residential development as these roads are not able to be completed as the land at 545 East Madisons Road has been excluded from PC64.	The inclusion of the submission site would enable East Madison Road frontage to be more comprehensively (and efficiently) upgraded including in proximity to the existing school, thus enhancing transport safety. Therefore, the proposal will be more consistent with Objective (10.4)
6. Enhancing transport safety	There will be a gap in the upgrading of East Maddisons Road along the rural frontage.	with Objective 6.2.4.
	The proposal does not fully meet Objective 6.2.4.	
6.2.5 Key activity and other centres	Objective 6.2.5 does not apply to this Submission.	Objective 6.2.5 does not apply to this Submission.
6.2.6 Business land development	Objective 6.2.6 does not apply to this Submission.	Objective 6.2.5 does not apply to this Submission.
6.3.1 Development within Greater Christchurch area	The proposed residential development is on land	The proposed development of the Submission
In relation to recovery and rebuilding for Greater Christchurch:	within the Projected Infrastructure Boundary of Map A so has been identified for urban development at some stage.	site is on land within the Projected Infrastructure Boundary of Map A so has been identified for urban development.
 Give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery; 	Once Chapter 6 has been amended in 2021 and the new future development areas are identified then the plan change will be consistent with Policy 6.3.1.	Once Chapter 6 has been amended in 2021 and the new future development areas are identified then the Submission will be consistent with Policy 6.3.1.



Assessment of <u>not including</u> 545 East Madisons Road

Assessment of <u>including</u> 545 East Madisons Road

- Give effect to the urban form identified in Map A by identifying the location and extent of indicated Key Activity Centres;
- Enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;
- Ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;
- 5. Provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;
- 6. Provide for commercial film or video production activities in appropriate commercial, industrial and rural zones within the Christchurch District:
- 7. Provide for a metropolitan recreation facility at 466-482 Yaldhurst Road and
- 8. Avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.

6.3.2 Development form and urban design

Business development, residential development (including rural residential development) and the establishment of public space is to give effect to the principles of good urban design below, and those of the NZ Urban Design Protocol 2005, to the extent appropriate to the context:

 Tūrangawaewae - the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core Points 2 and 3 of Policy 6.3.2 are relevant to the Submission. The proposed development does not meet points 2 – Integration and 3 – Connectivity. The proposal will not be well integrated as there will be a four-hectare rural allotment in the middle of existing and the proposed residential development. This will not provide well integrated urban design and is not an appropriate form and pattern of development. The proposal will also not be well connected and will not have barrier free connections to surrounding areas due to the four-

Points 2 and 3 of Policy 6.3.2 are relevant to the Submission. Future development on the Submission site will meet Policy 6.3.2 as it will achieve good urban design.

The development of the Submission site will be well integrated and connected with the existing residential development in Rolleston, and the planned and future development. Road connections will be provided from East Madisons



elements that comprise the Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.

- Integration recognition of the need for wellintegrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development.
- Connectivity the provision of efficient and safe high quality, barrier free, multimodal connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of
- Safety recognition and incorporation of Crime Prevention Through Environmental Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places.
- Choice and diversity ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population
- 6. Environmentally sustainable design ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain.

Assessment of <u>not including</u> 545 East Madisons Road

hectare rural allotment in the middle of existing and proposed residential development. The proposed ODP shows two internal road connections that stop at the boundary of the Submission site, meaning that full road connections cannot be provided without the inclusion of the Submission site. This also applies to the gap in East Maddisons Road, with part rural frontage. As such the proposal is not sustainable (is inefficient) as it does not minimum resource use (design, services, costs) under Point 6.

A shared pedestrian and cycle path is included in the ODP which will provide multimodal connections throughout the development.

The proposal is not consistent with Policy 6.3.2

Assessment of <u>including</u> 545 East Madisons Road

Road and through the development connecting to planned development.

The proposal will be consistent with Policy 6.3.2



- 7. Creativity and innovation supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.
- 6.3.3 Development in accordance with outline development plans.

Development in greenfield priority areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan or The ODP has not been prepared as a single plan other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will:

- 1. Be prepared as:
- a. a single plan for the whole of the priority area; or
- b. where an integrated plan adopted by the territorial authority exists for the whole of the priority area and the outline development plan is consistent with the integrated plan, part of that integrated plan; or
- c. a single plan for the whole of a rural residential area: and
- 2. Be prepared in accordance with the matters set out in Policy 6.3.2
- 3. To the extent relevant show proposed land uses including:
- a. Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development;
- b. Land required for community facilities or schools

A ODP is proposed for the site and is within the urban limit in an area anticipated to be a future development area in the near future subject to amendment of Chapter 6 of the RPS.

for the whole future development area as land has not been included, including the Submission site at 545 Fast Madisons Road.

The ODP has not been prepared in accordance with the matters in Policy 6.3.2, as described above, it does not provide sufficient integration and connectivity.

The ODP shows future road connections, including a primary road from East Madisons Road to Goulds Road which provides connections with surrounding road networks. However, there are two internal roads shown on the ODP that stop at the boundary of 545 East Madisons Road with no through connection. The proposed ODP excludes the land at 545 East Madisons Road and does not provide any connections, infrastructure or services for possible future development.

Pedestrian walkways and cycleways will be provided within and adjoining the area, with the exception of the Submission site, which will provide changing, and as such will not become a a range of transport options.

An ODP including the Submission site would achieve all matters listed in Policy 6.3.3. Rezoning of the Submission site would meet the matters in Policy 6.3.2 as it will provide integration and connectivity of the Submission site and existing and planned residential development.

Internal road connections would be able to be achieved through the Submission site and could provide additional connections from East Madisons Road through the development.

Pedestrian walkways and cycleways could be incorporated into future design to achieve multi modal transport and provide a range of transport options.

The proposed ODP including the Submission site demonstrates co-ordination of subdivision and development between landowners as a more consolidated and integrated development can be easily achieved.

It is noted that an area of land to the southern corner of the planned future development area has also been excluded. This land has rural zoning to the south and west that is not



- c. Parks and other land for recreation
- d. Land to be used for business activities
- e. The distribution of different residential densities in accordance with Policy 6.3.7
- f. Land required for stormwater treatment, retention and drainage paths
- g. Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement
- h. Land reserved or otherwise set aside from development for any other reasons, and the reason for its protection from development
- Pedestrian walkways, cycleways and public transport routes both within and adjoining the area to be developed
- Demonstrate how Policy 6.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including any staging;
- 5. Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced;
- 6. Document the infrastructure required, when it will be required and how it will be funded;
- 7. Set out the staging and co-ordination of subdivision and development between landowners;
- Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling, public transport, freight, and private motor vehicles;

Assessment of <u>not including</u> 545 East Madisons Road

The ODP does also not provide for co-ordination subdivision and development between landowners, as the Submission site has been excluded from PC64 which creates issues, challenges, and cost inefficiencies specifically from being excluded.

It does not demonstrate coordination, staging or development with adjoining landowners (point 7) by the very nature of excluding other land.

The proposal is not consistent with Policy 6.3.3

Assessment of <u>including</u> 545 East Madisons Road

The ODP does also not provide for co-ordination of proposed gap surrounded by residential zoning subdivision and development between as the submission site was proposed for.

The inclusion of the submission site will be consistent with Policy 6.3.3.



CRPS 2013 Chapter 6 Relevant Objectives and Policies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
 Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated; Show how other potential adverse effects on the environment, including the protection and 		
enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated; 11. Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with Chapter 11 and any relevant guidelines; and 12. Include any other information that is relevant to an		
understanding of the development and its proposed zoning.		
6.3.4 Transport effectiveness	Road the transport network is not considered to be as efficient or effects and therefor the proposal is not fully consistent with Policy 6.3.4	The inclusion of the Submission site ensures that
Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains		East Maddisons Road will be upgraded along the entire frontage between Goulds and Selwyn Roads.
and improves movement of people and goods around Greater Christchurch by		The proposal will be consistent with Policy 6.3.4 is
6.3.5 Integration of land use and infrastructure	The proposal is identified within the urban limit for	The submission site is identified within the urban
Recovery of Greater Christchurch is to be assisted by the integration of land use development infrastructure by:	Rolleston in an area anticipated to be a future development area in the near future subject to amendment of Chapter 6 of the RPS. The proposed development will connect to surrounding infrastructure and transport links. However, by excluding the Submission site, it is not	limit for Rolleston and its inclusion will provide for more reliable forward planning for the necessary infrastructure development and delivery. This will
Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery:		enable coordination, provide services in a more affordable way and be operationally efficient which ultimately protects the investment made

However, by excluding the Submission site, it is not effective or efficient to service only part of the



development and delivery;

- 2. Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:
- a. Optimise the efficient and affordable provision of both the development and the infrastructure:
- b. Maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure:
- c. Protect investment in existing and planned infrastructure:
- d. Ensure that new commercial film or video production facilities are connected to reticulated water and wastewater systems; and
- e. Ensure new development does not occur until provision for appropriate infrastructure is in place;
- 3. Providing that the efficient and effective functioning of infrastructure, including transport corridors is maintained, and the ability to maintain and upgrade that infrastructure is retained;
- 4. Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport contour for Christchurch International Airport. unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28) and enabling commercial film or video production

Assessment of not including 545 East **Madisons Road**

developable land with the servicing and infrastructure at the Submission site excluded. It will be fully consistent with Policy 6.3.5. not be economically feasible, or efficient to provide separate servicing and infrastructure to the four-hectare rural allotment at a later date. It also does not enhance operational effectiveness and viability of Selwyn District Council infrastructure in the interim. Therefore, PC64 does not enable reliable forward planning in this part of Rolleston.

The proposal does not meet Policy 6.3.5 for integration of land uses and infrastructure.

Assessment of including 545 East Madisons Road

in the infrastructure. The inclusion on the site will



	PS 2013 Chapter 6 Relevant Objectives and cies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
5.	activities within the noise contours as a compatible use of this land; and Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.		
6.3.	6 Business Land	Policy 6.3.6 is not relevant to the Submission.	Policy 6.3.6 is not relevant to the Submission.
1. In Gre 2. Started Mapresid 3. In is to Cerwith	Residential location, yield and intensification relation to residential development opportunities in ater Christchurch: Ubject to Policy 5.3.4, residential greenfield priority a development shall occur in accordance with A. These are sufficient for both growth and dential relocation through to 2028. Itensification in urban areas of Greater Christchurch be focused around the Central City, Key Activity atres and neighbourhood centres commensurate a their scale and function, core public transporties, mixed-use areas, and on suitable brownfield definition.	The proposal will create a residential development within the urban limit of Map A, however, will exclude a four-hectare rural allotment in the middle of existing and proposed residential land. The proposed residential development is near the Rolleston township which has public transport and mixed-use areas. It is noted that household density will achieve the minimum requirements. The proposal is consistent with Policy 6.3.7	The proposal will create a residential development within the urban limit of Map A. The proposed residential development is near the Rolleston township which has public transport and mixed-use areas. It is noted that household density will achieve the minimum requirements, being 10 households per hectare, and noting that this is likely to be changed to 12 households per hectare. The proposal will be consistent with Policy 6.3.7
gree follo who exis	tensification developments and development in enfield priority areas shall achieve at least the owing residential net densities averaged over the ole of an ODP area (except where subject to an ting operative ODP with specific density provisions): O household units per hectare in greenfield areas in wyn and Waimakariri District;		



CRPS 2013 Chapter 6 Relevant Objectives and Policies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
6. 15 Household units per hectare in greenfield areas in Christchurch City;		
7. Intensification development within Christchurch City to achieve an average of:		
8. 50 household units per hectare for intensification development within the Central City;		
9. 30 household units per hectare for intensification development elsewhere.		
 Provision will be made in district plans for comprehensive development across multiple or amalgamated sites 		
11. Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.		
6.3.8 Regeneration of brownfield land	Policy 6.3.8 is not relevant for this Submission.	Policy 6.3.8 is not relevant for this Submission.
6.3.9 Rural residential development	Policy 6.3.9 is not relevant for this Submission.	Policy 6.3.9 is not relevant for this Submission.
6.3.10 Māori Reserves	Policy 6.3.10 is not relevant for this Submission.	Policy 6.3.10 is not relevant for this Submission.

Policy 6.3.10 is not relevant for this Submission.

Policy 6.3.10 is not relevant for this Submission.



6.3.11 Monitoring and Review

Appendix H. Selwyn District Plan and proposed Selwyn District Plan



Selwyn District Plan Objectives and Policy Assessment

The Selwyn District Plan sets out objectives, policies and rules for the management of activities and effects in the Selwyn District in the Rural and Township areas.

The Selwyn District Plan became operative in May 2016 and currently applies to the proposed Plan Change and Submission.

Operative Selwyn District Plan

Relevant Objectives and Policies Township Volume.	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
Objective B4.3.1 The expansion of townships does not adversely affect: Natural or physical resources; Other activities; Amenity values of the township or the rural area; or	The PC64 proposal represents an expansion of the Rolleston township and may have adverse effects on the amenity values of the proposed residential development due to the existing rural use and consented resource consents of the Submission site. The proposal may also have adverse effects on	The proposal will avoid adverse effects on other activities and amenity values of the township and rural areas by providing integrated and well-planned residential development. The proposal is consistent with Objective B4.3.1
Sites with special ecological, cultural, heritage or landscape values 'other activities' such as potential reverse sensitivity of the proposed residential development and the existing rural use of the Submission site.		
	The proposal is not entirely consistent with Objective B4.3.1	
Objective B4.3.3 For townships within the Greater Christchurch area, new residential or business development is to be provided within existing zoned land or priority areas identified in the Regional Policy Statement and such development	While not within an existing priority area the site is within the urban limit of Map A as identified by the Regional Policy Statement, and an ODP has been proposed. This is likely to be amended by the proposed Change to Chapter 6 (RPS).	While not within an existing priority area the site is within the urban limit of Map A as identified by the Regional Policy Statement, and an ODP is being proposed. This is likely to be amended by the proposed Change to Chapter 6.
is to occur in general accordance with an operative Outline Development Plan.	Overall, the proposal is consistent with Objective B4.3.3 when it will be amended.	Overall, the proposal is consistent with Objective B4.3.3 as it will be amended.



Relevant Objectives and Policies	Assessment of <u>not including</u> 545 East Madisons	Assessment of <u>including</u> 545 East Madisons
Township Volume.	Road	Road
Objective B4.3.4 New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development	The proposal does not provide for well-timed, efficient or integrated development as infrastructure and servicing will be disjointed with the exclusion of the Submission site.	The proposal will provide for a timely, efficient and well-integrated residential development with the inclusions of the Submission site and existing and proposed residential development.
approach.	The proposal is not consistent with Objective B4.3.4	The proposal is consistent with Objective B4.3.4
Objective B4.3.5 Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.	The proposal is in the Greater Christchurch area and will provide additional residential housing to meet demand.	The proposal is in the Greater Christchurch area and will provide additional residential housing to meet demand.
	The proposal is consistent with Objective B4.3.4	The proposal is consistent with Objective B4.3.4
 Policy B4.3.1 Ensure new residential, rural residential or business development either: Complies with the Plan policies for the Rural Zone; or The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or 	PC64 is within the Greater Christchurch area and although not currently zoned for residential, is within the urban limit shown in Map A and is anticipated to be bought forward as a greenfield priority area as per the change to Chapter 6, and an ODP has been submitted for this development. PC64 leaves the site sitting under rural objectives and policies by excluding it from potential for development. Notwithstanding the timing issue, the proposal will be consistent with Policy B4.3.1.	The proposal is within the Greater Christchurch area and although not currently zoned for residential, is within the urban limit shown in Map A and is anticipated to be bought forward as a greenfield priority area as per the change to Chapter 6, and an ODP has been submitted for this development. By including the submission site it brings this policy into being relevant. The proposal is consistent with Policy B4.3.1.
The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.		



Relevant Objectives and Policies	Assessment of <u>not including</u> 545 East Madisons	Assessment of <u>including</u> 545 East Madisons Road	
Township Volume.	Road		
Policy B4.3.3 Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.	The proposed ODP excludes four-hectares of rural land at 545 East Madisons Road. This rural land will be surrounded on all sides by Living Zones, creating a 'pocket' of rural land (with existing rural use) amongst residential development. The PC64 proposal is clearly not consistent with	The proposed re-zoning of the Submission site will ensure that no rural land is surrounded by living zones. The proposal is consistent with Policy B4.3.3.	
Policy B4.3.6 Encourage townships to expand in a compact shape where practical.	Policy B4.3.3. The proposed ODP does not provide for a compact or consolidated residential development as four-hectares of rural land in the middle of existing and proposed residential is excluded. This will create potential conflicts between incompatible rural and residential activities. The proposal is not consistent with Policy B4.3.6	The proposed re-zoning of the Submission site will provide for compact and consolidated residential development that is compatible with surrounding land uses and most efficient for servicing and infrastructure. The proposal is consistent with Policy B4.3.6	
Policy B4.3.7 Living Z urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan. Each Outline Development Plan shall: Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps and Appendices; Be prepared in accordance with the matters set out in Policy B4.3.8; Take account of the Medium Density and Subdivision Design Guides.	A ODP has been applied for to develop the proposed land, however is not consistent with Policy B4.3.8 (below). The proposal is not entirely consistent with Policy B4.3.7.	The proposed re-zoning of the Submission site will be in accordance with the submitted and revised ODP. The ODP will be in accordance with Policy B4.3.8 and the medium density and subdivision design guides. The proposal is consistent with Policy B4.3.7	
Policy B4.3.8 Each Outline Development Plan shall include:	The proposed ODP does not provide for a well- connected and integrated development with surrounding roading, infrastructure and in particular	The proposed rezoning of the Submission site and accompanying ODP will provide for an integrated	



Relevant	Object	lives a	nd Pol	icies
Township	Volum	e.		

- Principal through roads, connection and integration with the surrounding road networks, relevant infrastructure services and areas for possible future development:
- Any land to be set aside for
 - o community facilities or schools;
 - parks and land required for recreation or reserves:
 - o any land to be set aside for business activities:
 - the distribution of different residential densities:
 - land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;
 - land reserved or otherwise set aside from development for environmental or landscape protection or enhancement; and
 - land reserved or otherwise set aside from development for any other reason, and the reasons for its protection.
- Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare;
- Identify any cultural (including Te Taumutu Rūnanga values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;

Assessment of not including 545 East Madisons Assessment of including 545 East Madisons Road

no cohesiveness with possible future development areas, such as the four-hectare rural Submission site.

The design will not minimise any potential reverse sensitivity effects as a four-hectare rural allotment with existing rural use is located in the middle of existing and proposed residential development. Reverse sensitivity effects could arise from this as they are incompatible land uses.

The proposed OPD provides the required density of 10 households per hectare.

The proposal is not consistent with Policy B4.3.8

Road

residential development that is connected to existing and future development.

The proposal will minimise any adverse effects on the surrounding environment and any potential effects from reverse sensitivity issues.

The amended OPD provides the required density of 10 households per hectare.

The proposal is consistent with Policy B4.3.8



Relevant Objectives and Policies Township Volume.

Assessment of <u>not including</u> 545 East Madisons Assessment of <u>including</u> 545 East Madisons Road

- Indicate how required infrastructure will be provided and how it will be funded;
- Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;
- Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area:
- Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;
- Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
- Include any other information which is relevant to an understanding of the development and its proposed zoning; and
- Demonstrate that the design will minimise any reverse sensitivity effects.



Proposed Selwyn District Plan

The Selwyn District Plan is currently under review, and the proposed Selwyn District Plan was publicly notified for consultation in October 2020. The objectives and policies in the proposed District Plan have been considered for the assessment of Submission.

Relevant Objectives and Policies	Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road
SD-UFD-01 Compact and Sustainable Township Network	The proposal is within the existing urban limit for Rolleston and will provide additional housing to meet demand however it does not provide for a compact and sustainable form and does not respond to community needs as it has excluded a rural pocket of land.	The proposal is within the existing urban limit for Rolleston and will provide additional housing to
Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's		meet demand. The proposal is consistent with Objective SD-UFD-01
needs, natural landforms, cultural values, and physical features.	The proposal is not consistent with Objective SD-UFD-01	
SD-UFD-03 Integration of Land Use and Infrastructure	The proposal is not well-integrated with surrounding land uses and the timing and staging of providing	The proposed re-zoning of the Submission site will be well-integrated with the surrounding existing
Urban growth and development:	infrastructure will not be efficient as not all of the land is being developed at once.	and proposed residential development. Including the Submission site with the surrounding proposed
Is well-integrated with the efficient provision, including the timing and funding, of	The proposal is not consistent with Objective SD-UFD-03.	re-zoning will ensure efficient provision and timing of necessary infrastructure.
infrastructure; and2. Has the ability to mange or respond to the effects of climate change		The proposal is consistent with Objective SD-UFD-03.
UG-01 Urban growth is provided in a strategic manner that:	The proposal does not meet points 6 and 7 of UG- 01. The proposal will not efficiently integrate with	The re-zoning of the Submission site will integrate with existing and proposed residential
Achieves attractive, pleasant, high quality, and resilient urban environments; existing residential neighbourhoods as there will be a four-hectare pocket of rural land amongst the existing and proposed residential development. This	development. Also, by re-zoning and developing the land in a strategic sequence, infrastructure and roading will be coordinated and timely.	
 Maintains and enhances the amenity values and character anticipated within each residential, kainga nohoanga, or business area; 	also will not provide for coordinated infrastructure as all of the available land will not be developed at once.	The proposal is consistent with UG-01



Relevant Objectives and Policies		Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road	
3. 4.	Recognises and protect identified Heritage Sites, Heritage Settings, and Notable Trees; Protects the health and well-being of water bodies, freshwater ecosystems, and receiving	The proposal is not entirely consistent with UG-01		
5.	environments; Provides for the intensification and redevelopment of existing urban sites;			
6.	Integrates with existing residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;			
7.	Is coordinated with available infrastructure and utilities, including land transport infrastructure; and			
8.	Enables people and communities, now and future, to provide for their wellbeing, and their health and safety.			
UG-P11 When zoning land to establish any new urban area or to extend any township boundary, avoid reverse sensitivity effects on:		The proposed re-zoning and ODP does not avoid reverse sensitivity effects on the excluded four-hectare rural land. There is an existing rural use	The proposed re-zoning of the Submission site will avoid reverse sensitivity effects on rural land by consolidating residential land into one integrated	
	 any adjoining rural, industrial, inland port, or knowledge zone; and on the safe, efficient and cost-effective 	proposed to be surrounded by existing and	area, with a defined urban/rural boundary. The proposal is considered consistent with UG-P11.	
	operation of important infrastructure, land transport infrastructure, and the strategic transport network.	The proposal is not considered consistent with UG-P11.		
	RUZ-01 Subdivision, use, and development in rural eas that:	The proposed re-zoning and ODP borders a rural zone and this objective is considered relevant.	Although the development will not occur in a rural zone if the Submission is granted, the proposed rezoning of the Submission site will be consistent with GRUZ-01 because it will retain a clear delineation and contrast between rural and urban areas. The proposal is considered consistent with GRUZ-01	
1.	supports, maintains, or enhances the function and form, character, and amenity value of rural areas;	The proposal will not retain a clear delineation between rural and urban areas as there will be a 'pocket' of rural land in the middle of the existing and proposed residential development.		



Relevant Objectives and Policies		Assessment of <u>not including</u> 545 East Madisons Road	Assessment of <u>including</u> 545 East Madisons Road	
2.	prioritises primary production while managing adverse effects of intensive primary production, and mineral extractive industries;	The proposal is not considered consistent with GRUZ-01.		
3.	managing the density and location of residential development; and			
4.	retaining a clear delineation and contrast between the district's rural areas and urban areas, including Christchurch City.			

