



AGENDA FOR THE

ORDINARY MEETING OF
SELWYN DISTRICT COUNCIL

TO BE HELD IN THE
COUNCIL CHAMBERS

SELWYN DISTRICT COUNCIL
ROLLESTON

WEDNESDAY 8 JUNE 2022

COMMENCING AT 1 PM

Council 8 June 2022

Attendees: Mayor (S T Broughton), Councillors, M A Alexander, J B Bland, S N O H Epiha, J A Gallagher, D Hasson, M P Lemon, M B Lyall, S G McInnes, G S F Miller, R H Mugford & N C Reid

08 June 2022 01:00 PM - 05:00 PM

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Public portions of this meeting are audio-recorded and livestreamed via the Council's website and YouTube channel.

Whakataka te hau ki te uru	Cease the winds from the west
Whakataka te hau ki te tonga	Cease the winds from the south
Kia mākinakina ki uta	Let the breeze blow over the land
Kia mātaratara ki tai	Let the breeze blow over the sea
E hī ake ana te atakura	Let the red-tipped dawn come with a sharpened air
He tio, he huka, he hau hū	A touch of frost, a promise of a glorious day
Tīhei mauri ora!	

COUNCIL AFFIRMATION

Let us affirm today that we as Councillors will work together to serve the citizens of Selwyn District.

To always use our gifts of understanding, courage, common sense, wisdom and integrity in all our discussions, dealings and decisions so that we may solve problems effectively.

May we always recognise each other's values and opinions, be fair minded and ready to listen to each other's point of view.

In our dealings with each other let us always be open to the truth of others and ready to seek agreement, slow to take offence and always prepared to forgive.

May we always work to enhance the wellbeing of the Selwyn District and its communities.

**MINUTES OF AN ORDINARY MEETING OF THE
SELWYN DISTRICT COUNCIL
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 25 MAY 2022 COMMENCING AT 1PM**

PRESENT

Mayor S T Broughton, Councillors, M A Alexander, J B Bland, S N O H Epiha, J A Gallagher, D Hasson, M P Lemon, M B Lyall, S McInnes, G S F Miller, R H Mugford and N C Reid

IN ATTENDANCE

Messrs. D Ward (Chief Executive), K Mason (Group Manager Organisational Performance), D Marshall (Group Manager Property), M Washington (Group Manager Infrastructure), S Hill (Group Manager Communication and Customer Services), T Harris (Group Manager Environmental and Regulatory Services), R Allen (Acquisitions, Disposal and Leasing Manager), R Raymond (Communications Advisor), G Huggins (Team Leader Transportation), and R Love (Team Leader Strategy & Policy); Mesdames D Kidd (Group Manager Community Services and Facilities), B White (Acquisition, Disposal and Leasing Officer), K Johnston (Senior Communications Advisors) and N Smith (Executive Assistant to the Chief Executive), and Ms T Davel (Committee Advisor)

The meeting was livestreamed.

The Mayor opened the meeting with the karakia and Councillor Affirmation and welcomed everyone to the meeting. He also welcomed everyone online listening to the meeting.

APOLOGIES

None

IDENTIFICATION OF ANY EXTRAORDINARY BUSINESS

None.

CONFLICTS OF INTEREST

None.

PUBLIC FORUM

None.

CONFIRMATION OF MINUTES

1. Minutes of an ordinary meeting of the Selwyn District Council held in the Council Chamber and via zoom on Wednesday 11 May 2022

Moved – Councillor Alexander / **Seconded** – Councillor Lyall

‘That the Council confirms the minutes of the ordinary meeting of the Selwyn District Council held on Wednesday 11 May 2022, as circulated.’

CARRIED

MATTERS REQUIRING ATTENTION

See table at the end of the minutes.

REPORTS

1. Chief Executive

Chief Executive’s Report

Report mostly taken as read. The Chief Executive noted there was a site visit to observe the progress with the pipeline and asked for Councillors to confirm their availability. He also said CORDE won two awards recently and it recognised the quality of their work.

The Chief Executive told Councillors about four candidate pre-election briefings.

Moved – Councillor McInnes / **Seconded** – Councillor Reid

‘That Council receives the Chief Executive’s report for information.’

CARRIED

2. Chief Executive

Update on Bilingual District Signage

The Chief Executive said research will now be undertaken and a report will come back to Council in February 2023. The funding being brought forward was for the feasibility study in this regard.

Moved – Councillor Lyall / **Seconded** – Councillor Reid

‘That Council receives the Update on Bilingual District Signage for information.’

CARRIED

3. Chief Executive

Activity Group Update Report

The Mayor acknowledged Councillors' work and the Chief Executive thanked staff for their work on the activity group reports.

There was some discussion on the report in particular around investment strategy and Councillor Miller also spoke about the 3 Waters issue. He asked how Taumutu knew about Council's position as they had never been in the same room with full Council to discuss it.

The Mayor noted that he had discussions with them together with the Chief Executive and other councillors. Councillor Miller remarked he didn't regard the Mayor having a conversation with a stakeholder as a Council conversation.

The Mayor said he looked forward to receiving further updates.

Moved – Councillor Lyall / **Seconded** – Councillor Reid

'That Council receives the Activity Group update report for information.'

CARRIED

4. Acquisitions Disposals & Leasing Officer; and Asset Manager Transportation

Acquisition of Land required for Stage 2 Prebbleton Intersections Upgrades under the Public Works Act 1981

Councillor Lyall thanked staff for this and said it was a difficult matter to negotiate.

Councillor Miller thought that it might be a good idea to take a pause and engage an entity for a review of the Selwyn transport system, other than Waka Kotahi. The matter would be addressed in more detail when the item on Transportation comes up later in the agenda.

Moved – Councillor Alexander / **Seconded** – Councillor Miller

'That the Council authorises the Chief Executive to:

- (a) approve negotiations and enter into agreements with the landowners whose properties are affected by Stage 2 of the Prebbleton Intersections Upgrade Project (the 'Project') pursuant to section 17 of the Public Works Act 1981 (PWA) and agree compensation in accordance with the PWA; and*
- (b) execute and approve service of Notices of Desire to Acquire Land under section 18 of the PWA on the landowners whose properties are affected by the Project; and*
- (c) execute and approve service of Notices of Entry on Land under section 110 of the PWA on the landowners whose properties are affected by the Project for the purposes of undertaking legal surveys; and*

- (d) *execute and approve service of Notices of Entry on Land under section 111 of the PWA on the landowners whose properties are affected by the Project for the purposes of undertaking topographic survey and investigation, where required.'*

CARRIED

5. Group Manager Organisational Performance

Selwyn District Council Finance and Performance Report for the period to 31 March 2022

Staff noted that the building consents were increased, mainly due to growth in the District. SAC fees and charges picked up slightly which was mainly to the impact of COVID dropping.

Councillors asked a range of questions for example whether Council is penalised for non-compliance with consents with the response being that Council was not. It was also asked whether Council should look at the number of projects being committed to for which Council was not fully resourced to deliver.

It was a difficult situation as Councillors are cautioned about bringing projects forward while at the same time Council asking staff whether or not they can deliver to which the response is usually that they can. With COVID and supply chain delays some progress has been out of the hands of staff.

Councillors also talked about staff and recruitment with it being noted that some roles are very difficult to fill.

Councillor Miller said the average reader would think the Council had a good financial balance when in fact most is development contributions being held on behalf of developers.

Moved - Councillor Hasson / **Seconded** – Councillor Bland

That the Council receives for information the report Selwyn District Council Finance and Performance Report for the period to 31 March 2022.'

CARRIED

**6. Asset Manager Transportation and Transportation Delivery Manager
Transportation Update**

Staff briefly updated Council on their report. They noted that Waka Kotahi was close to awarding a contract on the West Melton SH73 traffic signals.

Councillor Reid asked that the roading code of practice be added to the MUI table. Staff said a report will be brought before Council in July.

Moved – Councillor Lyall / **Seconded** – Councillor Gallagher

'That the Council receives the report "Transportation Update" for information'.

CARRIED**7. Group Manager Property***Property Transaction Update – 30 April 2022*

Councillors commented on Phil Millar's presentation at short notice to the Rolleston Resident's Association. It was very well received. The Mayor noted Mr Millar should receive the monthly staff shout-out at the next Council meeting.

Moved – Councillor Alexander / **Seconded** – Councillor Bland

'That the Council receives the update report on property projects as at 30 April 2022 for information.'

CARRIED**GENERAL BUSINESS****RESOLUTION TO EXCLUDE THE PUBLIC**

Moved – Councillor Mugford / **Seconded** – Councillor Lyall

'That the public be excluded from the following proceedings of this meeting. The general subject matter to be considered while the public is excluded, the reason of passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered		Reasons for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Date information can be released
1.	Public Excluded Minutes	<i>Good reason to withhold exists under Section 7</i>	<i>Section 48(1)(a)</i>	
2.	Council Property Report			
3.	Disposal of Property, Prebbleton			<i>Once the property is put on the open market for sale</i>

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding

of the whole or the relevant part of the proceedings of the meeting in public are as follows:

1 – 3	Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or	Section 7(2)(h)
1 - 3	Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or	Section 7(2)(i)
1	Enable the local authority to protect the privacy of natural persons, including that of deceased natural persons.	Section 7(2)(a)

2 *that appropriate officers remain to provide advice to the Committee.'*

CARRIED

The public meeting moved into Public Excluded at 2.32pm.

The meeting resumed in open meeting at 2.55pm and ended at 2.55pm.

DATED this day of 2022

MAYOR

PUBLIC MATTERS UNDER INVESTIGATION

Item	Meeting referred from	Action required	Report Date
Water Supply Chlorination – Safe Water	Council 11 May	Chief Executive to correspond with the Chief Executive of Taumata Arowai as a matter of urgency as to what the testing requirements are adding there was no guidance in place for staff.	22 June 2022
Roading code of practice review	Council 11 May and 25 May	To bring back a revised code of practice for consideration	27 July 2022
Accessibility Report: how staff can encourage applicants to ensure buildings were as accessible as possible	13 October 2021	Staff report to consider modifications	27 July 2022
Potential Stock Water Race Closure	April 2022	Review and consider the additional correspondence received in respect of the Proposed Closure of the McLeans Island Road section	27 July 2022
Community Centres, Halls and Libraries Network Plan	13 October 2021	Report on landbanking - buying land now for future community facilities	23 November 2022

UNCONFIRMED

REPORT

TO: Council

FOR: Council Meeting – 8 June 2022

FROM: Mayor Sam Broughton

DATE: 30 May 2022

SUBJECT: **MAYOR'S REPORT – MAY 2022**

RECOMMENDATION

'That Council receives the Mayor's Report for May 2022 for information.'

Opening Oromairaki [Selwyn's new birthing Unit] marks the end of a year of delivering a suite of outstanding infrastructure for our communities including the Selwyn Sports Centre, the Aquatic Centre extension, Te Ara Ātea and the two new sports turfs. Credit is due to our communities for letting us know what they wanted and to Councillors and staff for responding to that demand and planning for our future.

We are in the midst of annual plan decisions with a day of face to face hearings held last week. Thanks to everyone who has engaged in the process and let us know their preferred options for many projects using online or paper formats or in person

I am half way through a round of public drop in sessions with two more to follow this month. Anybody is welcome to attend. Participation has been significantly greater than for previous drop ins with a range of subjects from the Christchurch Stadium to Three Waters raised. However the most discussed subject was the impact of growth and land use. The next sessions are -

Thursday 23 June at Robert Harris - Rolleston 10 – 12pm
Tuesday 28 June at Darfield Bakery – Darfield 10 – 12pm

1. Acknowledgements

This month's 'Shout Out' goes to Phil Millar for his presentation on the Rolleston Town Centre to the Rolleston Residents Association on Monday May 23rd. Phil was asked on Friday May 20 to do the presentation and despite the short notice Phil presented an informative presentation that was well received.

2. Meetings

9 May Zone 5 & 6 Meeting held on line.

11 May	Council meeting. On line Three Waters update to Local Government sector by Minister Mahuta.
12 May	Met with Michael Lovett and Hamiora Bowkett from DIA about LG reform. Met with Jeremy Kilgour, President of the Lincoln University Students Assn. Reforms update meeting held on line.
13 May	First Whakawhanake Kainga Committee (Urban Growth Partnership for Greater Christchurch) meeting to sign agreement. Opening of Artificial Turfs at Foster Park in Rolleston.
16 May	Took part on interview panel for the new Police Area Manager-Response position. Local government Steering Group RM reform meeting held on line. Rural Hospital update meeting held on line with the Canterbury District Health Board. SDC and Te Taumutu Runanga hui held on line.
17 May	Chat with the Mayor Drop in Session held in Leeston. Local Government Steering Group RM reform workshop held on line.
18 May	Met with local residents at the Hawkins River bridge regarding their concerns following last year's flooding event.
19 May	Presented SDC submission to Ecan.
20 May	LGNZ National Council meeting held in Wellington.
21 May	Attended opening of new playground for Darfield Plunket and Toy Library supported by Westview fund.
24 May	Chat with the Mayor Drop in Session held in Lincoln.
25 May	Council meeting.
26 May	Met with Mark Heissenbuttel, Kiwi Rail General Manager South Island Operations. Spoke to Lincoln University students regarding council operations and elections. Civil Defence Emergency Management Group Joint Committee meeting. Canterbury Regional Transport Committee meeting.
27 May	Canterbury Mayoral Forum held in Christchurch.

- | | |
|--------|--|
| 28 May | Opening ceremony for the Malvern Community Vehicle Trust and Malvern Community Patrol at their new premises in Darfield. |
| 30 May | Draft Annual Plan submission hearings. |



Sam Broughton
MAYOR

REPORT

TO: Chief Executive Officer

FOR: Council Meeting – 8 June 2022

FROM: Gail Shaw – Senior Administrator District Licensing Committee
Malcolm Johnston – Chief Licensing Inspector
Billy Charlton – Regulatory Manager (Secretary of District Licensing Committee)

DATE: 19 May 2022

SUBJECT: **Joint District Licensing Committee and Chief Licensing Inspector
Monthly Report for period 1 April 2022 to 30 April 2022**

RECOMMENDATION

'That the Council receives the report on the activities of the District Licensing Committee and the Chief Licensing Inspector for April 2022.'

1. PURPOSE

The purpose of the report is to inform the Council of activity in the Alcohol Licensing section.

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

As this report is for information only it is not considered to be significant in the context of Council's Significance Policy.

3. PROPOSAL

Licences issued in April 2022.

Special Licences for April 2022:

- SP220010 – Malvern Lions Charitable Trust – Darfield High School
On Site Licence: Wednesday 22 June 2022 from 6.00pm to 10.30pm.
- SP220012 – Lincoln Bowling Club – Lincoln Bowling Club
On Site Licence: Saturday 21 May 2022 from 7.00pm to 12.00am (midnight).
- SP220011 – Lincoln Bowling Club – Lincoln Bowling Club
On Site Licence: Wednesday 4 May 2022 from 2.00pm to 8.00pm.

New Managers Certificates for April 2022:

- R961831 – Amanda Cottier – Countdown Rolleston.
- R961828 – Ian Shaw – Weedons Country Club.
- R961825 – Tracy Wills – Tai Tapu Golf Club.

Renew Managers Certificates for April 2022:

- R961823 – Ryan Crocker – Terrace Downs Resort.
- R961822 – Rohan Thakur – Terrace Down Resort.
- R961827 – Jaime Callender – Liquorland Lincoln.
- R961710 – Alicia Rhind – Seeking employment.
- R961716 – Aron Fuller – Mexicali Fresh Lincoln.
- R961703 – Arashdeep Singh Kahlon – The Turkish Grill.
- R960036 – Kelvin Taege – Darfield Four Square.

New On Licence for April 2022:

- R910174 – Union Fare Limited
Union Fare Eatery – 597 Springs Road, Prebbleton.

Renew On Licences for April 2022:

- R910160 – Barrett Pont Enterprises Limited
Hororata Village Café & Bar – 2 Hobbs Street, Hororata.

New On Licence for April 2022:

- R920151 – The Classy Tart Enterprises Limited
Long Shot Distillery – 117 Lowes Road, Rolleston.

Renew Off Licences for April 2022:

- R920091 – General Distributors Limited
Countdown Rolleston – 59 Rolleston Drive, Rolleston.
- R920125 – Wine Divine Limited
Wine Divine – 2 Diane Place, Rolleston.

Renew Club Licences for April 2022:

- R900011 – Ellesmere Golf Club Inc
Ellesmere Golf Club – 256 Feredays Road, Leeston.
- R900016 – Greendale Golf Club Inc
Greendale Golf Club – 987 Coaltrack Road, Greendale.
- R900024 – West Melton Rugby Football Club Inc
West Melton Rugby Football Club – 601 West Melton Road, West Melton.
- R900010 – Prebbleton Rugby Football Club Inc
Prebbleton Rugby Football Club – 80 Tosswill Road, Prebbleton.

Licences currently being processed in April 2022:

A total of 36 applications are currently being processed and awaiting issue, which can be broken down into the following categories:

On Licence: 3 New applications

- R910171 – TGH Prebbleton Limited (The Good Home Prebbleton).
- R910172 – Randhawa Enterprises Limited (Nawab Eatery).
- R910175 – Aastha 21 NZ Limited (West Melton Tavern).

Off Licence: 5 New application

- R920147 – Leon & Bronwyn McKavanagh (Summerhill Heights Vineyard).
- R920152 – Geek Brewing Limited (Geek Brewing).
- R920153 – Aastha 21 NZ Limited (West Melton Tavern).
- R920154 – Rollykings Limited (Bottle O).
- R920155 – JРАН Holdings Limited (Liquorland Prebbleton).

On Licence: 9 Renewal applications

- R910149 – Alpine 182 Degrees Limited (Springfield Hotel).
- R910156 – Pelemi Limited (The Store @ Tai Tapu).
- R910054 – Canterbury Hospitality 2017 Limited (Armadillos at the Bridge).
- R910133 – G & T Catering & Events Ltd (Larcomb Vineyard).
- R910027 – Ernies Cantina Limited (Mt Hutt Lodge).
- R910159 – Smoke Incorp Limited (Smoke).
- R910157 – Canterbury Brands Limited (The Turkish Grill).
- R910164 – Prime Group Rolleston Limited (Joe's Garage).
- R910161 – Lackful Limited (Mexicali Fresh Lincoln).

Off Licence: 3 Renewal applications

- R920140 – Alpine 182 Degrees Limited (Springfield Hotel).
- R920124 – SJTP Limited (Liquorland Lincoln).
- R920087 – Akshan Enterprises Limited (Super Liquor Leeston).

Off Licence: 1 Variation application

- R920020 – Prebbleton Hotel Limited (Henry's Prebbleton).

Club Licence: 2 Renewal applications

- R900009 – Leeston Rugby Football Club Inc (Leeston Rugby Football Club).
- R900008 – Weedons Country Club Inc (Weedons Country Club).

Managers Certificate: 8 New applications

Managers Certificate: 4 Renewal applications

Special Licence: 1 Applications

4. COMMENTS FROM THE DISTRICT LICENSING COMMITTEE

There were no waivers requested in April.

5. INSPECTOR'S REPORT FOR APRIL 2022

Recent monitoring by the Chief Licensing Inspector suggests confidence is starting to return with a slight but noticeable increase in patrons at a number of Taverns across the District. Licensed Restaurants and Café's, however, are still finding it very challenging. Hopefully with the opening up of the country's border, business may start to improve.

Building is finally underway at the old Kirwee Hotel site. Whether an application for an alcohol licence is lodged remains to be seen.

There is a nationwide shortage of certified managers. Licensed premises are finding it particularly difficult to employ certified managers. With the slow-down due to Covid, there hasn't been anywhere near the usual numbers of manager's renewing their manager's certification, nor new managers coming into the industry.

During April 2022 the Chief Licensing Inspector carried out monitoring at the following licensed premises: The Rock, Silver Dollar, Hachi & Hachi, Springfield Hotel, Coalgate Tavern, Hororata Bar & Café, Lincoln HQ, Super Liquor Lincoln, Flaming Rabbit, Liquorland Lincoln, Dunsandel Tavern, Crate & Barrel, Southbridge Superette, Southbridge Hotel, Super Liquor Leeston, Springston Hotel, Tai Tapu Hotel, Armadillos, Yello Shack and Arthurs Pass Store.



Gail Shaw
**SENIOR ADMINISTRATOR
DISTRICT LICENSING COMMITTEE**



Malcolm Johnston
CHIEF LICENSING INSPECTOR



Susan Atherton
REGULATORY MANAGER (SECRETARY DISTRICT LICENSING COMMITTEE)

Endorsed For Agenda



Tim Harris
GROUP MANAGER ENVIRONMENTAL AND REGULATORY SERVICES



SDC Licences Report

Licences Aggregate Report for the period 2022-04-01 to 2022-04-30

Licence Type	# Issued	% in time*	Avg Days
Club Licence	4	0%	53
On Licence	2	0%	29
Off Licence	3	0%	61
Special Licence	3	100%	7
Manager's Certificate	10	100%	10

* = 'In time' is 15 days for Special licences and 20 days for other licences

The On, Off and Club Licences were not issued within 20 working days due to the delay in receiving the Medical Officer of Health report. The current IMO (Immediate Modification Order) suspends the obligations of Police and Medical Officer of Health to inquire into any new or renewal application within the normal 15 working days while the Epidemic Notice is in force. This means that these agencies have an open ended timeframe to present their report. This in turn is holding up the process for some applications

REPORT

TO: Chief Executive

FOR: Council Meeting – 8 June 2022

FROM: Group Manager – Community Services and Facilities

DATE: 25 May 2022

SUBJECT: **COMMUNITY SERVICES AND FACILITIES GROUP UPDATE**

RECOMMENDATION

'That the Council receives the Report "Community Services and Facilities Group Update" for information.'

1. PURPOSE

Contributing to Council outcomes for Community of:

- Social and Cultural wellbeing - To build community connectedness, inclusivity & safety by providing opportunities & resources for volunteers & communities
- Economic wellbeing - To promote economic development by collaboration, networking, information sharing & encouraging visitors.

This Report aims to inform Council on matters of interest in the context of the community service activity.

The information included in this Report generally relates to the period 1 March up until 30 April 2022

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

As this Report is for information only, it is not considered to be significant in the context of the Council's Significance Policy.

3. NATIONAL AWARDS APPLICATIONS IN 2022/ 23

Award	Category	Applications Due Date	CSF Project
NZ Recreation Aotearoa (NZRA)	Special Project	6 April, 2022 at 6pm Awarded Merit	Selwyn Sports Centre
LGFA Taituarā Local Government Funders Excellence Awards (Formerly SOLGM)	The Martin Jenkins Award for Collaborative Government Action	(Submitted)	Employment; Trailblazers, LG Careers on line, Employment Expo, Mayors Taskforce etc
Local Government New Zealand (LGNZ)	Excellence For Cultural Wellbeing	(Submitted)	Te Ara Ātea
Local Government New Zealand (LGNZ)	Excellence For Social Wellbeing	(Submitted)	Welcoming Community, Accessibility Charter, Faces of Selwyn (including Plains FM Podcasts) , Putting Down Roots
Local Government New Zealand (LGNZ)	Excellence For Economic Wellbeing	(Submitted)	Employment; Trailblazers Internship, LG Careers on line, Employment Expo, Mayors Taskforce etc

4. ACTIVE SELWYN (including Selwyn Aquatics Centre, Selwyn Sports Centre and fitness programme delivery)

Community Services and Facilities Group - Population 01 July 2021 71,500 (Stats NZ) Note: In YTD column if the figure is higher than YTD of previous year it is shown in bold. In Month column if the figure is higher than month of previous year it is shown in bold. March 2021 in Black. April 2021 in Blue YTD to 30 April in Black	MONTH 2021/22		YTD 21/22
	March	April	
ACTIVE SELWYN - AQUATICS			
Events: Active Selwyn Events – <u>Contributes to Target of 100.</u> Reported in C&ED.	6	1	35
Programmes: (Participants enrol and attend for a term) Aqua Fitness programmes MONTH	923	603	6,470
Learn to Swim Term 2 Enrolments	2,999	3,022	27,532
Community Pools: Season Nov - March. Pools have now closed.			22,113
Darfield	4388	Closed for Season	
Southbridge	379	Closed for Season	
Sheffield	1022	Closed for Season	
Total	5789	Closed for Season	
Visits to Pools: <u>Annual Target: 300,000 visits.</u>	35,003	28,039	270,722
Swims per capita: <u>Annual Target: 4.5.</u>	Annual ¹		
Annual User Survey: The % satisfaction with SAC. <u>Target: ≥ 90%.</u>	Annual (Underway ²)		
Recreation Aotearoa Pool Safe Accreditation: SAC achieves 100% compliance. <u>Target: ≥ 100%.</u>	Achieved accreditation		
Revenue: The percentage of Council owned swimming pools generating revenue meeting or exceeding 20% of operating costs (excluding capital projects) <u>Target: 75%.</u>	Annual ³		
ACTIVE SELWYN - COMMUNITY SPORT AND RECREATION			
SSC Door Count. <u>Target: 250,000.</u>	15,655	10,354	164,285
SSC & Community Centre Recreation Attendees to programmes delivered: District Wide Annual <u>Target: 60,000.</u>	5,768	3,997	52,603
SSC Participants <u>Annual Target: 36,000.</u>	3,664	2,503	32,999
LEC Participants <u>Annual Target: 16,000.</u>	1,420	952	12,486
WMCRC Participants <u>Annual Target: 8,000.</u>	684	522	5,872
User Satisfaction Survey: <u>Annual Target: 90% at each centre.</u>	Annual		Underway ⁴
Revenue: The percentage of Council owned community centres/halls, by Ward, continue to generate revenue meeting or	Annual ⁵		

¹ To be reported at conclusion of Financial Year

² Annual survey concluded in May, analysis yet to be completed.

³ To be reported at conclusion of Financial Year

⁴ Annual survey concluded in May, analysis yet to be completed.

⁵ To be reported at conclusion of Financial Year

exceeding 20% of operating costs (excluding capital project costs) per annum. <u>Target: 75%.</u>	
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4.1 Aquatics Events

A “Rave” for Selwyn young people was recently held, which attracted 79 attendees, a positive result for this hard to reach demographic. A number of new programmes are planned and launching in April / May including Sensory Time, AquaFit for Parents, and Pre and Post Natal Aqua fitness classes

4.2 Selwyn Sports Centre Holiday Programme Delivery

Selwyn Sports Centre’s Holiday Programme ran for 4 days last holidays and generated \$4,180 for the week. 98 children were enrolled, a number of who were returns from last Holiday Programme.

4.3 Summer Season

Summer Season for community pools now concluded. Report will be tabled at the Councillor Briefing on 1 June 2022.

4.4 Planning

Planning is underway for the operations of the hockey and football turfs after a handover from Property 4 weeks ago. Property Group projections regarding initial level of costs and demands have been exceeded.

5. ARTS, CULTURE AND LIFELONG LEARNING

Community Services and Facilities Group - Population 01 July 2021 71,500 (Stats NZ) Note: In YTD column if the figure is higher than YTD of previous year it is shown in bold . In Month column if the figure is higher than month of previous year it is shown in bold . March 2022 in Black . April 2022 in Blue YTD to 30 April in Black	MONTH 2021/22		YTD 21/22
	March	April	
ACLL			
Library users (defined as visitors to the library) is <u>not less than 75% of population (71,500)</u> . <u>Monthly Target 53,625</u> . (door count + website usage data)	59,411	53,315	520,145
Membership			
Active members	25,888	26,504	Monthly Data Only
Members added	476	568	4,783
Door Count: <u>Target: 280K</u> . Physical Visits by site:			230,526
Lincoln	8,064	6,824	
Te Ara Ātea	11,222	12,088	
Leeston	2,855	2,758	
Darfield	3,082	3,078	
Total	25,223	24,748	
Av visits by population: <u>Target: ≥8.38</u> . The average number of physical (and digital) visits per annum to Selwyn libraries required to meet or exceeds national average per capita ; dividing total visits by population (71,500)	Annual ⁶		
Service Centres: <u>Target: 20%</u> . The % of overall rates / water and dog registration payments made at Library / Council Service Centres annually.	9,422	9,914	Annual ⁷
Library / SC	4,888 / 46%	5,191 / 51%	
HQ	4,534 / 42%	4,723 / 48%	
Digital Visits: <u>Target: 300,000</u> . The number of “digital” visits per annum to Selwyn libraries *(either logged into library website, using library computer or using WiFi and own device).	59,630	77,416 ⁸	374,524
APNK	24,735	13,477	
Website	34,188	28,567	
Loans/Items Issued: <u>Target: 435,000 2021-28</u> . Number of loans of physical and/or digital resources per annum across Selwyn Libraries.	50,874	54,691	455,744
Print	42,742	45,938	
Non-Book	1,663	1,905	
eBook	3,230	3,558	
eAudio	2,777	2,767	
eMag	462	523	
Programming: <u>Target: 15,000 per annum</u> . Participants at programmed classes and activities.	2,268	1,913	32,996
Programming: <u>Target: 1,500 per annum</u> . Events/sessions/programmes delivered by Libraries and/or Library staff.)	230	167 ⁹	1,337
Literacy Programmes	76 / 796	37 / 417	

⁶ To be reported at conclusion of Financial Year⁷ To be reported at conclusion of Financial Year⁸ Digital Visits - These figures are tentative only and may change in subsequent Report due to suppliers providing data later than required for Report. Subsequent Report will provide final confirmed numbers.⁹ Number of Events/ Sessions / Programmes Number of Participants – These figures are tentative only and may change in subsequent Report due to delays in provision of some data delays. Subsequent Report will provide final confirmed numbers.

Digital Literacy programmes	19 / 69	13 / 38	
Lifelong Learning – Adult programmes	42 / 355	24 / 238	
Lifelong Learning – Youth programmes	25 / 110	14 / 84	
Lifelong Learning – Family / Children programmes	57 / 830	60 / 931	
Group	2 / 43	5 / 147	
Outreach	10 / 96	14 / 239	
Arts, Culture and Heritage: <u>Target: ≥ 20 per annum.</u> A range of arts, culture and heritage initiatives to take place annually. Counted in Events Total C&ED sheet. Entered here for information only.	0	1	34
Satisfaction Survey: <u>Target: 90%.</u> Arts Culture Heritage and Local History Programme Participants are satisfied / very satisfied (participant surveys)	Annual ¹⁰		-
Library Services			
The requirement to scan double vaccinations has involved 55 hours per week of additional and dedicated staffing. With the recent Council Records Team activity removing archives from Leeston Library / Service Centre have been nearly all removed, which reduces workload for staff in terms of locating and sending other Team requested files.			

Programme Delivery (March):

What	Where	Partner	Attendance
Scarecrow Making	Te Ara Ātea, Lincoln Library, Darfield Library, Leeston Library	Creative Junk	48 total
Crochet Workshop	Lincoln Library		9+
Edible Mushroom Growing	Leeston library		14
Crafted Coffee Workshop	Te Ara Ātea		18
Home Brewing Demonstration	Te Ara Ātea	Brew Academy	12
It's a Magic Time of Year - Magic Show	Te Ara Ātea		61 total
Cheese Making	Darfield Library		15
Dehydrated Food Packs	Te Ara Ātea		9
Home Cider Making Workshop	Te Ara Ātea		32
Autumn Harvest Festival	Te Ara Ātea		300 approx.
Tohu Tuna Bookmarks	Te Ara Ātea	Piri Cowie	13
Kupenga Woven Pendants	Te Ara Ātea		7
<p>March saw COVID cases increase, resulting in a challenging environment to continue to deliver programmes as presenters and members of the ACLL team were unwell or isolating. While having to cancel or postpone a handful of programmes and events as a result, the majority of programmes were delivered for the public. Selwyn's libraries still one of the few public libraries in New Zealand to continue to operate and deliver programmes throughout this period.</p> <p>March represented the end of the Te Ara Ātea "Opening Season", a series of 20 events and workshops to showcase Te Ara Ātea and its different spaces and opportunities. While the entirety</p>			

¹⁰ Survey yet to be completed.

of the season was disrupted by COVID, Te Ara Ātea hosted a wide variety of experiences, from art history talks to alcohol workshops, upholstery, murder mysteries and more.

At the end of March, Government's easing of COVID guidance around outdoor events allowed Autumn Harvest Festival to take place at Te Ara Ātea. While originally a much larger scale event, the last Sunday of the month featured food trucks, live music, and autumn-themed programmes inside. The event attracted approximately an additional 300 people through the doors of Te Ara Ātea, and proved that the area outside Te Ara Ātea and the new Rolleston Town Centre has a lot of promise as a venue for accessible public events.

Two of the most well attended programmes from March were the Edible Mushroom Growing and Home Cider Making sessions. These were delivered by Head Gardener Steve from Ōtahuna Lodge, Steve's cider and mushroom knife are both on display in the café area, creating a direct connection between displays and programming.

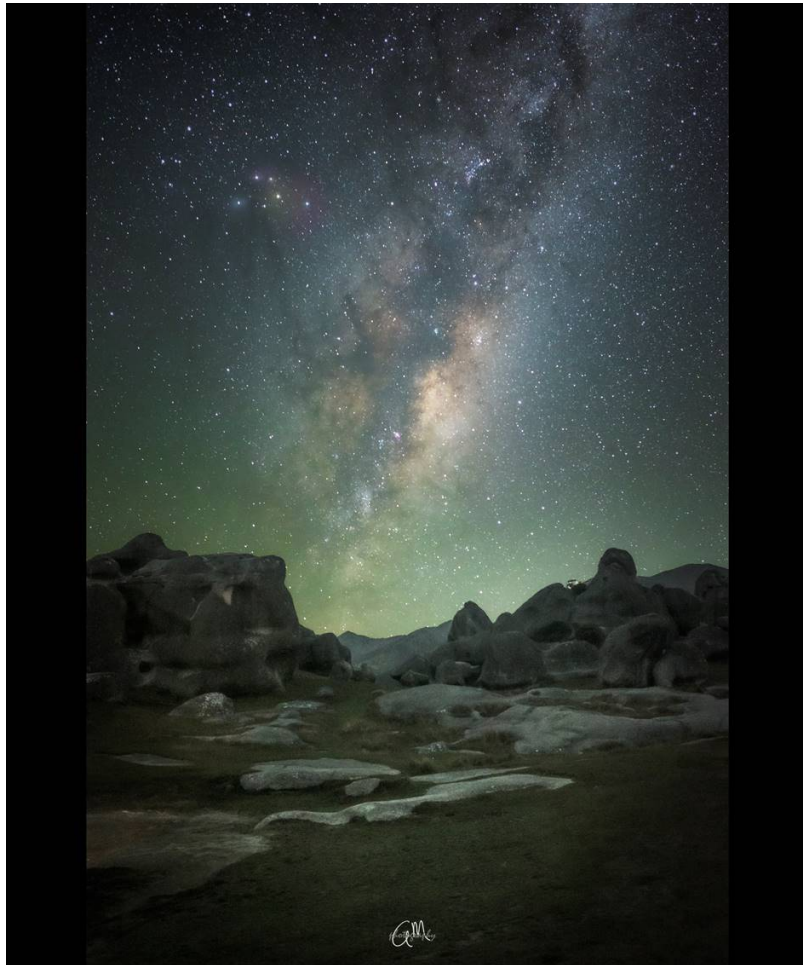
Programme Delivery (April):

Name	Location	Partner	Attendance
April School Holidays			
Experience Huskies	Te Ara Ātea, Lincoln Event Centre, Darfield Library, Leeston Library	Southern Huskies	130 total
Dragon Defence League Author Sessions	Te Ara Ātea, Lincoln Library, Darfield Library, Leeston Library		56 total
SPIKE Prime LEGO Robotics	Te Ara Ātea, Lincoln Event Centre, Darfield Library, Leeston Library		32 total
A Mythical Odyssey	Te Ara Ātea	University of Canterbury Teece Museum	23
Scrunchie Making	Te Ara Ātea, Lincoln Library, Darfield Library, Leeston Library		30 total
Fudge Decorating	Te Ara Ātea, Lincoln Library, Darfield Library, Leeston Library	Fudge Cottage	121 total
Autumn Plaster Pumpkin Painting	Te Ara Ātea, Lincoln Library, Darfield Library, Leeston Library	Creative Junk	54 total
ECV Holiday Fun	ECV @ Sheffield, Springfield, Glentunnel, Castle Hill, Lake Coleridge, and Glenroy Halls.		101 total
General Highlights			
Night Sky Photography	ECV @ Castle Hill Hall		14
Crochet Workshop	Leeston Library		11
Rolleston Primary School Visits	Te Ara Ātea	Rolleston School	7 year 5/6 classes: 144 total.

With the relaxing of COVID restrictions, Te Ara Ātea was able to host school visits for the first time since opening. 7 classes of Year 5/6 students from Rolleston School visited for guided sessions about the arts and heritage displays. Te Ara Ātea are now working with other Rolleston schools on how Te Ara Ātea can become a learning destination for education outside the classroom. Due to COVID restrictions and the reduced numbers able to attend Te Ara Ātea opening, staff have been

planning for outlying schools across the district to visit Te Ara Ātea and the Selwyn Sport Centre during Term 2 with bus transportation coordinated to bring all school students into Rolleston for a day.

An innovative learning programme took place at the Castle Hill Hall with local photographer Gary Mills where participants had the opportunity to learn how to take astrophotography images. Gary is a local enthusiast who has worked with Council to develop public sessions for the first time. The event was supported by the Edge Connector Vehicle, and saw 14 participants come from around the district to travel up to Castle Hill at night to make use of the clear skies and beautiful backdrop. Council is planning to partner with Gary to deliver more sessions, including landscape photography at Arthur's Pass, and another astrophotography session at Te Waihora. As an example, this photograph was taken on location during the session:



Excerpt from feedback about the astrophotography session from a participant:

"I was very satisfied with the evening workshop, in fact I loved it. It was very well organised and it felt like Gary was a well-oiled machine - it was a shock to hear this was the first one of this kind!"

The print out was a great thing to take away with useful information. I can't wait for the next one, though I think they will be very popular and get booked up quickly! The conditions couldn't have been more perfect.

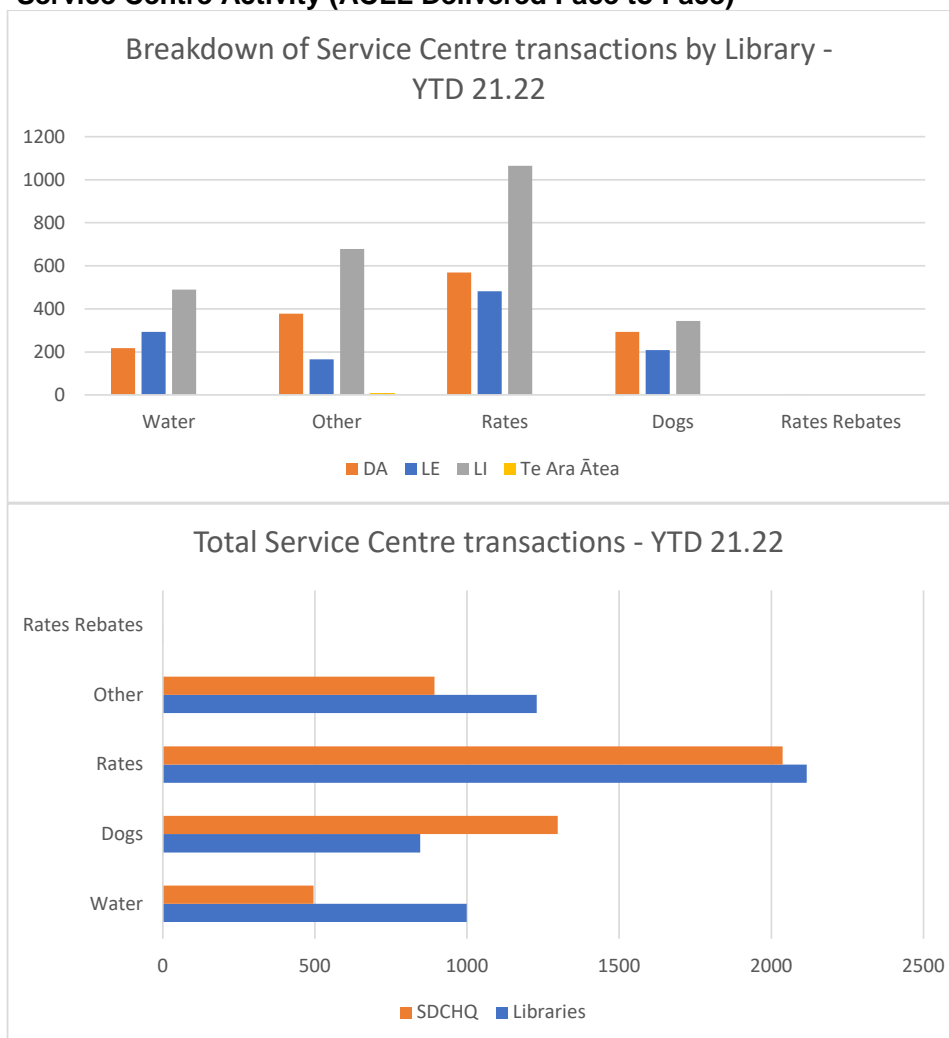
Many thanks for an awesome experience."

The second half of April was dominated by the Term 1 School Holiday activities; with a range of educational and interactive programmes delivered. A particular highlight was the delivery of "Experience Huskies" sessions by the educators from the Christchurch Antarctic Centre. 130 participants across 5 sessions had the opportunity to meet the huskies, learn about safe dog behaviour, what life is like in Antarctica, the role huskies play, and even got a ride on a land rig pulled by one of the huskies.

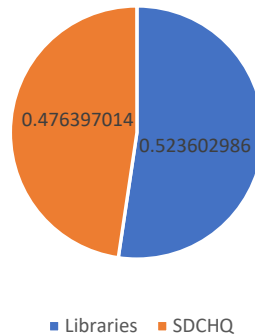
5.1 Data and historic data issues discovered during investigation

As noted in data section, some data discrepancies have been identified due to delays in data gathering and / or suppliers not being able to provide full and accurate numbers by the date Report is due. This data is now noted in the Report, and the following Report will provide the final, confirmed numbers.

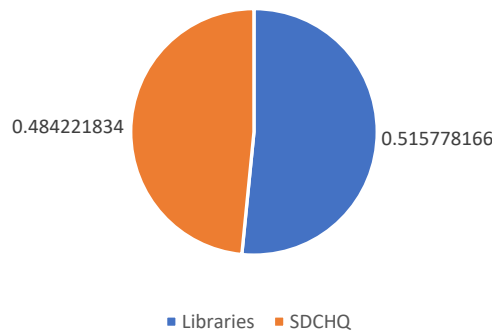
5.2 Service Centre Activity (ACLL Delivered Face to Face)



Service Centre transactions at SDCHQ & Libraries -
YTD 21.22



Service Centre transactions at SDCHQ & Libraries - YTD
21.22



YTD 25 May 2022

Service Centre transactions at SDCHQ & Libraries - YTD 21.22

Libraries 5191 52%

SDCHQ 4723 48%

KPI >= 20%

5.3 Library/Service Centres - Opening hours at Leeston and Darfield

The weekday opening hours at Leeston and Darfield Library Service Centres were temporarily changed in February whilst we remained at the red traffic light COVID-19 setting. Since February both libraries have been closing at 5pm on weekdays, one hour earlier than normal opening hours. This arrangement has continued through the orange traffic light setting and has contributed to our success of maintaining uninterrupted services at each library/service centre, delivering all planned programmes, and continuing to take the Edge Connector (ECV) services out to the rural outlying communities. Under this arrangement staff cover for unwell or isolating team members is able to be managed. These operating hours will continue at Darfield and Leeston Library/Service Centres through until 30 June 2023, at which time we will review the opening hours / days across the district. Saturday opening

hours (10am to 4pm) remain unchanged as do the opening hours at Lincoln Library/Service Centre and Te Ara Ātea.

5.4 Library/Service Centres - Refurbishment at Darfield Library/Service Centre and Community Rooms

Darfield Library/Service Centre is being refurbished and, in addition to the new paint, improved lighting, and new floor coverings; the furniture in the community meeting rooms is being replaced with new furniture. The room will be easier to reconfigure to accommodate the variety of activities the rooms are used for.

As part of this refurbishment process the “Sister City” gifts (such as the kimono), which are currently on display, will be removed for conservation. It has been brought to our attention that fabrics need to be rested from light to insure they are not damaged. Communication with Malvern Community Board will follow this Council communication.

The Darfield Library /Service Centre will close for two weeks from Monday 20 June (last day opening on Saturday 18 June) and will re-open from 9.00am on Monday 4 July. This closure is taking place so that the new carpet can be laid, and the new shelving installed. The Edge Connector Vehicle will visit and deliver programmes during these two weeks.

5.5 Library/Service Centres - Skinny Jump Modems

Over the last few months, the demand for Skinny Jump modems has increased. Leeston Library/Service Centre had been the sole distribution point since libraries began working with Digital Alliance Aotearoa (Spark’s delivery partner) shortly after the first COVID-19 lockdown. With increased requests being made for these affordable connection points, we are stocking more modems at all service points and staff are being training to sign up users at Darfield and Leeston Library/Service Centres and also at Te Ara Ātea.

5.6 Planning

In mid-June a Soft Launch of “Kā Kōrero o Waikirikiri Selwyn Stories” Stage 1 will take place on the Selwyn Libraries website is to be titled “Kā Kōrero o Waikirikiri Selwyn Stories” (a place to celebrate our past knowledge and collective stories – a marker of where we’ve been and our shared journey towards the future). Te Ara Ātea stories and content have been used to begin to tell/build on the wider, bicultural stories of the district and we have commenced working with Karao Ngai Tahu archives to develop the Māori/Taumutu/ Ngāi Tahu stories. Stage one will involve the fully developed collections being made live mid- June, and the content still being developed will be released as part of hard Launch in October to connect in with the Christchurch Heritage Festival.

6. COMMUNITY AND ECONOMIC DEVELOPMENT

Community Services and Facilities Group - Population 01 July 2021 71,500 (Stats NZ) Note: In YTD column, if the figure is higher than the YTD of the previous year it is shown in bold . In the Month column, if the figure is higher than a month of the previous year it is shown in bold . March 2022 in Black. April 2022 in Blue YTD to 30 April 2022 in Black	MONTH 2021/22		YTD 21/22
	March	April	
COMMUNITY & ECONOMIC DEVELOPMENT			
Community Capacity Building			
Community Capacity Building initiatives : <u>Target: ≥500 participants per annum.</u> Capacity Building initiatives are facilitated/funded/delivered to more than 500 representatives of community clubs/groups/committees per annum.	105	7	654
Participant Survey <u>Target: ≥90%.</u> Community Capacity Building participants are satisfied/very satisfied with programmes/services delivered. 27 surveys	95%	0	97%
Contestable Funding: Selwyn Community Fund : <u>Target: 40 per annum.</u> Community Grant Funding enables Community-based Initiatives	12	0	47
Tourism & Visitor Promotion			
Visitor promotion initiatives : <u>Target: ≥12 initiatives.</u> To take place annually. (which include promotion initiatives within them)	0	0	7
Visitor promotion campaigns : <u>Target: ≥1 campaign.</u> To take place with business and community partners. 1 Campaign ongoing with ChristchurchNZ	Annual		2
Produce and distribute a range of promotional materials . <u>Target: Production: 1, Distribution: 3 per annum.</u> (e.g., Visitor Guide, Special Interest Guide) Meet us in the Country	0	0	2
From the Land Website usage. <u>Target: ≥10%.</u> Baseline: 63,669 21/22	7%		88%
Social Media:			
Users	4,527	6,224	
FB New Likes:	20	114	
Facebook New Followers:	0	0	
Instagram New Followers:	73	27	
Community Development - Neighbourliness			
Initiatives that foster neighbourliness take place: <u>Target ≥ 12 initiatives.</u>	0	0	5
Community Development - Newcomers & Migrants			
Initiatives targeting newcomers take place. <u>Target: ≥12 events.</u>	1	0	20
Business & Economic Development			
Business excellence in Selwyn District celebrated through biannual event <u>Target: One event held biannually.</u> (Selwyn Awards 31 July 2021).	0	0	1
Initiatives to promote economic development/local business and/or celebrate business excellence are delivered, resourced or facilitated annually. <u>Target: 6</u>	1	0	5
Community Events			
Community/Wellbeing Events Delivered : <u>Target: 100.</u> Ensure a range of sport, recreation and wellbeing events that contribute towards the	17	3	93

Performance Indicator of not less than 100 community events annually targeting newcomers, families with children, young people as well as older people. Active Selwyn, Community and Economic Development and ACLL all contribute to the total.			
Events: Target: 10,000 attend events.	410	143	7,001
Participants in 25 community events are satisfied/very satisfied with event delivered. Target: ≥90%. 26 events surveyed; 98%	95%	-	98%
Selwyn Youth Council			
Youth Consultation/Advocacy Activities take place annually. Target: 6 per annum.	0	0	3

6.1 Capacity Building

In April, the Events Network Forum launched the Selwyn Events Sustainability Initiative and Event Waste Sustainability Guide. These resources will help event organisers in the district to incorporate sustainability practices into their events, with the opportunity to gain guidance from a consultant depending on the size of their event.

All capacity building for the month of March was offered under the LEGS series. 26 online training/information sessions were offered free, however 12 of these were cancelled due to COVID.

LEGS (Learn, Earn, Grow Selwyn) included a workshop on Culture and Communication in the workplace on. There were 17 participants in attendance and among the attendees there were Council managers, community members and local businesses.

Volunteering Canterbury; Council has been working with Volunteering Canterbury (VolCan) to jointly look at ways to build the volunteering capacity for Selwyn based organisations. Council has now provided resourcing to VolCan to enable them to organise drop in clinics around the SDC Libraries/ Service Centres and to begin dialogue with key organisations to help support their recruitment of volunteers. This resourcing arrangement also provides free membership for Selwyn based organisations with VolCan if they have a Selwyn Community Directory listing.

6.2 Newcomers and Accessibility (including Older Adults)

The Hapai card has now gone out to all CSF operated facilities. The next step of this roll out is to communicate with the district the use of the card and how it works. Due to COVID and staffing there is a delay in this step.

6.3 Youth

The Selwyn Youth Council had their first formal Hui on March 23 and have begun to work on various projects. Planning has begun on consultations to find out what young people think about heritage, community activations/events and libraries in Selwyn. This will be launched in May. Youth councillors have also been involved in the planning of an employment campaign highlighting different careers as part of the Mayors Taskforce for Jobs. A new Tik Tok account (@selwynyouth) was been set up in April to enable the youth councillors to increase reach and engagement. Council members from the Advocacy team also met with the Cancer Society and the Mayor in April to discuss the Smokefree Aotearoa Action Plan and the opportunity to collaborate with neighbouring youth councils on a submission to the Select Committee.

Selwyn youth were included in the promotions for LEGS sessions in March. Due to Covid restrictions there were no sessions with local schools or careers advisors. Council received a small grant from Mayors Taskforce for Jobs and, in April, as part of a Council Mahi project, created a short promotional 'taster' video targeting local youth promoting employment and career opportunities in the Selwyn

district. MTFJ, with support from MSD, will use this video as a pilot for other Councils and agencies working with youth to use as an engagement tool.

Trailblazers – a collaboration with Ministry of Social Development, Youth Pathways and Council delivering a range of initiatives, the key one being a 5 week internships providing local Selwyn young people work experience and work readiness skills .

Initial figures (noting that Intake 4 commenced on 16 May):

- 25 Selwyn residents participated
- 13 gained employment or signed up for tertiary study (x11 employed x2 tertiary study)
- 5 are still in current intake
- 7 have yet to gain employment (x3 of these interns have only just completed intake3)

Some feedback from interns when asked; “What positive changes have happened for you since participating in this programme”

- “I’ve been able to associate with really cool people and secure a job”
- “Better understanding of my strengths, more clarity on the career path I am interested in. I developed a good routine between work and the Internship which showed me my ability to be adaptable to different situations.”
- “I got to meet a lot of amazing people that I wouldn’t have had the opportunity to meet.”
- “I think that it is an amazing programme for people whom have not been able to gain the necessary experience and or skills required to enter the work force.”
- “I have had more confidence in interviews and in myself when it comes to applying for jobs and going through that interview stage.”

6.4 Community Grants

Selwyn Community Fund				
Funding Round	Amount Funded (\$)	No. Community Groups Funded	Average Amount Funded	Close Date
Round 1	\$46,712.00	18	\$2,595.11	31-Jul
Round 2	\$33,650.80	12	\$2,804.23	31-Oct
Round 3	\$21,646.52	13	\$1,665.12	31-Jan
Round 4				30-May
Total YTD	\$102,009.32			

6.5 Economic Development

Taste Selwyn: is on again for the month of May and is an annual celebration of the best food grown and produced in Selwyn. It showcases our hospitality sector, markets, gardens and producers who provide food for our communities.

19 participating eateries are putting up a dish with at least one local ingredient and the inspiration behind each dish will be highlighted across the campaign. Taste Selwyn provides an opportunity to connect suppliers with local eateries, encourages Selwyn residents to dine out and learn more about the diverse food products grown in their backyard.

Another addition this year are the events that will take place featuring cooking demonstrations, dining experiences and producer workshops.

Air NZ Film Screen: Ski Selwyn: The film that is screening on Air NZ screens is 25 minutes long, so here is the trailer: <https://www.youtube.com/watch?v=6pQBTh7htyQ>

Selwyn Business Survey

The Business Opinion Survey was conducted in February with 105 responses. A presentation of the findings was delivered by Economist Benje Patterson at the online Selwyn Business Breakfast in March.

6.6 Visitor Promotion

The Christchurch Food Show was scheduled to take place in March but is now postponed to August due to COVID and Selwyn producers will be attending under “Selwyn from the Land” branding. In March, an online Farmers Market survey was delivered in partnership with Lincoln University where Selwyn residents were able to share their thoughts and experiences. The survey results will be shared with market organisers to support their development and a workshop will be held in June to build capability and connection. Partnerships with ChristchurchNZ and neighbouring RTOs/DTOs have continued to develop in March and April with each district investing in an 'Always On', 'Winter' hero and an Australia campaign that are designed to attract visitation to the Central South Island. This will launch in early May and will highlight Selwyn throughout.

7. COMMUNITY SPACES (including updates related to Council's increased role in operational planning and activity related to community centres, halls, pools and reserves previously operationally managed by Community Committees)

Community Services and Facilities Group - Population 01 July 2021 71,500 (Stats NZ) Note: In the YTD column if the figure is higher than the YTD of the previous year it is shown in bold . In Month column if the figure is higher than month of previous year it is shown in bold . March 2022 in Black . April 2022 in Blue YTD to 30 April 2022 in Black	MONTH 2021/22		YTD 21/22
	March	April	
COMMUNITY & ECONOMIC DEVELOPMENT			
Bookings: Target: 5% Increase per annum on baseline. The total bookings (Community, Corporate and Private) of Council community Centres and Halls, by Ward,	749	600	5,482
Community	471	372	
Corporate	67	40	
Rec Classes	211	188	
Revenue: Target: 75%. The percentage of Council owned community centres/halls, by Ward, continue to generate revenue meeting or exceeding 20% of operating costs (excluding capital project costs) per annum ¹¹ .	40.24%	216%	42.07%
YTD Revenue	45,270	40,843	427,054
Expenditure	112,493	18,884	104,518
Door count: Community Centres: Target: 150,000 visits per annum	13,348	12,384	115,450
Target 60,000pa LEC	6,617	7,434	
Target 30,000pa RCC	2,411	2,176	
Target 30,000pa WMCRC	2,868	1,969	
Duns CC	100	105	
Tai Tapu CC	1,352	700	
Te Ara Ātea	218	190	
Survey: Target: ≥ 90%. The % satisfaction from user surveys for Lincoln Events Centre (LEC), Rolleston Community Centre (RCC) and West Melton Community Centre (WMCC).	Annual ¹²		

7.1 Community Centres / Halls

The past two months have seen some exciting developments within Community Spaces. The old library space at Rolleston Community Centre is currently getting transformed into 6 multi use spaces. The Southbridge Hall upgrade is also nearing completion with a "Family Fun Day" planned to celebrate the re-opening in late May.

COVID significantly impacted programme delivery and hires with a number of cancellations throughout March and April. However enquiries and forward bookings are now increasing as hirers regain confidence. An 8 week marketing campaign 'A Venue for every Occasion' has been developed to promote the diverse venues that Selwyn District Council has available for hire. This campaign will go live end of May and continue throughout June and July. This will be followed by a "Welcome Back" campaign reaching out directly to past hirers.

¹¹ Provisional summary provided as Appendix to this Report

¹² Annual survey concluded in May, analysis yet to be completed.

7.2 Community Committees of Council

The 24 remaining community committees of council were sent advice on 6 August 2021 that Council approved up to \$1,000 being made available in the year 1 July 2021 – 30 June 2022, for each of the specified Committees. These Committees were advised the funds could be spent on marketing, promotion and / or administration. This update and an invitation to the series of workshops Council was undertaking, was also sent to Councillors and Malvern Community Board Members. The advice also outlined the two options available to receive funds payment.

Options for payment are:

- 1) A member pays and completes a “Community Committee Member Expense Form” and attaches the valid tax invoice and communicates with Kelsey Waghorn at Council;
- 2) Contact Kelsey Waghorn at Council and arrange for a Purchase Order to be issued for a specific business/ entity for a specified amount. These funds will not be available after 30 June 2022. As at May 2022, 12 committees had accessed some or all of this funding and 12 had not.

The 12 Committees that have not yet accessed payments are, Coalgate Township Committee, Darfield Township Committee, Doyleston Community Committee, Dunsandel Community Committee, Greenpark Memorial Community Centre Committee, Little Rakaia Huts Residents Association Advisory Committee, Prebbleton Community Association Inc., Rolleston Residents Association Inc., Southbridge Advisory Committee, Springston Community Committee, Tai Tapu Residents Association Inc. and Weedons Residents Association Inc.

Finally if any of the 24 Committees would like further information about these funds, or is wanting to clarify what funds of their allocated funds remain, they are welcome to contact Kelsey Waghorn at Council.

A handwritten signature in black ink, appearing to read 'DKidd', with a large, stylized initial 'D'.

Denise Kidd

GROUP MANAGER – COMMUNITY SERVICE AND FACILITIES

APPENDIX 1

**Provisional Summary of Community Centre and Hall Expenditure to Revenue –
Operational (excluding Selwyn Sports Centre)
March / April 2022**

Ward		Hires March Corp	Hires March Comm	SDC Classes/ Hires	March Rev	March Op exp (to be updated 21/4)	KPI Revenue exceed 20% of opex at 75% of halls	Hires Increase 5% per annum	Hires April Corp	Hires April Comm	SDC Classes/ Hires	April Rev	April Op exp (to be updated 21/5)
Central	RCC	4	112	0	\$ 10,568.00	\$ 21,960.00	48.12%		1	95	5	\$ 5,341.00	\$ 19,720.00
	West Melton	0	61	52	\$ 6,429.00	\$ 24,441.00	26.30%		0	36	40	\$ 5,016.00	\$ 19,413.00
	Weedons	0	15	1	\$ 720.00	\$ 2,334.00	30.84%		1	13	1	\$ 1,070.00	\$ 2,303.00
	Te Are Atea	1	5	20	\$ 410.00				0	1	23	\$ 382.00	
Ellesmere	Southbridge	0	0	0	\$ -	\$ 710.00	0%		0	0	0	\$ -	\$ 653.00
	Lakeside	1	1	0	\$ 897.00	\$ 4,414.00	20.32%		1	2	1	\$ 3,030.00	\$ 1,632.00
	Dunsandel	5	1	0	\$ 1,114.00	\$ 2,526.00	44.10%		3	5	0	\$ 1,535.00	\$ 1,878.00
Malvern	Darfield	5	15	2	\$ 980.00	\$ 7,334.00	13.36%		0	13	3	\$ 557.00	\$ 10,474.00
	Hororata	0	1	0	\$ -	\$ 245.00	0%		0	1	1	\$ 165.00	\$ 529.00
	Glentunnel	0	24	1	\$ 513.00	\$ 303.00	169%		0	8	3	\$ 135.00	\$ 869.00
	Tawera	0	16	1	\$ 565.00	\$ 1,164.00	48.53%		0	9	3	\$ -	\$ 1,543.00
	Lake Coleridge	0	0	1	\$ -	\$ 241.00	0%		0	2	1	\$ 70.00	\$ 375.00
	Sheffield	0	2	1	\$ 426.00	\$ 801.00	53.18%		0	2	2	\$ -	\$ 1,869.00
	Greendale	0	3	0	\$ 13.00	\$ 406.00	3.20%		0	2	0	\$ 65.00	\$ 182.00
	Glenroy	0	4	0	\$ 59.00	\$ 456.00	12.93%		0	5	0	\$ 59.00	\$ 1,284.00
Springs	LEC	34	111	128	\$ 17,546.00	\$ 38,065.00	46.09%		29	99	105	\$ 20,124.00	\$ 35,449.00
	Tai Tapu	6	21	3	\$ 2,162.00	\$ 2,161.00	100%		2	4	0	\$ 1,129.00	\$ 3,111.00
	Greenpark	0	0	0	\$ -	\$ 1,065.00	0%		0	5	0	\$ -	\$ 207.00
	Prebbleton	5	13	1	\$ 435.00	\$ 115.00	378%		3	6	0	\$ 581.00	\$ 355.00
	Springston	6	13	0	\$ 878.00	\$ 1,110.00	79%		0	17	0	\$ 560.00	\$ 999.00
	Ladbrooks	0	44	0	\$ 1,255.00	\$ 1,708.00	73.47%		0	36	0	\$ 617.00	\$ 549.00
	Broadfield	0	9	0	\$ 300.00	\$ 934.00	32.11%		0	11	0	\$ 407.00	\$ 1,124.00
		67	471	211	\$ 45,270.00	\$ 112,493.00	40.24%		40	372	188	\$ 40,843.00	\$ 104,518.00

REPORT

TO: Chief Executive

FOR: Council Meeting – 8 June 2022

FROM: Asset Manager Water Services, and
Water Service Delivery Manager

DATE: 31 May 2022

SUBJECT: **WATER SERVICES MONTHLY UPDATE**

RECOMMENDATION

That the Council:

- a. *'receives the report "Water Services Monthly Update" for information', and*
- b. *defer scheduling the hearing date for the Station Rd Stock Water Race until the applicant has increased written support for the proposed closure to at least 80% of directly affected property owners.'*

1. PURPOSE

The purpose of this report is to inform Council on matters of interest in the context of the 5 Waters activity.

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

As this report is for information only it is not considered to be significant in the context of Council's Significance Policy.

3. HISTORY/BACKGROUND

Selwyn District Council's goal for the 5 Waters activities is:

'To provide water services that meet all relevant standards with a level of service the public can afford and have confidence in, both now and moving forward into the future'.

We discuss key considerations for the 5 Waters activities (Water, Wastewater Stormwater, Land Drainage and Water Races).

Springfield Water Supply

CORDE and their sub-contractor Curle Contracting are progressing well with the pipeline installation between Sheffield and Springfield.

The team started at the Springfield end of the pipeline and are working towards Sheffield along Frasers Road and Tramway Road. The first 1.6 km of pipe has been installed in Frasers Road using a mole ploughing construction technique and the team are part way through installing the next 1 km. The other utilities along Frasers Road have been located and the preferred alignment of the pipe to the new Pumping Station Location has been selected. The pump station site at Annat (near the intersection of Frasers Road and Tramway Road) has been prepared ready for tanks and the pump station structure. The pump station storage tanks (two 30 m³ plastic tanks) are due to be delivered shortly and the pump station is being fitted out off site.

Pipeline construction will continue along Tramway Road (towards Sheffield) from the intersection with Frasers Road over the coming weeks, following which the team will undertake testing and commissioning of the entire pipeline. In parallel with construction of the pipeline we are undertaking modifications at the Springfield WTP, in addition to previously planned upgrades to storage, to facilitate connection of the supplementary supply.

The new pipeline and additional treated water reservoir storage at Springfield are on track for end of July completion.

3 Waters Reform

The Working Group on Representation, Governance and Accountability of the New Water Services entities, reported back to the Government in late February.

The Working group made a total of 47 recommendations. The working party of Crs Gallagher, Bland and the Group Manager Infrastructure reviewed these recommendations for Council and reported on these to the briefing sessions on 4 May 2022.

The Government has now accepted the majority of these recommendations, and we await the release of the amended draft bill, which is due in the next two months.

One Water Strategy

An initial tour of the district was planned with local Rūnanga for the 23 May to look at key water features, both natural and infrastructure related. The tour was postponed, and an alternative date is being arranged,

Chlorine exemptions and risk assessment

Following the Council meeting 11 May staff sort legal advice from Buddle Findlay on the intention of the act regarding permanent chlorination and chlorine exemptions. The advice is as follows:

Section 31(1)(j) mandates the content of the water safety plan and, specifically, in this context, where a drinking water supply includes reticulation, the relevant drinking water safety plan must:

- *require (i.e. mandate, impose a requirement for); and*
- *provide for the use of (i.e. make provision for/plan how to etc) residual disinfection (which certainly included and, in most cases, effectively meant, chlorination).*

While residual disinfection is not defined in the Act, it is commonly understood to refer to chlorination or a similar residual chemical disinfection. Therefore, section 31(1)(j) means that a drinking water safety plan must mandate and make provision for chlorination unless a section 58 exemption has been obtained. This is different from actually mandating chlorination, but section 30(3) requires an owner of a drinking water supply to implement the plan and ensure the supply is operated in accordance with the plan.

In fact, despite noting concerns from submitters who believe they have maintained safe water supplies without residual disinfection, Parliament adopted the Select Committee's recommendation that section 31(1)(j) should be amended to include the words "...require and provide for the use of residual disinfection..." to make it clear that residual disinfection is mandatory unless exempted.

The fact that an exemption from chlorination is required (pursuant to section 57 of the Act) also indicates that chlorination is expected. While the Select Committee acknowledged submissions from suppliers who have provided demonstrably safe drinking water from high quality groundwater to a large number of consumers without residual disinfection, the Committee did not suggest that those suppliers should obtain any relief from residual disinfection other than through a formal exemption. Accordingly, all suppliers who wish to avoid residual disinfection will need to obtain an exemption pursuant to section 57 of the Act. Notably, registered drinking water suppliers will need to submit their plans by 15 November 2022, whereas unregistered suppliers have until 15 November 2025 to register and up to 15 November 2028 to submit their plans.

Staff have now completed an update of the risk assessment. **Refer Attachment 1.**

The risk assessment has now come to the end of its useful life. This is with the exception of the prioritisation of the chlorine exemption applications and the order of commencing temporary chlorination prior to the 15 November deadline.

The risk assessment was holistic in its approach taking into account both likelihood (the chance of something happening) and consequence (the impact should the event occur). The focus of the new regulator is now on 'demonstrably safe' drinking water which focuses on eliminating the likelihood of any event.

Temporary Chlorination Update

On the 11th of May 2022, as part of the Water Supply Chlorination – Safe Water Report, Council passed a resolution to temporarily chlorinate both the Southbridge and Tai Tapu water supplies.

Chlorination of the Southbridge commenced on the 24th of May, followed by Tai Tapu on the 26th of May 2022. A letter was sent to residents on each scheme prior to this, and a communications plan is in place, with email, website and social media updates also occurring. Noting chlorination of the Tai Tapu scheme was brought forward by five days due to Total Coliform levels in the routine water quality sampling results.

Temporary chlorination of the Claremont scheme is also in place due to an E.coli transgression post-reservoir on the 12th of May 2022. Remedial works to the Claremont reservoir are being progressed.

Water Demand Management

As of the 19 May 2022 the Selwyn plains area shows soil moisture levels dryer than historical average for this time of year. **Refer Appendix 2.**

Ground water levels are continue to show a steady recharge which was previously being observed. **Refer Appendix 3.**

Stimulus Funding – Darfield Pipeline

At the time of writing this report, progress has seen over 25km of pipeline installed with less than 3km remaining. Pipe laying is on-track for completion by 30th June. Work to construct two pump stations, one at Darfield and one at Kirwee commences soon with completion in early and mid-October.

Five pipe laying install crews continue with the remaining install at multiple locations along the route at, Miles Rd, Ansons Rd, Courtney Rd, Pole Rd, and one specialist crew thrusting under State Highway One and the KiwiRail Crossing at Burnham.

Note: A more complete project update along with financials is provided to Council via the Audit & Risk Major Projects Reporting and a dedicated public facing Selwyn District Council webpage is updated weekly with progress information and advanced warning of any traffic management impacts.

Taumutu Flooding

On Sunday 22nd May 2022 Selwyn Coast was hit by a large coastal storm event. This saw up to 6 m swells along the coast. The majority of Selwyn's Coastline between Taumutu and Rakaia Huts was impacted by this event.

Waves were observed to over top the rocks and dunes, washing large sections out and causing flooding to a significant area of land near Taumutu. Approximately 250 ha of land was inundated by sea water, and several road were unpassable.

Council responded with drainage contractors removing large volumes of sand, debris and blockages from the waterways. However, swells picked up again on Wednesday 25th May 2022 and by the end of the week the work was required again.

Council's Taumutu culverts blocked during this event preventing drainage to the sea. However they were not safe enough to access or open/unblock until the seas calm to safe levels. Staff are working with Contractors and the local Drainage Committee to make plans to safely open and restore the outfall function.

The sea has left severe damage to the coastline and this area at risk and prone to damage from future events.

Staff are working with the drainage committee to ensure the Taumutu culverts have been inspected and can safely be operated following this event. Staff will also assess the impact to the land drainage scheme and assess how this may need to be managed into the future considering Climate change and sea level rise etc.



Figure 1 – Taumutu Flooding Aerial Photographs

Landowners have requested Council to push back and reform sand-dunes. This activity is outside of Council responsibility under the land drainage portfolio. Discussions will be had with Environment Canterbury about the coastline and the natural hazard from the sea.

Stock Water Race Closure

On 9 February 2022, the Council approved the following recommendation set out in the report dated 24 January 2022:

"That Council form a hearing panel to hear submissions and consider the proposal to close one section totalling approximately 1.3 km of race that received objections during the public consultation process. Councillors Cr Bob Mugford and Cr Debra Hasson to form part of this hearing panel."

The relevant closure was referenced in the Council report as Closure Reference 2. on Station Road in the Malvern scheme. The request directly affects five properties and Council received closure approval forms from four out of the five (80%) directly affected property owners. Accordingly, Council progressed the proposed closure to public consultation pursuant to the Council's Water Race Closure Policy W107. The Council received one objection (being the remaining directly affected property owner) during the consultation period between 15 December 2021 and 21 January 2022. However, on 30 March 2022, the Council received an additional objection from one of the property owners who had originally supported this proposed closure. The (now) objector withdrew their support because they discovered that there are stock that rely on this section of race for stock water. As a result, only three out of five (60%) directly affected properties now support this proposed closure.

In light of this, we consider that it would be inappropriate to proceed to a public hearing with less than 80% support for the proposed closure, particularly given that support has reduced to only 60% of directly affected property owners. In the interest of all affected parties, we recommend that Council defer scheduling the hearing date for this proposed closure until the applicant has increased written support for the proposed closure to at least 80% of directly affected property owners.

4. FUTURE POINTS FOR DISCUSSION

During previous Council meetings, the following topics in addition to those covered above were requested to be presented at a meeting on a future date:

- Oral Health

5. PROPOSAL

Staff seek that the Council consider and implement the recommendation set out above.

6. OPTIONS

The options available to Council are to:

- (a) To approve the recommendation of this report, or

(b) To decline the recommendation of this report

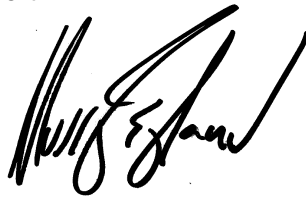
Staff would appreciate feedback on the subject matter and level of information provided in this report.

7. VIEWS OF THOSE AFFECTED / CONSULTATION

Not applicable

8. FUNDING IMPLICATIONS

No funding implications have been identified in relation to the recommendation of this report.



Murray England
ASSET MANAGER WATER SERVICES



Elaine McLaren
WATER SERVICES DELIVERY MANAGER

Endorsed For Agenda



Murray Washington
GROUP MANAGER INFRASTRUCTURE

Attachment 1 – Updated Chlorine Risk Assessment

Attachment 2 – Soil moisture Deficit

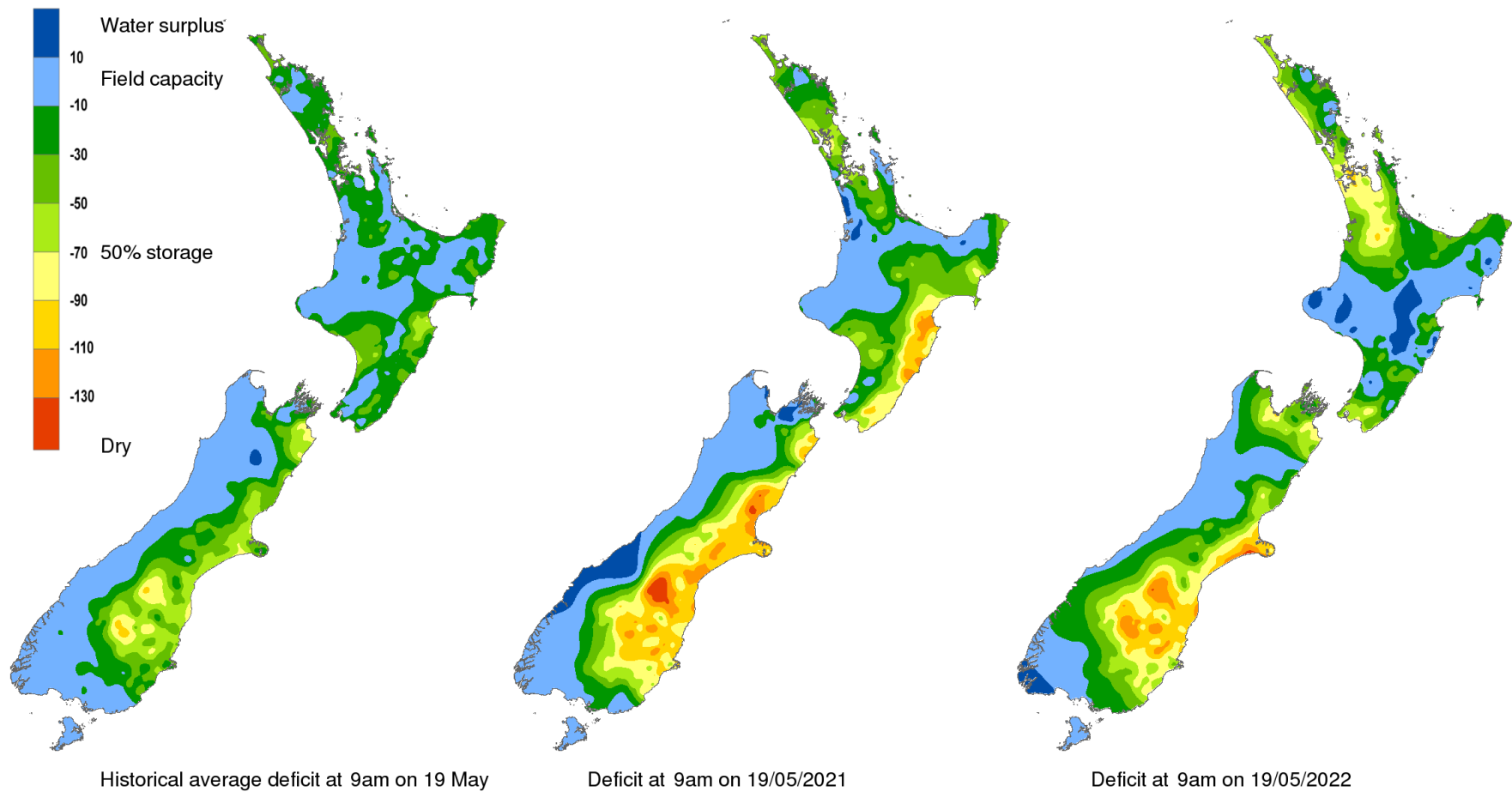
Attachment 3 – Ground water levels

Attachment 1 – Updated Chlorine Risk Assessment

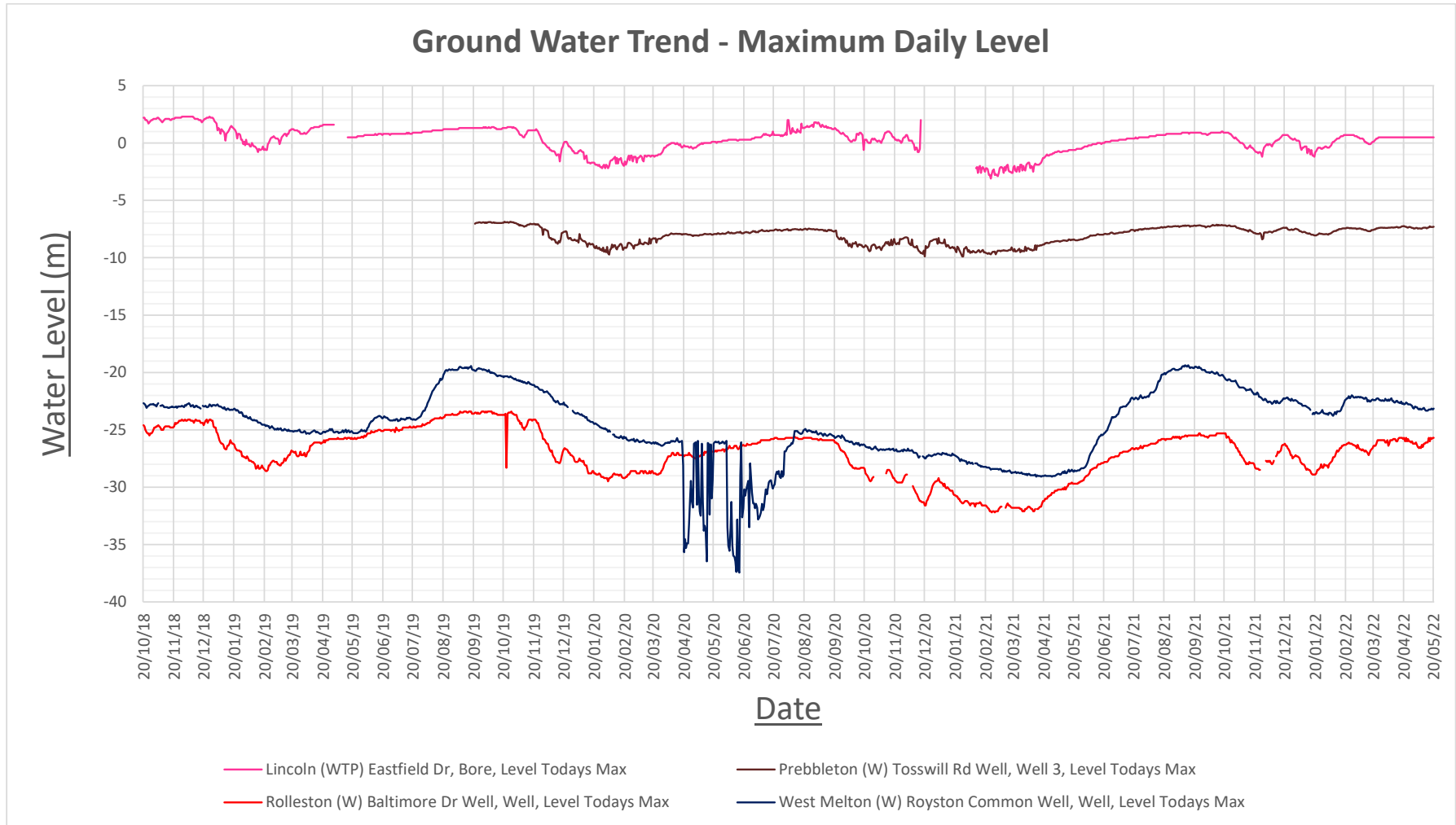
Water Supply Scheme	Risk Ranking	Priority	Priority	Previous Risk Ranking	Previous Priority
Acheron	70.9	Priority 1	Highest priority	58.8	Priority 1
Malvern Hills, Hartleys Rd	60.1	Priority 1	Highest priority	57.1	Priority 1
Hororata	57.2	Priority 1	Highest priority	55.6	Priority 1
Castle Hill	57.0	Priority 1	Highest priority	32.7	Priority 2
Arthur's Pass	55.8	Priority 1	Highest priority	51.7	Priority 1
Dalethorpe	52.1	Priority 1	Highest priority	53.2	Priority 1
Springfield	47.1	Priority 1	Highest priority	34.1	Priority 2
Rolleston	36.5	Priority 1	Highest priority	31.4	Priority 2
Sheffield/ Waddington	35.3	Priority 2	Very high priority	35.3	Priority 2
Tai Tapu	34.9	Priority 2	Very high priority	24.8	Priority 3
Lake Coleridge	32.9	Priority 2	Very high priority	30.0	Priority 2
Upper Selwyn Huts	30.4	Priority 2	Very high priority	38.0	Priority 1
Darfield	29.9	Priority 2	Very high priority	27.3	Priority 2
Kirwee	27.1	Priority 2	Very high priority	17.9	Priority 3
West Melton	25.9	Priority 3	High priority	23.1	Priority 3
Lincoln	24.3	Priority 3	High priority	21.7	Priority 3
Southbridge	23.8	Priority 3	High priority	21.5	Priority 3
Taumutu	23.7	Priority 3	High priority	23.8	Priority 3
Prebbleton	23.0	Priority 3	High priority	23.3	Priority 3
Te Pirita	21.4	Priority 3	High priority	24.8	Priority 3
Dunsandel & Sherwood Estate	21.2	Priority 3	High priority	14.8	Priority 4
Leeston	19.2	Priority 3	High priority	20.6	Priority 3
Springston	16.2	Priority 4	Moderate priority	22.4	Priority 3
Claremont	15.1	Priority 4	Moderate priority	8.4	Priority 5
Raven Drive	13.8	Priority 4	Moderate priority	14.8	Priority 4
Rakaia Huts	11.1	Priority 4	Moderate priority	13.6	Priority 4
Jowers Road	9.8	Priority 4	Moderate priority	17.8	Priority 3
*Supplies already chlorinated or planned for chlorination.					
** Supplies planned for immediate temporary chlorination.					

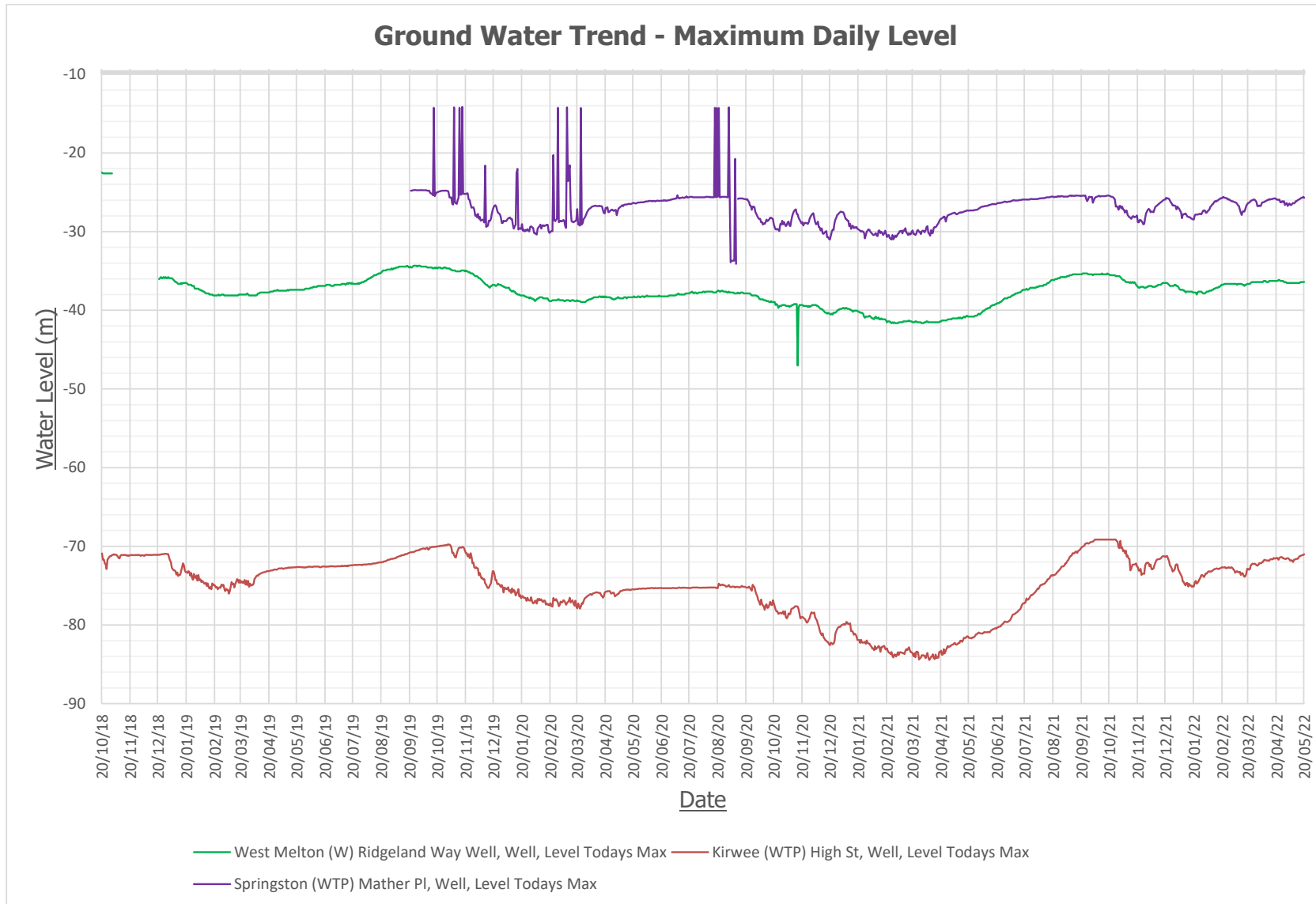
Attachment 2 – Soil Moisture Deficit

Soil moisture deficit (mm) at 9am on 19/05/2022



Attachment 3 – Ground water levels





REPORT

TO: Chief Executive Officer

FOR: Council Meeting – 8 June 2022

FROM: Jocelyn Lewes, Strategy and Policy Planner

DATE: 26 May 2022

SUBJECT: **PRIVATE PLAN CHANGE 69 – REZONING OF LAND IN LINCOLN**

RECOMMENDATION

That the Council:

- a. *receives the report and recommendation of independent Commissioner David Caldwell dated 13 May 2022 on Private Plan Change 69 from Rolleston Industrial Developments Limited to rezone land in Lincoln;*
- b. *adopt the recommendation of the Commissioner and, pursuant to Clause 29(4) of the First Schedule of the Resource Management Act 1991, approves Private Plan Change 69 for the reasons given in the Commissioner's recommendation;*
- c. *approves the public notification of Council's decision in accordance with Clause 11 of the Resource Management Act;*
- d. *approves the inclusion of Private Plan Change 69 in the Council's Variation of the Proposed District Plan, consistent with the resolution of Council on 23 February 2022;*
- e. *notes that Private Plan Change 69 will be varied in accordance with the decision in (d) above and will not become fully operative until the completion of that variation; and*
- f. *delegates the Team Leader Strategy and Policy to take any steps necessary to give effect to recommendations (b), (c) and (d) above.*

1. PURPOSE

The purpose of this report is to present the Commissioner's recommendation (**Attachment 1**) on Private Plan Change 69 (PC69). It seeks that Council adopts the recommendation of the Commissioner as its decision on PC69. It further seeks a decision from Council that the plan change area be included within the scope of the Council's Variation to the Proposed District Plan (PDP) in response to the Resource Management Act (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMA-EHS).

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

Council's Significance and Engagement Policy states that:

"even if a decision is clearly a significant one within the meaning of the Local Government Act 2002, where the procedures for decision-making are set out in other legislation, those procedures will be used instead of those contained in this ... Policy. This ... Policy will not be used in making decisions taken under the RMA ... on ... decisions required when following the procedures set out in Schedule 1 of the RMA ...".

Schedule 1 of the Act sets out the procedures for the preparation, change and review of plans. In particular, Clause 29 sets out the procedures under this section when considering a plan change request by someone other than Council i.e. a private plan change request.

After considering the plan change request, pursuant to Clause 29(4) of Schedule 1, a local authority may decline, approve, or approve with modifications the plan change and must give reasons for its decision.

In accordance with delegation RS-201, Council delegates to an external, accredited hearing commissioner the power to *hear* and *consider* submissions on the requested change and to *recommend* decisions to Council pursuant to Clause 29(4). However the final decision on the plan change request remains the responsibility of the Council.

3. HISTORY/BACKGROUND

PC69 is a privately initiated plan change by Rolleston Industrial Developments Limited to rezone approximately 190 hectares of Rural (Outer Plains) zoned land to Living Z zone, to enable residential development on the southern edge of Lincoln with frontage to Springs Road and Collins Road, as shown in Figure 1.



Figure 1 – Aerial photograph of PC69 area (outlined in blue)
(Source: Selwyn District Council Maps)

The following is the general timeline of the plan change's progress to date through the statutory process:

- Formally received by Council on 4 November 2020.
- Accepted by Council for public notification on 24 March 2021.
- Publicly notified on 28 April 2021.
- Hearing held on Monday 22 November to Friday 26 November 2021 inclusive.
- Hearing Commissioner's recommendation provided on 13 May 2022.

Through the notification processes, the private plan change request attracted 255 submissions and 7 further submissions.

The hearing ran over five days in November 2021, with the Commissioner hearing evidence heard from 66 parties on behalf of either the Council, submitters or the proponent.

4. PROPOSAL

Through the course of the plan change process a number of amendments were proposed to the initial plan change request in response to the section 42A report and submitter concerns. In summary these included:

- Deletion of the proposed Living X Zone from the eastern part of the site which is now denoted as an stormwater management area (SMA) and the corresponding amendment originally proposed to Rule 4.1.1, as minimum floor levels are no longer required;
- Two additional Business 1 zoned centres in the eastern and western parts of the site;
- Additional wording in the Outline Development Plan (ODP) text to further detail development outcomes envisaged, including:
 - more explicit definition of SMA and stormwater management requirements;
 - recognition of road network upgrades required as pre-requisite to development occurring;
 - requirement for frontage upgrades of Springs Road and Collins Road;
 - recognition of new educational facilities potentially being provided following a needs assessment;
 - more explicit recognition of waterbodies and freshwater ecosystems and measures to protect and enhance these;
- Amendments to the ODP plan to indicate:
 - the enlargement of and amendments to the reserve corridor adjacent to Springs Creek and the heritage setting of Chudleigh;
 - amended road, pedestrian and cycle connections to adjacent residential land and deletion of road link to/through Liffey Springs Drive;
 - gateway, roundabout and signals treatments on Springs Road at key intersections; and
 - additional pedestrian and cycling routes and green links through the plan change area, including east-west and north-south connections linking to adjacent land and existing pedestrian and cycling facilities.

The final version of the Outline Development Plan was provided along with the Applicant's right of reply on 16 December 2021.

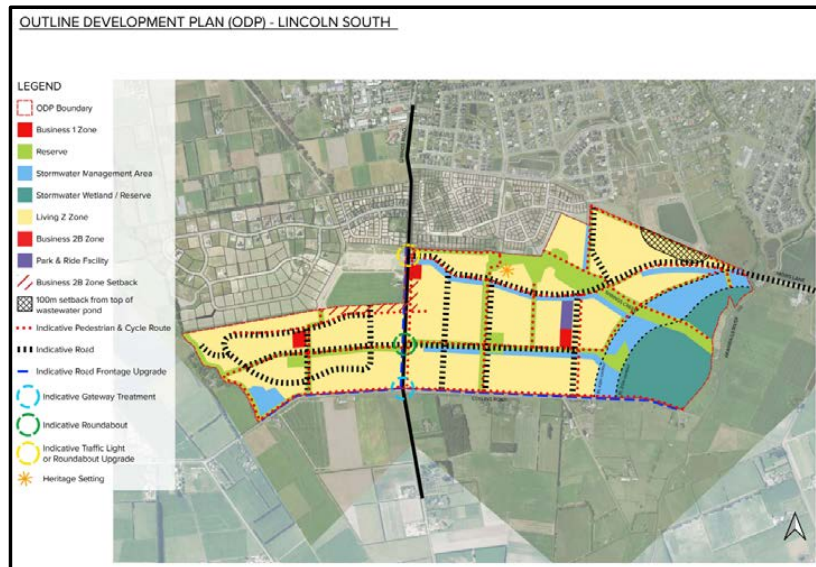


Figure 2 – Proposed Outline Development Plan for PC69

For the reasons set out in his recommendation, the Commissioner has recommended that PC69 be approved and that the matters raised in submissions are accepted, accepted in part, or rejected.

The recommended amendments to the Operative District Plan are included in **Attachment 1**.

5. OPTIONS

As set out above, Council delegates to an external accredited hearing commissioner the function to hear, consider and recommend decisions to the Council under Clause 29(4) of the First Schedule of the Act, but Council retains the power and duty to make the decision.

It is considered that two options are available to Council:

a. **Make a decision in accordance with Clause 29(4) of the First Schedule of the Act**

In accordance with Clause 29(4) of the First Schedule of the Act, Council may decline, approve, or approve with modifications, the plan change.

i. **Approve**

Through the statutory process set out in the Act, the Commissioner has considered that PC69, as modified in response to the section 42A report and submitter concerns, and has concluded that the objective of the plan change achieves the purpose of the Act.

Having considered all of the evidence and submissions, the Commissioner concluded that in relation to:

- **versatile/productive soils**¹, the loss of those soils through the development of the plan change area is, of itself, not sufficient to render the rezoning of the land inappropriate. Rather it was one of the matters which needs to be weighed and carefully considered in the overall consideration of what is the most appropriate zoning for the land.
- **flooding hazard**², this has been properly considered and that there are available methods for avoiding, remedying or mitigating the flood hazard, and these will be subject to full scrutiny through both stormwater discharge consenting and subdivision.
- **groundwater table/springs**³, the removal of the Living X Zone removes significant risks. The inclusion of proposed Rule 12.1.3.28A in the District Plan requiring the investigation and monitoring of groundwater levels will provide important and relevant information for the design and construction of future subdivision and will ensure that adverse effects on groundwater and key spring heads are properly considered and addressed.
- **aquatic/freshwater ecology**⁴, the proposed rezoning provides for potentially significant benefits and that any risks can be appropriately addressed at subdivision

¹ Commissioner's Recommendation 13 May 2022, at para 78

² Commissioner's Recommendation 13 May 2022, at para 107

³ Commissioner's Recommendation 13 May 2022, at para 132

⁴ Commissioner's Recommendation 13 May 2022, at para 163

stage. The proposal, with the changes made to the ODP, provides an opportunity to achieve the protection and enhancement of the springs and waterways and their ecological values.

- **water, waste water and stormwater**⁵, there are no infrastructural constraints which would render the rezoning inappropriate and there are feasible options available for infrastructure provision to the land, including the transfer of existing water take consents to Council⁶.
 - **reverse sensitivity associated with the Lincoln wastewater treatment pond**⁷, given its present and intended use, a 100m setback provides for the protection of this important infrastructure without imposing unnecessary restrictions on the development of plan change area.
 - **urban design, form, density and character**⁸, while there will be landscape and visual effects on those who reside in Verdec Park, and potentially to a lesser degree those in Te Whāriki, and appreciable changes for residents of Lincoln, the ODP provides opportunities for enhancement of waterways, spring protection and similar which contribute to the potentially positive landscape and urban design outcomes. The plan change area will be well connected to the existing township through the comprehensive walking and cycling network and the additional commercial areas will enable the day-to-day needs of residents to be met.
 - **transport/traffic effects on the roading network**⁹, this was one of the critical issues associated with the request, not only from a potential effects perspective but also from the perspective of well-functioning urban environments, requiring a number of transport network upgrades, some of which Council has already identified in its Long Term Plan. The ODP now records that transport network upgrades are required to accommodate growth in traffic from the ODP area and sets out clearly the nature of those works, the anticipated funding responsibility, and the timing requirements, with the issue of s224 completion certificate being tied to the completion of these upgrades.
 - **effects on community facilities and environmental quality**, particularly in relation to reserves¹⁰, schools¹¹ and community facilities¹². The combination of the location of a number of the reserves with waterways provides an opportunity for benefits in terms of connectivity, recreational use, and riparian planting. The amendment proposed to Policy B4.3.63 reinforces the importance of the potential provision of educational facilities. While the growth enabled by the plan change will have impacts on community facilities, the commercial areas will allow for the development of a range of community facilities.
- the National Policy Statement on Urban Development (NPS-UD)**¹³, the plan change contributes to well-functioning urban environments, will enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety through enhanced housing supply and choice and will contribute to meeting the requirements to provide or realise development capacity, and addresses the likely current and future effects of climate change.

⁵ Commissioner's Recommendation 13 May 2022, at para 182

⁶ Commissioner's Recommendation 13 May 2022, at para 186

⁷ Commissioner's Recommendation 13 May 2022, at paras 210-211

⁸ Commissioner's Recommendation 13 May 2022, at paras 289-290

⁹ Commissioner's Recommendation 13 May 2022, at paras 321, 325, 326

¹⁰ Commissioner's Recommendation 13 May 2022, at para 226

¹¹ Commissioner's Recommendation 13 May 2022, at para 337

¹² Commissioner's Recommendation 13 May 2022, at para 341

¹³ Commissioner's Recommendation 13 May 2022, at paras 510, 512

- **the Canterbury Regional Policy Statement (CRPS)¹⁴**, the plan change is consistent with all the relevant objectives and policies, other than the locational directives.

The Commissioner considered that the changes made to the ODP and accompanying text through the hearing process assist in addressing and mitigating effects on character and those arising from the increased traffic volumes. The Commissioner considered that the amendments, including the deletion of the proposed Living X Zone and the inclusion of the SMA and wetland reserves, combined with the setbacks and the specific provisions addressing ecological management, were positive, and in the view of the Commissioner, there is nothing in relation to the actual or potential effects on the environment that would lead to a conclusion that the most appropriate option is to decline PC69.

Overall, the Commissioner concluded that the plan change in its amended form is the most appropriate method of achieving the purpose of the Act, the objectives of the Selwyn District Plan, and the purpose of the proposal, which in turn will give effect to the objectives and policies of the relevant statutory documents, including the NPS-UD and the CRPS.

ii. Approve with modifications

The Commissioner considered that the plan change will implement the policies, and is appropriate in achieving objectives, of the Selwyn District Plan. As such, it would be inappropriate for the Council to amend any of the findings contained in the Commissioner's recommendation in the absence of hearing the submissions and considering the substantive material that formed part of the plan change request and subsequent hearing process.

iii. Decline

It is considered that it would be inappropriate for the Council to decline the plan change, as this would be contrary to the recommendation of the independent Commissioner who has determined, through the statutory processes, that the plan change is appropriate. Making a decision to decline, contrary to the recommendation of the Commissioner would be a breach of natural justice, particularly as the Council decision makers were not present at the original hearing of the matter.

b. Decline to make a decision

If the Council was not of a mind to accept the recommendation of the Commissioner, it could refer the plan change back to the Commissioner with a direction that he reconsider his recommendation or appoint another commissioner to consider the plan change request from the beginning.

It is considered that there are issues with natural justice with both of the above options and, if the Council were to consider either option, it must be satisfied that there are sufficient ground for doing so. As addressed above, it is considered that the Commissioner thoroughly canvassed the key issues raised in the submissions, or required to be addressed in order to ensure that the Council's statutory functions and responsibilities are fulfilled.

¹⁴ Commissioner's Recommendation 13 May 2022, at para 565

It is also considered inappropriate to delay making a decision on the plan change while other processes, such as the spatial planning work being carried out at a regional level, or the impending variation to the Proposed District Plan to give effect to the RMA-EHS, both of which are over a year away of being finalised. This would likely result in legal challenge due the obligation on Council under Section 21 of the Act to avoid unreasonable delay, along with the requirement under Clause 10(4)(a) to give its decision no later than two years after notifying the plan change.

If the Council were not to accept the Commissioner's recommendation, this could expose the Council to legal challenge, such as a judicial review, the outcome of which could be damaging to Council in terms of its reputation, and may result in a loss of trust and confidence that future decisions would be rational and based on a fair process. Council would also likely face significant legal costs, defending any action that may arise from declining to make a decision.

Recommended Option:

It is recommended that Council accepts the Commissioner's recommendation and approve PC69.

If the Council accepts the Commissioner's recommendation and approves PC69, then PC69 will continue along the statutory RMA process, with the decision being publicly advertised and notice being served on all submitters. A 30-day appeal period is provided to lodge an appeal against the decision to the Environment Court.

It is also recommended that, in light of the requirements of the RMA-EHS, and pursuant to the decision of Council on 23 February 2022, the plan change be included in the Variation to the PDP as this plan change request falls within the ambit of Clause 34 of Schedule 12 of the Act, and has been recommended for approval.

6. VIEWS OF THOSE AFFECTED / CONSULTATION

(a) Views of those affected and Consultation

These matters are addressed in the recommendation of the Commissioner, with the mandatory public notification, serving of the notice of the request on potentially affected parties and submissions processes required under the Act having provided appropriate opportunity for interested parties, including the wider public, to participate in the private plan change process.

(b) Māori and Treaty implications

Mahaanui Kurataiao Limited, who provide mana whenua environmental services that are endorsed by local Rūnanga, reviewed the request and it was considered by Te Taumutu Rūnanga at a kaitiaki hui on 16 December 2021.

The review by Mahaanui Kurataiao Limited and Te Taumutu Rūnanga formed a component of the notified version of the plan change request. While the review did not identify any wāhi tapu or wāhi taonga sites of cultural significance within the plan change area, a number of recommendations were made to the plan change which have either been incorporated in the request and/or would be imposed at the time of subdivision consent under the existing matters of control within the District Plan. This

includes the management of waterways within the plan change area, appropriate stormwater management, landscaping provision that includes indigenous planting, and the adoption of an Accidental Discovery Protocol and sediment control measures at the time of site development.

(c) Climate Change considerations

Climate change considerations were considered through the statutory processes, as required by section 7(i) of the Act and Policy 1 of the NPS-UD. This was explored in the context of flooding, greenhouse gas emissions, compact urban form and provision of a range of transport options, including pedestrian and cycling connections to the existing urban area.


7. FUNDING IMPLICATIONS

The funding implications are limited to any appeal proceedings. All costs incurred in notifying the decision are on-charged to the private plan change proponent.



Jocelyn Lewes
STRATEGY AND POLICY PLANNER

Endorsed For Agenda



Tim Harris
GROUP MANAGER ENVIRONMENTAL AND REGULATORY SERVICES

Attachment 1: Commissioner's Recommendation Report [122 pages] and Plan Amendments [9 pages]

BEFORE THE SELWYN DISTRICT COUNCIL

IN THE MATTER OF Clause 21 of the First Schedule of the
Resource Management Act 1991

AND

IN THE MATTER OF Rolleston Industrial Developments Limited,
Plan Change 69

Applicant

RECOMMENDATION BY COMMISSIONER DAVID CALDWELL

Dated 13 May 2022

Hearing Held: 22-26 November 2021

Appearances:

Council:

Mr Nick Boyes – Consultant Planner for Selwyn District Council
Mr Tim Morris – Senior Civil Engineer and Technical Director at Tonkin & Taylor Limited
Mr Chris Bender – Service Leader (Air Quality) at Pattle Delamore Partners
Dr Greg Burrell – Director and Senior Scientist at Instream Consulting Limited
Mr Murray England – Asset Manager – Water Services with Selwyn District Council
Mr Hugh Nicholson – Consultant Urban Design and Landscape
Mr Mat Collins – Associate in Transportation Planning at Flow Transportation Specialists
Mr Mark Rykers – Manager Open Space and Strategy with Selwyn District Council
Mr Andrew Mazey – Asset Manager Transportation with Selwyn District Council

Applicant:

Ms Jo Appleyard and Ms Lucy Forrester, Chapman Tripp – Counsel for Applicant
Mr Tim Carter, Director and owner of Rolleston Industrial Developments Limited – company representative
Mr Chris Jones – real estate
Mr Gary Sellars, Director of Valuation and Consultancy at Colliers Valuation – valuation
Mr Fraser Colegrave, Managing Director of Insight Economics – economics
Mr Greg Akehurst, Director, Market Economics – economics
Mr Mike Copeland, Consulting Economist at Brown, Copeland and Company Limited – economics
Mr Paul Farrelly, Principal Consultant at Lumen – greenhouse gas emissions
Mr Chris Thompson – geotechnical
Mr Dave Smith, Technical Director of Transportation Planning at Abley – traffic modelling
Mr Nick Fuller, Senior Transport Engineer at Novo Group Limited – transportation
Ms Katherine McCusker, Farm Environment Consultant with Pattle Delamore Partners Limited – versatile soils
Mr Tim McLeod, Senior Civil Engineer at Inovo Projects Limited – engineering
Mr Eoghan O'Neil, Technical Director with Pattle Delamore Partners Limited – flooding and stormwater
Ms Cathy Nieuwenhuijsen, Senior Air Quality Consultant at Golder Associates New Zealand Limited – odour
Mr Donovan Van Kekem – odour
Mr David Compton-Moen, Director at DCM Urban Design Limited – urban design and landscape
Ms Nicole Lauenstein, Urban Designer and Architect, Director a + urban – urban design
Mr Bas Veendrick, Technical Director Water Resources at Pattle Delamore Partners Limited – hydrology
Mr Mark Taylor, Director Aquatic Ecology Limited – ecology
Ms Laura Drummond, Technical Director – Ecology at Pattle Delamore Partners Limited – ecology
Mr Jeremy Phillips, Senior Planner and Director with Novo Group Limited – planning

Submitters

Christchurch City Council (PC69-0197) / Canterbury Regional Council (PC69-0205):

- Mr Michael Wakefield, Simpson Grierson – Counsel for CCC/CRC
- Mr Marcus Langman, Independent Planning Consultant – planning
- Ms Philippa Aitchison-Earl, Senior Groundwater Scientist at CRC – groundwater

Associate Professor Timothy Curran (PC69-0232) and Associate Professor Peter Almond

Professor Keith Cameron and Barbara Cameron (PC69-0037)

Susan Prendergast and John Prendergast (PC69-0251)

Bruce Gemmell (PC69-0098), Patricia Coffin (PC69-0171) and Terry Hughes

Tracey MacLeod (PC69-0123)

David Page (PC69-0075)

Anita Wreford (PC69-0153)

David Painter and Robyn Painter (PC69-0122)

Sam Bridgman-Smith (PC69-0034)

Kathleen Liberty (PC69-0220)

Hamish Rennie (PC69-0240)

Hamish Rennie for Waihora Ellesmere Trust (PC69-0230)

Nancy Borrie (PC69-0187)

Lynette Beazer and Ronald Beazer (PC69-0252)

Alastair Ross (PC69-0161)

Britta Liberty for Verdeco Park Community (PC69-0217)

Tania Hefer and Charles Hefer (PC69-0121)

Gordon Hope (PC69-0050)

Roger McLenaghan (PC69-0067)

Manmeet Singh (PC69-0191):

- Ivan Thomson, Senior Planner with Aston Consultants – Planning
- Cathy Nieuwenhuijsen, Senior Air Quality Consultant at Golder Associates New Zealand Limited – Odour

Ralph Scott (PC69-0238)

Ann Judson Farr (PC69-0263)

Tyler Watson (PC69-0223)

ABBREVIATIONS TABLE

CARP	Canterbury Air Regional Plan
CCC	Christchurch City Council
CLWRP	Canterbury Land and Water Regional Plan
CRC	Canterbury Regional Council/Environment Canterbury
CRPS	Canterbury Regional Policy Statement
FDAs	Future Development Areas
GCP	Greater Christchurch Partnership
HCA	Greater Christchurch Housing Development Capacity Assessment 30 July 2021
hh/ha	Households per hectare
LSP	Lincoln Structure Plan
LTP	Long Term Plan
LUC	Land Use Capability
LURP	Land Use Recovery Plan
MfE	Ministry for the Environment
MIMP	Mahaanui Iwi Management Plan
NPS-UD	National Policy Statement on Urban Development
ODP	Outline Development Plan
Our Space	Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga
PC69	Private Plan Change 69
PDP	Proposed Selwyn District Plan
PIB	Projected Infrastructure Boundary
Pines WWTP	Pines Wastewater Treatment Plant
pNPS-HPL	Proposed National Policy Statement for Highly Productive Land
RMA	Resource Management Act 1991
SCGM	Selwyn Capacity for Growth Model
SDC	Selwyn District Council
SDP	Operative Selwyn District Plan
SMA	Stormwater Management Area
UDS	Urban Development Strategy
UGO	Urban Growth Overlay
Waka Kotahi	Waka Kotahi NZ Transport Agency

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Introduction

1. I have been appointed by the SDC to conduct a hearing and make a Recommendation on PC69 to the Operative SDP.
2. The hearing was held at the Tai Tapu Community Centre on Monday 22 November 2021 through to Friday 26 November 2021 inclusive. The Applicant filed its closing submissions on 15 December 2021. The hearing was formally closed on 4 February 2022.
3. Following the closing of hearing and after the preparation of my draft Recommendation, Council staff raised an issue in relation to the administration of some of the components of the ODP. By way of Minute dated 3 May 2022 I identified the issues raised and that Council officers had provided two alternative methodologies to ensure that the outcomes sought by the Applicant's amendments were achieved in a manner which was enforceable and enduring. I note that did not change the upgrades proposed.
4. Given the significance of PC69 to both the Applicant and to the submitters, I considered it appropriate to provide the Applicant and the submitters with the opportunity to comment on what I considered to be a largely technical issue. I confirmed that I was of the view that it was appropriate for me to consider the options suggested by the officers, along with the Applicant's proposal, and therefore I provided the opportunity to the Applicant in particular (given the technical nature of the changes) and any submitter who wished to address the specific technical changes with the opportunity to comment. I also made it clear that I would not consider any correspondence or Memoranda which sought to address the merits or otherwise of PC69 or any matters beyond the narrow issues addressed. I provided the opportunity for any comments to be provided no later than 5.00pm Monday 9 May 2022. I was provided with a brief response from the Applicant and from 7 submitters. I address this matter further in my s32AA evaluation.
5. I have not included a specific summary of all of the documents considered, evidence provided and submissions made. All of that information is publicly available and has been uploaded to SDC's plan change site at www.selwyn.govt.nz/pc69. I refer to the relevant evidence, submissions and other documents, when addressing the particular issues and statutory provisions. I have carefully considered all of the documents, evidence and submissions when reaching my Recommendation.

PC69

6. PC69 is a private plan change initiated by Rolleston Industrial Developments Limited to rezone approximately 190 hectares of land immediately adjoining the southern boundary of Lincoln Township from Rural (Outer Plains) to three different zonings. As notified the three zones were Living Z, Living X and Business 1 (Local Centre). Other changes requested included amendment to the Township Volume Appendix 37 to add the full ODP. An amendment was sought to Rule 4.1.1 (Township Volume) to introduce Rule 4.1.1(B) setting minimum finished floor levels for the Living X Zone.

7. The ODP was intended to achieve an overall minimum density of 12hh/ha providing for the establishment of approximately 2,000 new households.
8. An amendment to Rule 4.9.32 (Township Volume) excluding the ODP area from the required 150 metre dwelling setback from the Lincoln Sewerage Treatment Plant was also sought. Any consequential amendments were also sought.
9. PC69 was formally received by SDC on 4 November 2020. By letter of 10 December 2020 SDC sought further information in accordance with clause 23 of Schedule 1 of the RMA. Following receipt of the further information, by way of an amended request, PC69 was accepted for public notification by SDC under clause 25(2)(b) of Schedule 1 to the RMA on 24 March 2021.
10. It was publicly notified on 28 April 2021. On SDC becoming aware of a minor error in the public notice, the request was re-notified to avoid potential issues, with the period for receiving submissions extended until 10 June 2021.
11. 255 submissions were received. The period for further submissions closed on 8 September 2021 and a total of 7 further submissions were lodged by that date. Mr Boyes advised that a late submission had been received from Ann Judson Farr (PC69-0263) on 18 June 2021. Mr Boyes advised that submission was included in those notified as part of the Summary of Submissions which allowed for further submissions to be made. The delegation as to whether to accept the late submission sits with me. I accept Mr Boyes' advice that while it was clearly late, no party would be unfairly prejudiced by accepting the submission. It raises similar issues to those raised in many other submissions and it was, as noted, included in the Summary. I confirm that having considered the relevant matters it is appropriate, pursuant to s37A, to extend the period to accept that submission.
12. By the commencement of the hearing, a number of amendments to the ODP had been proposed. These were introduced by Ms Appleyard in opening, and largely responded to matters raised in the submissions.
13. Mr Philips summarised the amendments in his evidence.¹ Very much by way of summary, these entail:
 - Deletion of the proposed Living X Zone for the eastern part of the site which is now denoted as an SMA and corresponding amendment originally proposed to Rule 4.1.1 as minimum floor levels no longer required and deleted;
 - Two additional Business 1 zoned centres in the eastern and western parts of the site;
 - ODP layer diagrams as proposed deleted with a single ODP and associated text relied on;
 - Additional wording in the ODP text to further detail development outcomes envisaged, including:

¹ Statement of Evidence of Jeremy Phillips 4 November 2021 at para [26]

- More explicit definition of SMA and stormwater management requirements;
 - Recognition of road network upgrades required as pre-requisite to development occurring;
 - Requirement for frontage upgrades of Springs Road and Collins Road;
 - Recognition of new educational facilities potentially being provided following a needs assessment;
 - More explicit recognition of waterbodies and freshwater ecosystems and measures to protect and enhance;
- Amendments to the ODP plan were summarised as including:
 - Enlargement and amendments to the reserve corridor adjacent to Springs Creek and the heritage setting of Chudleigh;
 - Amended road, pedestrian and cycle connections to adjacent residential land and deletion of road link to/through Liffey Springs;
 - Gateway, roundabout and signals treatments on Springs Road at key intersections;
 - Additional pedestrian and cycling routes and green links through PC69 including east-west and north-south connections linking to adjacent land and existing pedestrian and cycling facilities; and
 - Two additional Business 1 zones.
14. A number of further changes were made during the course of the hearing with the final version of the ODP and requested changes being provided with Ms Appleyard's reply.

Site Visit

15. I undertook my site visit on 2 December 2021. I was escorted by Mr Bruce Van Duyn. We initially looked around the Homestead area, and particularly the springs and ponds at the northern edge of the site. Mr Greenslade was at the site. He identified some of the features around the Homestead. I advised him that I would undertake the site visit without his assistance.
16. I spent some time on the site. I walked along the boundary of the Te Whāriki subdivision. I walked along to a viewing platform which has been constructed in Te Whāriki overlooking the spring and pond in that location.
17. I traversed the surrounding roads. I drove along Collins Road to where it becomes a metal road. I was able to observe the south-eastern corner of the site, including some fenced springs. I then went along the western frontage of the site on Collins Road. I drove along Verdecos Boulevard through the Verdecos Park subdivision. I then drove down Southfield Drive into Te Whāriki and I

was able to view that road in particular and a number of the roads which connect to it. I was able to view the new school and Kaitorete Drive.

18. I went to Allendale Lane and through to the wastewater pond where I met SDC contractors. I viewed the site, the pond and went onto the roof of the pump building where it was possible to observe the wetlands and stormwater treatment areas in Te Whāriki. I also went along Liffey Spring Drive, drove past the various parks and open areas bordering the waterways. I also drove to Russ Drive back along Southfield Drive to Edward Street and along Ellesmere Road to Moirs Lane. I could access Moirs Lane as far as the bridge and gate and was able to observe the Lincoln wetlands. I then returned through Edward Street and Gerald Street to the roundabout at Springs Road and then through Prebbleton to the motorway.
19. It was a full site inspection but I considered that helpful in identifying a number of the matters raised in evidence and submissions.

The Site and Surrounding Environment

20. The area of the land affected by PC69 comprises approximately 190 hectares. It is bounded by the Te Whāriki and Verdeco Park subdivisions to the north, Collins Road to the south, an ephemeral waterway known as the Western Boundary Drain to the west and the Ararira/LII River to the east. 170 hectares of the site is located to the east of Springs Road at 1491 Springs Road. The site has frontage and access to and from Springs Road and Collins Road. Springs Road is an arterial road which provides access to Ellesmere Junction Road, Gerald Street and through to Christchurch. The site also has access to Moirs Lane which is currently an unformed legal road linking to Ellesmere Road.
21. The site comprises predominantly a dairy farm. It includes the Springs' O'Callaghan Farmhouse known as Chudleigh and includes properties at 1521 and 1543 Springs Road and 36 and 208 Collins Road.
22. The owner/occupiers of 208 Collins Road M & A Wright (PC69-0239) have submitted in opposition. The property owner at 36 Collins Road, Theresa Kortegast (PC69-0266), is a further submitter. As identified by Mr Boyes, the current owners of the main part of the site have all submitted in support, being Gordon Hope (PC69-0050); Graeme Greenslade (PC69-0010); John and Leslie Greenslade (PC69-0163); and Megan Greenslade (PC69-0019).
23. In terms of the surrounding environment, I adopt Mr Boyes' description at paragraphs [22] – [31] of his s42A Report. Mr Boyes identified the notable features along the northern boundary of the plan change area including reserves and stormwater treatment areas associated with the adjoining Te Whāriki residential development and further east SDC Lincoln Sewage Treatment Plant which is designated in the SDP (SDC 153).
24. Mr Phillips concurred with Mr Boyes' description and noted that a more detailed description of the site and surrounding environment is otherwise provided in the landscape and visual impact assessment attached as Appendix Eb to the s32 Report included with the Request.

Statutory Framework

25. The Environment Court has provided a comprehensive summary of the mandatory requirements in its decision in *Long Bay*.² This was updated to reflect changes to the RMA in 2009 in the Environment Court's decision in *Colonial Vineyards*.³
26. The general requirements are:
 - (a) The district plan (change) should accord with and assist the local authority to carry out its functions under s31 and to achieve the purpose of the RMA;⁴
 - (b) When preparing the district plan (change) the territorial authority must give effect to any National Policy Statement, a National Planning Standard, the New Zealand Coastal Policy Statement and the operative Regional Policy Statement;⁵
 - (c) When preparing its district plan (change) the territorial authority shall:
 - (i) Have regard to any proposed Regional Policy Statement;⁶
 - (ii) Give effect to any operative Regional Policy Statement;⁷
 - (d) The district plan (change) must not be inconsistent with an operative Regional Plan for any matter specified in s30(1) or a Water Conservation Order,⁸ and must have regard to any proposed Regional Plan on any matter of regional significance;⁹
 - (e) The territorial authority must also have regard to any relevant management plans and strategies under other Acts, and must take into account any relevant planning document recognised by an iwi authority and lodged with a territorial authority, to the extent that its contents has a bearing on the resource management issues of the district;¹⁰
 - (f) The policies are to implement the objectives, and the rules are to implement the policies;¹¹
 - (g) The plan change shall have regard to the actual or potential effects on the environment of activities including, in particular, any adverse effects.¹²
27. Section 32 requires that:
 - (a) Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for

² *Long Bay – Okura Great Park Society Inc v North Shore City Council* A078/08

³ *Colonial Vineyards Limited v Marlborough District Council* [2014] NZEnvC 55

⁴ s74(1)(a) and (b) of the RMA

⁵ s75(3)(a), (ba) and (c) of the RMA

⁶ s74(2)(a)(i) of the RMA

⁷ s75(3)(c) of the RMA

⁸ s75(4) of the RMA

⁹ s74(2)(a)(ii) of the RMA

¹⁰ s74(2)(b)(i) and s74(2A) of the RMA

¹¹ s75(1)(b) and (c) of the RMA

¹² s76(3) of the RMA

achieving the objectives of the district plan taking into account the benefits and costs of the proposed policies and methods, and the risk of acting or not acting if there is uncertain or insufficient information;

- (b) If a National Environmental Standard applies, and the proposed rule imposes a greater prohibition or restriction than that, then whether the greater prohibition or restriction is justified in the circumstances;
- (c) The objectives of the proposal (here the stated purpose of the proposal) are to be the most appropriate way to achieve the purpose of the RMA;¹³
- (d) The provisions in PC69 are the most appropriate way to achieve the objectives of the SDP and the purpose of the proposal.¹⁴

Assessment of Actual or Potential Effects on the Environment, Matters Raised in Submissions, Matters Necessary to be Considered

28. Mr Boyes identified and addressed the key matters either raised by submitters, or necessary to be considered in ensuring that SDC's statutory functions and responsibilities are fulfilled, at paragraph [46] of the s42A Report. He identified those matters as:

- (a) Land Suitability (Geotech, Land Contamination, Versatile Soils and Flooding/Water Table);
- (b) Aquatic Ecology;
- (c) Infrastructure Servicing (Water, Wastewater and Stormwater);
- (d) Reverse Sensitivity;
- (e) Open Space Reserves;
- (f) Urban Design, Urban Form, Density and Character;
- (g) Transportation/Traffic; and
- (h) Other Matters (Effects on Community Facilities and Environmental Quality).

29. Mr Boyes also identified, in paragraph [296] of his Report, the concerns he had which led him, at that stage, to not being satisfied that PC69 would contribute to a well-functioning urban environment.

30. Mr Phillips, consistent with the approach taken by Mr Boyes, structured his evidence to address:

- (a) The proposal and site description;

¹³ s32(1)(a)

¹⁴ s32(1)(b)

- (b) Assessment of issues, including those raised by submitters and in the Officers' Report;
 - (c) Statutory analysis, including relevant statutory documents; and
 - (d) Consideration of alternatives, costs and benefits.
31. Mr Phillips also advised that his evidence attempted to minimise repetition of the Officers' Report and instead to focus on points of difference. He advised that if a matter was not specifically dealt with in the evidence, it could be assumed that there was no dispute with the position set out in the Officers' Report.¹⁵
32. This Recommendation adopts a similar structure.

Land Suitability (Geotech, Land Contamination, Versatile Soils and Flooding/Water Table)

33. Mr Boyes considered there to be five primary matters to consider under this topic. These were identified as:
- (a) Geotechnical considerations;
 - (b) Land contamination;
 - (c) Versatile soils;
 - (d) Flooding; and
 - (e) Groundwater table/springs.¹⁶

Geotechnical Considerations

34. The Request included a geotechnical assessment prepared by Mr Chris Thompson of Coffey Services (NZ) Limited. This was peer reviewed by Mr Ian McCahon of Geotech Consulting Limited on behalf of SDC. Mr McCahon's peer review sought further information and an updated geotechnical assessment was provided on 28 January 2021. This was further reviewed by Mr McCahon. He concluded, on the basis of the information provided, that the bulk of the area was deemed to be equivalent to TC1 with some small areas of TC2. The further peer review stated:

No geotechnical hazards that prevent this site being used for use in terms of RMA section 106 have been identified. The overall soil model and conclusions appear to be appropriate for the Plan Change area, and the additional information now included in the report enhances confidence in the conclusions.

35. It concluded by stating: *"It is noted that further testing is essential at subdivision consent stage".*¹⁷

¹⁵ Statement of Evidence of Jeremy Phillips 4 November 2021 at para [14]

¹⁶ s42A Report 28 October 2021 at para [48]

¹⁷ Geotechnical Report Peer Review 20 November 2020 and 22 February 2021 attached as Appendix A to s42A Report

36. Mr Chris Thompson provided evidence and attended the hearing. Mr Chris Thompson's evidence was brief and was largely based on his report which he did not repeat. He advised the site investigations and preliminary liquefaction assessment indicates that the site is predominantly TC1-like. Other geotechnical hazards (static settlement, erosion, slippage and inundation) were considered to be of low risk with appropriate future engineering design.
37. He noted the presence of potentially organic soils in the low-lying eastern portion of the site increases the risk of static settlement in that area. He noted that it was likely that area would be used for stormwater detention basins or similar greenspace, and as a result of that usage residential buildings are unlikely. He considered that the risk would be assessed further once the overall subdivision development plan was confirmed, but did not anticipate this to be limiting of development (for example, roads or footpaths and house sites) in that area with appropriate geotechnical design and construction.
38. Overall, he concluded the site was geotechnically suitable for plan change and future subdivision, and that further investigations and designs would be carried out at the subdivision consent stage.
39. During discussions at the hearing, Mr Chris Thompson explained some of the more technical aspects of the geotechnical report. He discussed his experience with similar artesian conditions including at Casebrook. We discussed lateral spread but he was satisfied that would not be an issue given what he considered to be a low liquefaction risk. He advised that there were small amounts of liquefaction in the September quakes but confirmed his view that most of the site was TC1 with some TC2 at various locations. He also discussed the Te Whāriki subdivision and some of the difficulties that had been experienced there in relation to roading in Stages 3 and 4 in particular. Overall he was satisfied that there were no s106 matters in issue.

Findings

40. On the basis of the evidence of Mr Chris Thompson, and the peer review carried out by Mr McMahon, I am satisfied that there are no geotechnical considerations that would impact on the rezoning of the plan change area.

Land Contamination

41. The Request included a Preliminary Site Investigation (PSI) prepared by Coffey Services (NZ) Limited. This was subsequently peer reviewed by Mr Stephen Gardner of the CRC's Contaminated Land Team. The initial peer review requested further information to identify potential HAIL activities across the plan change area. An updated PSI was provided on 21 December 2020.
42. The peer review, which was provided as Appendix B to the s42A Report, concluded that the updated PSI was adequate and had been undertaken in accordance with the Contaminated Land Management Guidelines 1 and 5. It further advised that the updated PSI had largely addressed previous concerns and any remaining questions regarding potential risks to human health would be addressed in subsequent PSI reports.

43. As noted by Mr Boyes, contaminated soils are managed under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCSCS). This applies at subdivision or change in use. Again as noted by Mr Boyes, the NESCSCS requires a Detailed Site Investigation (DSI) to be carried out when the use of the land changes or is proposed to be subdivided to identify the extent of the contaminants, and any Remedial Action Plan or Site Validation Reports are prepared if required.

Finding

44. On the basis of the information provided in the Request (updated) and Mr Gardner's peer review, I accept Mr Boyes' evidence that any risk to people's health and wellbeing can be effectively managed under the NESCSCS and that there is nothing at this stage which indicates the land is unsuitable for development as a result of known HAIL activity undertaken within the plan change area.

Versatile Soils

45. Versatile soils was a matter raised in a large number of the submissions.
46. The land within PC69 includes Class 1, Class 2 and Class 3 LUC soils. The s32 evaluation (Attachment 5 to the Request) addressed the loss of agricultural production in paragraphs [98] – [101]. It identified that there would be a loss in versatile soils but the quantum was not considered to be significant when assessed in the context of the wider rural area or in terms of the District generally.¹⁸
47. It further noted that the LUC classifications only form part of the overall soil versatility characterisation. It advised that one-third of the Request area was characterised as having poor soil drainage, whilst the entirety of the Request area had a higher risk of bypass flow. It stated that the avoidance or reduced use (i.e. grazing, irrigation) of poorly drained soils characterised by high bypass flow will improve water quality. Those traits were considered to balance the overall characterisation of the Request area versatility.¹⁹ Overall it concluded that while the proposal would result in the loss of some versatile soils and associated agricultural production, any corresponding effects would not be significant or unacceptable.

The Evidence

48. Ms McCusker, an Environment Consultant, provided evidence on this issue on behalf of the Applicant. Ms McCusker holds a Bachelor of Agricultural Science degree and is a member of the New Zealand Institute of Primary Management with nearly 30 years experience working with farmers in the Selwyn District. Her experience includes helping farmers manage poorly drained soils to reduce nutrient loss and sediment runoff and improving farm sustainability.

¹⁸ Attachment 5: s32 Evaluation at para [99]

¹⁹ Attachment 5: s32 Evaluation at para [100]

49. Ms McCusker advised that she had reviewed and considered information on the quality of the soils for agricultural production as determined by the Landcare Research S-map database, soil information provided by an electromagnetic (EM) survey, auger and soil inspection, and LUC mapping. She confirmed that she had visited the site and undertook field observations.
50. She advised that an EM survey had been carried out by Agri-Optics on 18-19 July 2014 and this provided information for 79% of the property at 1491 Springs Road. She explained that the EM survey measures and maps the variability in apparent electrical conductivity within the soil profile using sensors and that those readings GPS to an accuracy of 2 cm and provide comprehensive data on soil characteristics, including soil texture and moisture.
51. She advised that the remainder of the soils on the property (21%, 38 ha) were assessed using S-map and a visual/physical inspection using a soil auger taken by Aaron Stafford in 2014 as part of a Lincoln University research project. She advised that during the auger and soil inspection mapping, coarse distinct soil mottles were identified in a number of samples and these provided additional evidence that the soils are regularly waterlogged.²⁰
52. In terms of the EM and physical mapping, she advised that the area of Templeton soils is 4.6 ha or 2% of the property. She advised that the S-map shows 11 ha of Templeton soils, however approximately 5 ha of those had been disturbed by quarrying. She advised that the remaining 98% of the soils at the property are imperfectly or poorly drained with the most detailed mapping showing 83.1 ha (43%) has poorly drained soils that are vulnerable to waterlogging and has severe limitation for agricultural production, and 105.3 ha (55%) was likely to be Wakanui soil that is imperfectly drained and with areas of wet or waterlogged soil when surveyed in July 2014. This provided limitations for agricultural use.
53. For reasons outlined in her evidence, she considered that the LUC mapping is likely to be the least accurate source of soil information particularly as the farm had detailed soil information provided by EM mapping, auger and visual observations.
54. Ms McCusker discussed the farm environment plan for the property and referred to her discussions with Mr and Mrs Greenslade who farm the property. She advised they confirmed they actively manage and mitigate issues that arise from farming poorly drained soils that are vulnerable to phosphorus leaching and runoff, sediment loss and compaction. Ms McCusker provided her report as an attachment to her evidence which showed the areas identified as poorly drained. Ms McCusker advised that Mr and Mrs Greenslade had confirmed that those areas were very rarely cultivated so were not suitable for crops, and the soils must be carefully managed for dairy farming due to wetness. She advised that the careful management involves use of direct drilling and dry periods to avoid soil compaction and no winter crops are grown to avoid the risk of pugging.²¹

²⁰ Evidence of Katherine McCusker 4 November 2021 at para [11]

²¹ Evidence of Katherine McCusker 4 November 2021 at para [16]

55. Ms McCusker advised that the current farming operation creates a risk of sediment, faecal coliforms and phosphorus runoff to the drains and creeks that flow into the Ararira/LII River, which has poor water quality and flows into Te Waihora (Lake Ellesmere). She noted that the property was located within the Selwyn Te Waihora Phosphorus Zone so needs to manage soil Olsen P and phosphate fertiliser use to reduce phosphorus runoff and leaching.
56. She considered that given only 4.6 ha of the property's soils were classified as having medium soil water holding capacity, are moderately well drained, and suitable for multiple land uses, they represented a very small part of the proposed development area. She advised that the most versatile soils in the Selwyn Te Waihora catchment are those that are classified as deep soils (1% of the catchment soils), followed by soils that have a medium water holding capacity and are moderately well drained and therefore suitable for multiple land uses with very few limitations. She advised that there are approximately 95,690 ha (34%) of the medium soils in the catchment. The 4.6 ha within that category was equivalent to 0.005% of medium soils in the Selwyn Te Waihora catchment.
57. In response to the submitters, she agreed that the loss of highly productive land is a concern but considered that most of those submissions referenced the pNPS-HPL and that the submitters had based their concerns on the SDC's Baseline Assessment and LUC maps of the area. Those identified 34 ha of the land as Class 1 but detailed information available showed that there was in fact only 4.6 ha of highly productive land that was not limited by poor or imperfectly drained soils. She considered PC69 would represent a minor loss of the overall Class 1 and Class 2 versatile soils.

Submitter Evidence

58. As noted, the loss of versatile/productive soils was a matter identified in a large number of submissions (circa 120). The issue also featured in much of the evidence provided by submitters.
59. In my first Minute²² I made directions in relation to the pre-provision of evidence. Included in those directions was a direction that any submitter who intended to call expert evidence must provide briefs of evidence to the SDC in electronic form by no later than Thursday 11 November 2021. Professor Keith C Cameron (PC69-0037), and who also lodged a further submission on submission PC69-0067 (Roger McLenaghan), provided a written brief. Associate Professor Almond had been requested by submitter Dr Timothy Curran (PC69-0232) to provide expert commentary on his submission. He provided a statement of evidence in accordance with my directions which included confirmation that he had read and agreed to comply with the Environment Court's Code of Conduct for Expert Witnesses. Submitter Sam Bridgman-Smith (PC69-0034) provided a letter from Professor David Montgomery.
60. Given the importance of this topic, I will consider all of the evidence provided whether it is strictly independent expert evidence, evidence from submitters with expertise but who could not be said

²² Minute No 1 23 September 2021

to be strictly independent, and those submitters with knowledge of the soils and their use in the area.

Submitter Evidence at Hearing

61. I note that a number of submitters attending the hearing commented on versatile/productive soils but in the following paragraphs I summarise the evidence of those who had a focus on that issue.
62. Mr McLenaghan has been a Lincoln resident for almost 50 years. Prior to moving to Lincoln he lived on a cropping farm in Killinchy on Wakanui soils. He disagreed with a number of matters raised by Ms McCusker. He considered the mottles referred to by Ms McCusker were a legacy of past soil forming factors that occurred in the previous 10,000 to 3,000 years. He noted that the area of land was waterlogged due to the high lake level but since European settlement the lake had been lowered and a drainage network installed which made the Wakanui soil highly versatile and some of the best cropping soils in Canterbury. He advised that one of the paddocks on the site that was mapped as Wakanui had been planted in maize which would not germinate if the soil was waterlogged and colder. He noted that most of the soils on the east coast of the North Island and the South Island are summer dry, winter wet. He noted a number of other farms on the Flaxton (less well drained) soil including the vegetable cropping farm on Collins Road. He believed saying the Wakanui and Flaxton soils are not suitable was *“like saying to the market gardeners in Marshlands that their soil is unsuitable for growing vegetables”*.
63. Associate Professor Timothy Curran, who holds a PhD in Botany from the University of New England and a BSc (Hons) from the University of New South Wales, spoke to his submission. He is an Associate Professor of Ecology at Lincoln University. Associate Professor Curran set out his “expert credentials” but advised he was appearing as a submitter on the original proposal. In terms of versatile soils, he noted that the evidence would largely be provided by Associate Professor Peter Almond but he advised that he would “argue” that PC69 would result in the loss of a much greater area of versatile soils than the 4.6 ha suggested by Ms McCusker. He identified cumulative loss of the “finite and important resource” to housing development. He considered this resulted in a substantial reduction in the potential to grow food on highly productive lands in the District (or to use some of those lands for conservation and ecological restoration).
64. He identified several studies documenting the loss of versatile soils throughout New Zealand. He provided an example of the ‘Our Land 2021’ MfE document identifying that between 2002 and 2019 there was a 54% increase in the amount of highly productive land made unavailable to agriculture because it had a house on it. He also identified that that report spoke of the area of south-west Christchurch as being one of the six key areas nationwide where highly productive soil had been lost to urban development. He advised that there were other areas within Selwyn where urban expansion could occur without impacting on highly productive soils.
65. Associate Professor Almond holds a Bachelor of Science (Hons) from Massey University and a PhD in Soil Science from Lincoln University. Prior to his employment at Lincoln University, he worked for DSIR Soil Bureau and the New Zealand Forest Service as a soil surveyor. Associate

Professor Almond advised that he had read and was familiar with the Environment Court's Code of Conduct for Expert Witnesses and agreed to comply with it. He summarised the essence of his evidence as being that the S-map provided quality assured and accurate soil information; existing LUC information was obsolete; an evaluation of LUC using S-map data provided for this hearing by Manaaki Whenua Landcare Research indicates approximately 12 ha of Class 2 soils (moderately well-drained Templeton soils), 88 ha of Class 2W land (imperfectly drained Wakanui soils) and 98 ha of Class 3W land (poorly drained Flaxton, Temuka and Tai Tapu soils). He considered that the whole of the PC69 area includes land that would be considered under the pNPS-HPL as highly productive.

66. He also confirmed the analysis that he had undertaken of the frequency of cultivation on the dairy farm within the boundaries of PC69 and adjacent area based on Google Earth imagery. He advised that the dairy farm paddock on Wakanui soils were cultivated up to three times in the ten years between February 2011 and 2020, and the market garden area on Wakanui soils was cultivated 16 times. He remained of the view that PC69 would lead to a loss of at least 100 ha of highly productive land being moderately well and imperfectly drained Templeton and Wakanui soils. He provided sequential Google Earth imagery showing cultivation events from 2008 to 2020.
67. He concluded that in a "technocratic" sense, and from empirical evidence, highly productive soils occur in the area bounded by PC69. There are areas of poor draining soil that present problems for intensive agriculture. He considered the areas of highly versatile land lost if PC69 were approved ranges from 80 ha to 100 ha with the uncertainty reflected in the precision of the current soil maps.
68. Emeritus Professor Cameron holds a PhD in Soil Science from Reading University, UK (1981) and a Bachelor of Science in Soil Science from Aberdeen University, UK (1977). He holds the position of Emeritus Professor of Soil Science at Lincoln University. Professor Cameron did not refer to the Code of Conduct, and that is appropriate given that he is a submitter. He confirmed his opinion that the area of highly productive land in PC69 is greater than 4.6 ha. He confirmed his opinion that the cumulative effect of losing this highly productive land around Lincoln is very significant. He provided a marked up version of the S-map soil data from Ms McCusker's evidence, Figure 2A, and circled an area of circa 50 ha of highly productive land largely on the western part of the site. He gave examples of the importance of Wakanui soil and provided an article which referenced Mr Eric Watson from Wakanui near Ashburton breaking his own Guinness World Record for the highest average wheat yield of 17.398 tonnes per hectare. He considered that the scientific evidence provided established that the soils to the west of Springs Road represent approximately 50 ha of highly productive land.
69. In terms of the land to the east of Springs Road, he identified an area of Wakanui soils that could be better drained using agricultural field draining and advised that the existing drainage dip along the northern edge of Collins Road next to the PC69 area could be improved to enhance drainage. He also advised that farm drainage could be improved to increase soil aeration and therefore allow for it to be cultivated or carry stock and machinery. He was very clear that the area of highly

productive land and versatile soils, including both Templeton and Wakanui soils, cover 98 ha and represented greater than 50% of the land area of PC69. He noted that in terms of cumulative effects, in the past 25 years alone, 400 ha of highly productive land had been lost to housing around Lincoln. He advised that the approval of PC69 would increase the loss of highly productive land and versatile soils around Lincoln by 25%.

70. Mr Sam Bridgman-Smith, a local market gardener, appeared. He advised that he was appalled at the proposed idea to subdivide 190 ha from the south of Lincoln primarily due to the loss of high quality soil. He noted that the soil that he uses to grow crops is superb. He considered that the proposed subdivision would “permanently deprive future generations the opportunity to grow food in some of the best soils in the country”. He considered that Lincoln had a “huge asset” in the “wonderful soils” and a prime opportunity to generate more wealth year after year by providing the Canterbury region with horticultural produce. Mr Bridgman-Smith produced a letter from Professor Montgomery from the Earth and Space Sciences Department of the University of Washington. Professor Montgomery addressed the importance of fertile soils on a global basis, and noted the Our Land 2021 report from the MfE that only 15% of the country’s land was “good for food production”.
71. Mr Terence Hughes spoke on behalf of submitters B & V Gemmell (PC69-0098) and Patricia Coffin (PC69-0171). He commenced the presentation by advising that after reading preliminary presentations there were four issues where, while they may not have any expertise, were of considerable importance in relation to this issue. I note Mr Hughes holds a PhD in animal science from Lincoln University and an M.AgSc from Massey University, but did not purport to give independent expert evidence. In the presentation he stated that although the soils make up most of the area historically developed with impeded drainage, the advent of hydraulic diggers and improvements to drainage and irrigation had largely reduced potential restrictions to agricultural land use of those soils.

Assessment

72. The evidence is clear that the PC69 site does incorporate versatile or highly productive soils. The issue of how much was in dispute. Ms McCusker considered it to be 4.6 ha. Associate Professor Almond identified that there were areas of poor draining soil that present problems for intensive agriculture. He estimated between 80 and 100 ha of highly versatile soil would be lost. Emeritus Professor Cameron considered the area to be approximately 98 ha and greater than 50% of the land area of PC69.
73. On balance, I consider the area of versatile soils is considerably greater than the 4.6 ha identified by Ms McCusker. I accept her evidence that there are likely to be limits on intensification on large areas of the land, particularly to the east of Springs Road. Intensification would be difficult even if such could be undertaken under the regional planning framework. Large parts of the site are poorly or imperfectly draining soils. The land is however being productively farmed at present. As Professor Cameron advised in his oral evidence, dairy farming is a very productive use of land.

74. There was considerable discussion in the submissions in relation to the pNPS-HPL. Mr Boyes identified that it is useful in that it signals the Government's intentions in respect to protecting highly productive land but properly noted that it did not have substantial weight at this point in time. He also noted that there was limited guidance as to how the outcomes sought therein are to be balanced with the NPS-UD in terms of prioritising the versatile soils over the pressing need for future urban development to meet housing objectives. He considered that PC69 would represent a moderate loss to the overall Class 1 and 2 versatile soil resource within the Region but that was mitigated to some extent by the soils being heavier and more poorly drained compared to other areas containing such soils around Lincoln, including those to the north-west which had recently been developed for urban purposes.
75. It was his view that the land use classification of the soils making up the plan change area was not sufficient to lead to a conclusion that it was not suitable for residential development. He considered it to be one of the considerations when evaluating benefits, costs and risks at local, regional and national level of allowing PC69.
76. In his summary report produced at the hearing, Mr Boyes advised that notwithstanding that there is contention as to whether it is 4.6 ha to 80 ha minimum loss of versatile soils, it was appropriate to describe the soils of the site as an important natural resource.
77. For completeness, I note that Mr Phillips advised that he was reliant on the evidence of Ms McCusker in respect of this matter, and accounting for her summary statement which addresses those submissions, he preferred her evidence and maintained the opinion that the loss of any soil resources to the proposal would be acceptable and should not preclude the rezoning.

Findings

78. Having considered all of the evidence and submissions, it is clear the development of the PC69 land will result in the loss of an area of versatile/productive soils of between 4.6 ha to 80 , I consider it more likely to be at the higher end of that range. Such soils are an important natural resource. I agree with Mr Boyes the loss is *one* of the matters which needs to be weighed and carefully considered in the overall consideration of what is the most appropriate zoning for this land. I do not consider that the loss of those soils is, of itself, sufficient to render the rezoning of the land inappropriate.

Flooding

79. Flooding was again an issue identified in a large number of submissions. The concerns with flooding were both from a present perspective, and from a climate change perspective.
80. The Request included an Infrastructure Assessment prepared by Inovo Projects. This included a stormwater concept design report prepared by E2 Environmental Limited.

81. SDC engaged Mr Morris of Tonkin & Taylor Limited to review aspects of the information provided in the Request. The review included whether Tonkin & Taylor considered there to be impediments to the development of the land given the water table and/or flood risk.
82. Tonkin & Taylor's report of 14 October 2021 was provided as an appendix to the s42A Report. It advised that Mr Morris attended a site walkover accompanied by Mr Van Duyn from the Carter Group, Mr McLeod from Inovo Projects, and Mr Boyes. The report concluded that some areas within the site were likely to be suitable for urban development and some areas were not suitable for urban development in its present form, having regard to the potential for inundation. It concluded that some areas considered unsuitable for development may be made suitable for development by appropriate earthworks. The report expressed concerns in relation to modelling and sufficiency of the information provided.

Applicant's Evidence

83. Mr O'Neill provided evidence on flooding/stormwater at the hearing. In his summary Mr O'Neill advised that a number of concerns had been identified through his review of the stormwater and flood assessments carried out in preparation for the PC69 application. He noted that a number of those concerns had also been raised by submitters in the s42A Report.
84. One of the concerns related to the appropriateness of the modelling relied on. It was Mr O'Neill's opinion that the SDC flood hazard model which had been relied on for the stormwater and flood assessments was not fit for the purpose of delineating flood extents across much of the PC69 area. He considered such activities to be outside the intended scope of the model construction. It remained however a valuable source of flood information and indicative areas of flooding and overland flow.
85. Mr O'Neill advised that he could not support the proposed Living X Zone and noted that had now been removed from the PC69 ODP and additional wording had been added to ensure:

Development within the ODP area shall be designed to account for the effects of floodplain filling and this may dictate subdivision construction methodology and minimum floor levels and mitigation to avoid effects from floodwater on third parties.

86. Overall Mr O'Neill was of the view that a more detailed and validated site-specific modelling was required to appropriately locate the SMA infrastructure, to accurately predict flood depths across the plan change site, and to assess mitigation options for filling of areas subject to inundation and assess appropriate floor levels for future development within the site. He outlined what he considered the modelling would need to address and would need to incorporate new topography from the subdivisions to the north of the plan change area, and latest climate change predictions including rainfall and extreme tide predictions.
87. He concluded that the development of the Living Z Zone in the ODP was appropriate subject to further modelling being carried out prior to subdivision to appropriately locate the SMAs, appropriate floor levels for dwellings and assessing mitigation options. It was his view that it was appropriate for that modelling to be carried out prior to the consent application for subdivision

stage and prior to the consent application for stormwater discharge with CRC. He noted that through proposed changes to the ODP, those applications would be required to demonstrate to the consenting authority that proposed development met stormwater objectives and does not result in adverse effects on third parties. It was therefore his view that further modelling was not integral to the decision-making at the plan change stage.

s42A Report

88. Mr Morris, after reviewing Mr O'Neill's evidence (and that of other relevant experts), agreed with Mr O'Neill's view that the necessary modelling may be undertaken to inform the subdivision consent application. He noted Mr O'Neill's advice that the proposed Living Z area would be located above the 4 m RL contour and that the SMAs should be located between the 3.5 m RL and the 4 m RL contour.
89. Mr Morris considered that while Mr O'Neill's advice about the proposed extent of the Living Z Zone and the SMAs were not supported by modelling, his conclusions seemed reasonable as long as the site is appropriately engineered. Modelling would be required to determine appropriate engineering. He noted that the modelling and design work is likely to be iterative to arrive at an appropriate solution which may involve excavation and filling, compensatory and/or attenuation storage, and conveyance design.
90. Mr Morris agreed with Mr O'Neill's view that the previously proposed Living X area was not appropriate. Mr Morris was satisfied that suitable engineering solutions existed to adequately construct the development.
91. In his summary Mr Boyes noted that Mr Morris had assessed the Applicant's evidence and was satisfied that suitable engineering solutions exist to adequately construct this development. Mr Boyes noted that further assessment would be required prior to the subdivision process but he relied on Mr Morris' advice that feasible options/solutions are available to appropriately develop this land.

Submitter Evidence

92. A number of submitters raised concerns in relation to climate change/flooding. Ms Kathleen Liberty (K Liberty) (PC69-0220), while acknowledging she was not an expert witness, explained that her background included close analysis of statistical data, statistical modelling and analytic arguments. She considered that PC69 underestimated the effects of climate change and flooding in the proposed area, primarily due to the use of outdated data and underestimation of risk. She described this as one form of climate change denial.
93. K Liberty noted the substantially altered development plan which she considered tacitly acknowledged the flaws in the original application in regards to underestimating issues relating to stormwater and flooding. She noted the significant changes that were required to meet the requirements of the RFI and to respond to submitters.

94. K Liberty addressed Mr O'Neill's evidence which she summarised as stating that there are no models that are sufficiently up-to-date and robust to provide solid estimates of the impacts of climate change on flooding in the proposed 190 ha site during the development period and into the future. She noted that it was proposed that flooding and stormwater issues be considered at each stage of subdivision submitted for approval. She described that attitude as indicating an assumption that climate change issues would somehow be solved. K Liberty considered that the COP26 had publicised data that climate change is already here. She considered it relevant that construction of the southern stages of Te Whāriki along what would be part of the northern border of PC69 had already been delayed due to the need to mitigate a number of unexpected groundwater issues.
95. Ms Borrie (PC69-0187) provided evidence in relation to her submission. Ms Borrie was pleased to see that the Living X Zone had been removed but she still had concerns regarding potential flooding within parts of the remaining residential area. She expressed concern that some of the experts indicated they had not done in-depth investigation into the suitability of various aspects of the site for the intended purposes but that such would come at the subdivision consent stage. She advised that flooding is recognised in the area noting that the LI and LII Streams are linked to Te Waihora/Lake Ellesmere and that waterbody was subject to fluctuating lake levels as well as sporadic mechanical opening of the lake to the sea. She also noted there was an issue of sea level rise resulting from climate change
96. Ms Britta Liberty (PC69-0219) spoke to the Verdeco Park Community (PC69-0217) submission. She advised she was representing over 100 adults and their children in opposition to PC69 for various reasons including the ability of the land to cope during flooding events. Again Ms B Liberty expressed concern in relation to the lack of stormwater modelling and any indication as to finished site levels or planned earthworks.
97. Charles and Tania Hefer (PC69-0121) expressed concern about the high water table in parts of the proposed development area. It was their evidence that building in areas where the water table is 0.2 m below surface level is not beneficial for community resilience and exposes the community to natural disasters. They also addressed potential issues in relation to insurance.
98. B and V Gemmell, T Coffin, and T and M Hughes also advised that from their experience of living in the vicinity of the area a portion of the land was prone to flooding which had been exacerbated by restricted flows in the LII River in moderate but persistent rainfall. They were concerned that the extent to which the potential for flooding was increased by the proposed development remained unclear although mitigation planning for such events is sound.
99. Ms Appleyard in her submissions in reply identified that the issue of flooding was a matter of concern to a number of submitters. She advised that the Applicant, on the advice of Mr O'Neill, has not pursued the Living X Zone based on the potential flooding risks, and that Mr O'Neill otherwise considered that it was appropriate to leave the more site-specific flood modelling to the subdivision stage of the development "as is common practice". Ms Appleyard submitted that approach was appropriate given the plan change process is at a much higher level than the

specific design stage and that s106 of the RMA provides consent authorities with sufficient ability to decline subdivision consent if there is a significant risk from natural hazards (i.e. should that risk be identified as part of this further modelling that might make development otherwise inappropriate).

Discussion

100. This is clearly an important issue. Indeed the management of significant risks from natural hazards is a matter of national importance (s6(h)). It is to be recognised and provided for. The evidence for the Applicant, and particularly the evidence of Mr O'Neill, was, and as to be expected from an expert witness, frank in relation to the lack of reliable modelling. Mr O'Neill was clear in his evidence that he could not support the Living X Zone, and as noted above, that is no longer being pursued. In my view that is clearly appropriate.
101. In discussions with Mr O'Neill, he advised me that there were two flooding mechanisms. That in the eastern part of the site it was essentially because it was in a floodplain. For the remainder of the site, it was more a conveyance issue. He also identified that the SDC model could potentially over-estimate flooding and overland flow paths. That was one of the reasons why Mr O'Neill considered that the full modelling and assessment should be undertaken at subdivision stage.
102. In my discussions with Mr O'Neill, I explored the risk in terms of the remainder of the site, excluding the Living X Zone. He noted that a number of the channels that appeared on the site were related to the breakouts from the Waimakariri River. He noted that the model identified the breakouts including 1:200 and 1:500 year. He noted that the western area of the site was the highest part but there was a drain along that. He agreed there was a degree of uncertainty in that area but advised that there were considerably more options there for compensation and mitigation than there are in the eastern site.
103. I queried whether leaving the detailed assessment to subdivision stage was appropriate. In his view, with a plan change he was looking at whether or not the issues could, with a degree of confidence, be dealt with. He considered there were significantly more options for mitigation with the removal of the Living X area. He was confident that in the higher areas, any surface water issues could be resolved and mitigated without causing issues for third parties. Overall, he considered that apart from the Living X area which had been removed, any s106 matters could be appropriately managed.
104. He confirmed that in his view there was sufficient information for him to be satisfied that while more work needs to be done, there are sufficient controls in place to ensure that proper assessment would occur prior to subdivision. He confirmed that no subdivision consent could be granted without the stormwater discharge consent from CRC. It was at that stage when issues would be properly and fully addressed.
105. Mr Boyes was ultimately satisfied, on the basis of Mr Morris' evidence in particular, that there were feasible options/solutions available to appropriately develop this land. Mr Phillips, in reliance

on the evidence of Mr O'Neill, considered the site to be suitable for development consistent with the amended zoning proposed in PC69, including the removal of the Living X zoning.

Finding

106. I have considered all of the information provided by the submitters, the expert evidence on behalf of the Applicant, and the expert evidence provided by the reporting officers. In my view it would be entirely inappropriate to rezone land for residential development unless there was a degree of certainty that flooding issues can be appropriately addressed through the subdivision and other consenting phases so that both the future residents of the site, and those who could potentially be affected by displacement, can be properly protected. Ultimately the relevant experts were satisfied that there were adequate methods for avoiding, mitigating or remedying flood hazard. That evidence was acknowledged by Mr Boyes and Mr Phillips.
107. Overall, I am satisfied that I have sufficient information to consider the flood hazard in so far as it is relevant at this stage. On the basis of the expert evidence in particular, I am satisfied that the flood hazard has been properly considered, that there are available methods for avoiding, remedying or mitigating the flood hazard, and that it will be subject to full scrutiny through both stormwater discharge consenting and subdivision.

Groundwater Table/Springs

108. The Infrastructure Report attached as Appendix A to the Request identified that the CRC GIS database shows 12 wells within the plan change site. It noted that the highest measured depth to groundwater in shallow wells near the site varies between 0.2 and 0.42 m below ground level. The report noted that the groundwater table level will influence the depth of stormwater management systems, particularly in the lower lying land on the eastern portion of the site where the groundwater levels are influenced by the water level in the Ararira/LII River. It identified a number of artesian springs and associated land drains were located across the site.
109. Mr Boyes identified that high groundwater level can introduce difficulties and complexity during construction and can influence the strength and durability of various infrastructure assets over their lifetime.
110. Ms van der Westhuizen, a Development Engineering Manager with SDC, provided a Memorandum which was attached as Appendix D to the s42A Report. She identified two issues with the neighbouring subdivisions (Te Whāriki and Verdeco Park). In terms of Verdeco Park, she noted that was situated in a historically very wet area which was prone to flooding due to the presence of overland flows, springs and existing drains, and those factors, combined with radically varying soil profiles throughout the subdivision, presented a complex problem. In terms of Te Whāriki, the Memorandum identified there had been ongoing redesign of the pavement structure needed and there was an extended defects liability period for the roads.
111. The s42A Report attached a report prepared by Mr Morris of Tonkin & Taylor of 14 October 2021. This also addressed springs/high groundwater level. It noted that the springs illustrated in the

ODP appear to be located in areas shown as either proposed reserve location and/or set aside for stormwater management. It noted groundwater levels change over time and it is not clear that the allocations on the ODP align with low, average or high water levels, and that some springs only emerge in particular wet years and disappear in dry years. Mr Morris' report identified the difficulties and complexity that high groundwater levels can introduce during construction and can influence the strength and durability of various infrastructure assets. The report acknowledged, in principle, groundwater issues may be addressed by appropriate design and construction including: appropriate siting of dwellings; reserves and stormwater management infrastructure; appropriate cut and fill activities; suitable drainage. It also recorded that the high groundwater table had provided construction stage challenges to the adjacent Te Whāriki development.

Evidence

112. Mr Veendrick provided evidence for the Applicant on the two key potential hydrological effects in relation to spring flows resulting from the rezoning being:
 - (a) The potential for a decrease in groundwater recharge contributing to spring flow due to the increase in impervious areas;
 - (b) The potential for redirecting/short-circuiting groundwater flow paths away from springs as a result of hardfill, drains and service trenches.
113. Overall, he concluded that the change in groundwater recharge due to the subdivision development contributing to spring flow as a result of the plan change was relatively small and unlikely to be an issue of concern. He considered it likely that the groundwater recharge from the current rural development footprint was relatively small and in turn the changes to that recharge due to developing of the site were likely to result in only minor changes in spring flow.
114. He identified potential issues including the potential to redirect/short-circuit flow paths away from the springs as a result of the construction of drains, service trenches, roads and similar. He discussed and provided, as an example, service trenches being backfilled with gravels and hardfill which he advised can be much more permeable than the surrounding strata. In those circumstances, if shallow groundwater is intercepted, they may act as a preferential groundwater flow path lowering the groundwater pressure and/or diverting water away. Mr Veendrick advised that he understood from the evidence of Mr McLeod that construction methodologies are available to avoid those potential issues. He recommended piezometers be installed to determine the groundwater level range and maximum groundwater levels on the site. He noted the changes to the ODP text which include:
 - (a) A requirement to undertake a detailed groundwater level investigation across the site; and
 - (b) A requirement to specify construction measures to ensure that shallow groundwater is not diverted away from its natural flow path for those areas where the shallow groundwater is likely to be intercepted by service trenches and hardfill areas. Those include measures to address potential loss of spring flow due to penetration of the confining layer.

115. Mr Veendrick recommended some additions to the ODP text under waterbodies and freshwater systems to add the following wording: *“This includes groundwater level, spring water level and spring flow monitoring”*. He advised that would enable the collection of data which could be used to identify the most appropriate management measures to avoid adverse hydrological effects.
116. Overall he concluded that potential hydrological effects in relation to spring flows was the key issue. He considered that issue can be mitigated through the appropriate design and construction of underground services. He concluded that appropriate mitigation measures are available to ensure spring flows are not adversely affected. He noted the updated ODP avoids development in areas of shallow groundwater and a significantly increased buffer distance of 100 m between the developed areas and the springs is proposed. This further reduces the risk of any potential adverse hydrological effects on spring flows.
117. Mr McLeod addressed the prevention of the interception of groundwater from a civil engineering perspective. He advised that service trenches and hardfill areas constructed as part of urban development can be much more permeable than the surrounding soils and that can result in interception of groundwater and therefore reduce spring flows. He identified that penetration of the confining layer and/or interception of groundwater, particularly in areas of high groundwater or in close proximity to identified springs, can be avoided during construction by various methods. These included: ensuring service trenches are kept shallow; backfill excavated trenches using low permeability soils or constructing ‘water-stops’ at intervals to prevent short-circuiting of the groundwater; using directional drilling or mole-ploughing for laying of pipelines and cables; using low pressure pumped sewer systems to avoid deep excavation; using open swales or partially drowned piped systems to avoid deep trenches for stormwater drainage; and incorporating service crossings into bridge or culvert design.
118. He advised that the types of design and construction methodologies he had discussed were becoming common practice in areas of Christchurch that have similar ground conditions with high groundwater and springs.
119. Ms Aitchison-Earl’s evidence on behalf of CCC and CRC addressed the groundwater science issues relative to the proposed plan change, including the potential impacts of development from excavation and construction which could lead to reduced recharge and increased stormwater discharge on the local groundwater and springs. Her key conclusions were that development of the site would potentially result in: reduced spring flow; impacts on recharge of groundwater; potential for contaminants entering those sources (such as heavy metals and hydrocarbons); that there was a high risk of groundwater contamination in the event of a leak from any reticulated network developed on the site which raised concerns regarding unsafe drinking water should faecal contamination occur; and that the higher groundwater table at the PC69 site presented a challenge for the proposed residential zoning, even with a reticulated network, due to the likely direct contact with groundwater in some places.
120. At the hearing, she advised that she agreed with many aspects of the groundwater evidence presented. She agreed with Mr Veendrick’s evidence that the head springs will most likely receive

recharge from outside of the PC69 site, to the north-west. It was however her opinion that the springs further east will still likely be impacted by the development on the PC69 site as well as other springs outside of PC69 that contribute to the Ararira/LII.

121. She advised there was little information on the total discharge from the springs but that gauging in October of 1983 indicates that Springs Creek is a major contributor to the flow in the Ararira/LII River. She also advised that the geochemistry of the headwater springs of the Ararira/LII River was assessed by Scott and Hanson (2017) who concluded that the springs 'skimmed off' the local shallow groundwater which was more contaminated in nutrients compared to deeper groundwater, making the headwater springs a significant source of nitrate to the stream.
122. Ms Aitchison-Earl's experience was that shallow groundwater and artesian conditions can pose challenges for construction, dewatering, future earthworks, stormwater discharges and wastewater infrastructure if it is rezoned for development. One of the matters she considered to be of particular concern was whether any earthworks or construction penetrate the confining layer and create an artificial spring. This would lessen discharge to existing streams which may have ecosystems and values associated with them. She provided an example in the Styx catchment which had an area with similar bubbling artesian springs where Cone Penetration Testing (CPT) near the Main North Road and bridge piling penetrated the confining layer allowing groundwater to discharge to the surface. She advised that the CPT example was extremely hard to remediate, involving several attempts by various drilling companies to redrill and grout the casing.
123. Mr Veendrick, in his summary in response, agreed with Ms Aitchison-Earl's description of groundwater and the springs which was consistent with his description of hydrology. He agreed that there is potential for earthworks or construction to penetrate the confining layer, intercepting shallow groundwater (and water-bearing layers) and diverting flow away from existing springs. However he considered that risk was reduced by avoiding development in the eastern part of the site (below 4 m RL contour) where groundwater is close to the surface, and the increase of the buffer distance from 30 m to 100 m between the developed areas and the springs. Overall it was his opinion that the potential for redirecting shallow groundwater flow away from springs could be adequately mitigated through appropriate design and construction of underground services, and that the identification of those areas would be informed by the groundwater level monitoring he had recommended.
124. He also agreed that dewatering has the potential to temporarily reduce groundwater pressure and affect flow to springs. It was his view that may be required in areas with relatively shallow groundwater which were relatively close to the springs, and in those situations a typical approach would be to discharge the water back to surface water where the springs naturally discharge to result in no net loss of flow. He agreed that increased impervious areas decreasing the amount of local land surface recharge was a potential effect of the rezoning but confirmed his opinion that the change in groundwater recharge contributing to spring flows as a result of the plan change is relatively small and unlikely to be an issue due to the much larger spring recharge area coming via groundwater throughflow from the north-west.

Assessment

125. In terms of the hydrology of the site, its description, and issues relating to high groundwater and potential impact on the springs, I had the benefit of thorough expert evidence from Mr Veendrick and Ms Aitchison-Earl. I also had the benefit of expert evidence and commentary from Mr Morris and Mr McLeod particularly in relation to construction methodologies to avoid potential issues.
126. There was considerable commonality between those witnesses in relation to the high groundwater and the importance of the springs. There was also agreement that there is potential for earthworks or construction to penetrate the confining layer, intercepting shallow groundwater and diverting flow away from existing springs.
127. There was also agreement that a potential effect of the rezoning was the increase in impervious areas decreasing the amount of local land surface recharge. Mr Veendrick considered that the change in groundwater recharge contributing to spring flows as a result of the plan change would be relatively small and unlikely to be an issue due to the much larger spring recharge area coming in via the groundwater throughflow from the north-west. As noted, Ms Aitchison-Earl, while acknowledging the throughflow from the north-west, remained concerned.
128. Ultimately, the real issue between the Applicant's evidence and Ms Aitchison -Earl was whether the risk of adverse hydrological effects could be appropriately avoided, remedied or mitigated. Mr Veendrick, informed by Mr McLeod's evidence, considered that construction methodologies were available to avoid the potential adverse hydrological effects.
129. Overall he considered that the potential hydrological effects could be mitigated through appropriate design and construction of underground services. He noted the updated ODP which avoids development in areas of shallow groundwater and provides for a significantly increased buffer distance of 100 m between the development areas and the springs.
130. Ms Aitchison-Earl accepted that there are engineering solutions to many of the issues but by reference to the event in the Styx catchment, she advised that while they did manage to fix it, it took some time. Ms Aitchison-Earl accepted the appropriateness of the additional wording on the ODP in relation to springs. She also acknowledged that the investigation monitoring programme would provide more information. She considered the 100 m setbacks were beneficial but it would depend on what could be done within those setbacks.
131. During discussions with Mr Morris, he was supportive of the modelling and investigation process. He considered that would enable issues to be properly identified and more clearly addressed at the subdivision stage. Mr Morris confirmed that there were technically feasible solutions to address the issues identified, including those outlined by Mr Veendrick and Mr McLeod. He confirmed that interference with groundwater from trenching was an issue but considered that good design and engaged contractors are important in addressing that. He advised that measures to address diversion from trenching were technically feasible.

Findings

132. Overall, on balance, and having considered the evidence in relation to hydrology and the related engineering evidence, their concerns can be properly considered and addressed through the subdivision stage. The engineering evidence was clear that there are technically feasible solutions. The changes made by the Applicant to the ODP prior to and through the hearing, in my view, provide the appropriate means for ensuring that adverse effects on groundwater and key spring heads are properly considered and addressed. The removal of the Living X Zone removes significant risks. The investigation and monitoring will provide important and relevant information for the design and construction of the ultimate subdivision. I am satisfied on the evidence that the requirements will ensure the developer has sufficient information, and that there are feasible engineering options to address issues at the subdivision stage.

Aquatic/Freshwater Ecology

133. The Request included an assessment of the aquatic ecology of the site prepared by Mr Taylor of Aquatic Ecology Limited (AEL). That was peer reviewed by Dr Burrell of Instream Consulting Limited for SDC.
134. As noted by Mr Boyes, the potential impact of residential development of the PC69 site on the waterways both within and downstream of the plan change area was a concern raised in a number of submissions in opposition. He identified that the two key submitter concerns from an ecological perspective were the direct impact of habitat loss and the indirect impact of habitat fragmentation, the latter of which he considered to be a significant issue in urban environments.

Applicant's Evidence

135. Mr Taylor's primary brief of evidence went into some detail in response to the s42A Report and Dr Burrell's peer review. He noted the initial report was a desktop analysis, with further survey work to follow. He considered it clear from the desktop study that there were waterbodies in the proposed development area which required further investigation and that they are sensitive to catchment change. He advised that the "conservative statement" quoted by Mr Boyes was from the desktop report without the later field work which was undertaken in January 2021, and reflected the unknown nature of the wetlands identified from the aerial imagery at that time.
136. Mr Taylor addressed setbacks. He agreed with Dr Burrell's statement that a defensible buffer is difficult to state without detailed information on soil, hydrology and vegetation. He advised that detailed local information would become available at the AEE (resource consent) level, and this information would be integrated into a wetland management plan, including planting plans, species lists appropriate for the soil, and, once green space boundaries were determined, ecological buffers and setbacks could be further advised.
137. Mr Taylor's evidence addressed, in some detail, the further steps that had been undertaken following the Request. He confirmed that in February 2021 AEL visited every spring location in the site indicated on Canterbury Maps.

138. He provided, as Figure 1 to his evidence, the distribution of ground-verified Canterbury Maps spring locations containing water or wetland indicators overlaid on the ODP. Figure 1 also included ringed areas which were representative of the principal spring fields. He confirmed the ground-truthing exercise demonstrated that the wetlands fell into two large areas of planned green space around the headwaters of Springs Creek, where a recreational reserve is proposed, and to the south-east of the site near the headwaters of the waterways draining to Collins Road, and the reserve and stormwater/reserve area further east. He advised that the ODP had been revised to avoid clear conflicts between developments and verified spring locations.
139. In respect to Dr Burrell's query as to why the MfE wetland delineation guidelines were not used for the wetland survey, he advised that a principal objective, in addition to ground-truthing the location of the wetlands, was to check for the presence or absence of endangered Canterbury mudfish and there was therefore a degree of focus at fishing as many of the wetlands as possible. In short, he concluded that the wetlands were easy to identify due to the sharp boundary between dry land vegetation and hydrophytes. He also advised that if a future wetland delineation confirms natural wetlands on-site, a buffer of 100 m must exist between the wetland delineation terminus and any buildings or planned earthworks and/or reserve boundary. He agreed with Dr Burrell that wetland delineation needs to occur for the purpose of pegging the green space boundaries. With the springs and wetlands being clustered together, he was confident those boundaries could be adjusted, if necessary, to accommodate the delineated wetland boundaries and their buffers.
140. With the recent changes to the ODP he was satisfied that the ground-truthed springs and waterways fall into proposed green space, stormwater or flood management areas, with a few exceptions. He noted that with those springs near or just outside the boundary of the reserves it was now proposed to have setbacks extended well beyond the SDP minimum to an offset of 100 m from the ecological transect delineation of where the wetland ceases as determined by the recent MfE guidelines. He noted that many of the wetlands away from the reserve boundaries would have buffers well in excess of 100 m, particularly in the SMA near the LII River.
141. He further considered that with environmental monitoring, native planting to support riparian instream ecology and the maintenance of groundwater influx, it should be possible to improve the somewhat degraded state of the spring wetlands in the development area.
142. Ms Drummond was engaged by the Applicant to comment on the potential mitigation options that can be provided to minimise impacts of the proposed land use change to spring-fed waterways, spring heads and wetland habitat associated with the springheads located on the site. She advised that agricultural land use had resulted in highly modified site conditions. She noted that Springs Creek and isolated spring heads have been fenced to exclude stock, with water flow from the spring heads channelised to drain the land with minimal remaining native riparian vegetation. She advised that drainage of the land for agriculture use had resulted in the past wetland extent in the eastern low-lying area being cleared for pasture. She considered the spring heads and associated riparian vegetation that has wetland characteristics require a suitable buffer for ecological protection. Overall she considered that when comparing past and current agricultural

land use at the site, a residential development had the potential to result in a net ecological benefit to aquatic ecological values.

143. She noted that to achieve increased wetland extent and values, increased biodiversity values, and provide potential for increased filtration of contaminants to downgradient waterbodies (LII and Te Waihora/Lake Ellesmere), the ODP had been updated to provide for:
- (a) Larger buffer distances (reserve space) to spring heads, Springs Creek and channelised drains;
 - (b) Increased wetland reserve land in the eastern low-lying area of the site; and
 - (c) SMAs to be moved away from the flood-prone eastern boundary and spring field, as had been discussed in the evidence of Mr O'Neill.
144. To provide further controls on maintaining and enhancing the current ecological values of aquatic features, an Ecological Management Plan (EMP) is included as a requirement within the ODP text. She advised that the EMP would require an assessment to be undertaken. That would need to address plans for spring head restoration, Springs Creek riparian management, aquatic buffer distances, waterway crossing management, wetland delineation following MfE guidelines and wetland restoration and enhancement options within the proposed space. Ongoing maintenance and monitoring would also be required.
145. Ms Drummond agreed that the springs within the site are of high ecological value and need to be protected as part of the plan change. She also agreed with Dr Burrell that the spring flows are highly sensitive to urban development but considered that with careful design at the time of subdivision, including mitigation in areas of shallow groundwater to avoid redirecting groundwater flow paths away from the springs, and appropriate setback distances for earthworks and development, the ecological values in the springs can be maintained. She considered that with the modifications now included in the amended ODP, the proposed land use change provided an opportunity to restore the current condition of the waterways, springs and associated wetlands located on the site, which were within an active dairy and sheep farming operation.
146. She advised that further discussions with Dr Burrell since her primary evidence was submitted had resulted in the proposed update to the ODP regarding spring head setbacks and it was now proposed that a 100 m setback from the spring heads verified by AEL would be adopted.

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147. Dr Burrell summarised the ecological values and issues, and commented on the updated ODP. He considered that overall the changes provide greater protection to all waterbodies on the site and he was broadly supportive of them. He particularly supported the proposed buffer zones between waterbodies and earthworks and buildings, and considered the 100 m buffer zone from springs to be appropriate given the significance of the site. He advised that would effectively join up the springs into two larger spring zones, and this provided the opportunity to protect and

enhance the ecological values at a greater scale, providing greater overall ecological benefit. He made some minor suggested changes.

148. While overall he was pleased with the positive changes to the proposed ODP, he had some residual concerns regarding potential construction impacts on springs and regarding how wetlands would be managed.
149. Dr Burrell addressed the evidence of Ms Aitchison-Earl raising concerns about shallow groundwater levels and the lack of groundwater monitoring. Based on her evidence, he was unclear just how shallow groundwater levels are on the site and therefore the risk and practicality of mitigating effects using engineering methods.
150. Dr Burrell addressed potential mitigation measures and overall advised that he was “not sure” that the high level of confidence that the development could avoid adverse effects had been reached, but noted that was a matter for the relevant groundwater and engineering experts to confirm.

Submitters

151. A number of submitters also raised concerns with effects on aquatic ecology and wider effects on waterways including from sedimentation. Mr Rennie, the Chair of the Waihora Ellesmere Trust, spoke both to the Trust’s submission (PC69-0230) and in his individual capacity (PC69-0240). That submission identified the LI (Liffey) Creek and Ararira/LII River as tributaries to Lake Ellesmere/Te Waihora, as are the springs, streams and drains flowing into them. The submission expressed a concern that changes in nature of the land use in the catchment affects the ecological health of these tributaries and the waterbodies into which they flow. It identified the potential for adverse effects including sedimentation, contaminants, light and noise, on the environment within and beyond the area covered by PC69 were of a scale that the Trust was concerned it may well adversely affect the fauna and flora and other species that are important to ecological health of the tributaries and the lake itself.
152. Susan and John Prendergast (PC69-0251) identified the presence of Long Fin Eel and Inanga in the existing waterways. Associate Professor Curran expressed a concern in relation to the loss of the ability to undertake ecological restoration.

Assessment

153. It is clear from the ecological evidence that the springs within the site are of high ecological value. There was significant agreement between the ecologists that the springs within the site are of high ecological value and need to be protected as part of the plan change. Ms Drummond agreed that the spring flows are highly sensitive to urban development but considered that with careful design at time of subdivision, including mitigation to avoid redirecting groundwater away from springs and appropriate setback distances for earthworks and development, the ecological values of the spring can be maintained. Ms Drummond expressly agreed with Dr Burrell’s original assessment that PC69 would reduce the value and extent of wetlands and springs but only in so

far as that related to the originally submitted ODP. In her opinion, the modifications now included in the proposed plan change provides an opportunity for net ecological betterment compared to the current condition and extent of the waterways, springs and associated wetlands.

154. I consider the comparison of the potential rezoning with the existing agricultural use under the rural zoning is of course critical in my assessment. In relation to the ecological matters, Ms Drummond identified the degraded existing environment and opportunities this plan change provided for protection and enhancement. Dr Burrell advised that if the development did not go ahead, and the land remained in its present agricultural use, given the already degraded state, that would remain. That is, if there is no land use change, or potentially a purchase and change of ownership with different goals, it would remain the same. In that context, he advised that it was undeniably a value if the land use change protected and enhanced the springs, wetlands, waterways and the ecological values.
155. Mr Rennie for the Waihora Ellesmere Trust submitted that restoration would have to be undertaken anyway. Dr Burrell advised that his understanding was that the various statutory documents that have been approved were focused on protection but did not go so far as requiring restoration. Mr Boyes confirmed that none of the statutory changes placed a requirement for restoration on landowners.
156. I have carefully considered all of the ecological evidence which I consider to be thorough and helpful. My site visit allowed me to view a number of the springs, particularly those around the Homestead. I was also able to identify other springs from a distance.
157. In my view, given the significance of the springs and their ecosystems, without the further work which has been undertaken by the Applicant, and changes which have been made to the ODP, this issue would have been a significant impediment to the rezoning sought.
158. The ODP specifically references Springs Creek and the potential for high ecological values to be re-established at the site through restoration and enhancement. It lists protected reserve space, native planting, naturalisation and instream enhancement of Springs Creek, the spring-fed drains within the site and increased biodiversity connections within the wider catchment. It expressly records that development shall protect and enhance this natural feature and other waterbodies and freshwater ecosystems within the ODP area and incorporate those features into the wider green and blue network.
159. The amended ODP includes specific measures to be addressed at the time of subdivision to protect and enhance freshwater values and ecosystems including the requirement for an assessment by a suitably qualified and experienced practitioner to provide results of detailed groundwater level investigations across the site, and to specify construction measures to ensure that shallow groundwater is not diverted away from its natural flow path for those areas where the shallow groundwater is likely to be intercepted by service trenches and hardfill areas. This is to include measures to address potential loss of spring flow due to the penetration of the confining

layer and shall avoid the pumping of water into downstream water courses to mitigate flow loss in springs.

160. An EMP is to be prepared again by a suitably qualified and experienced practitioner which at a minimum includes wetland delineation, plans specifying spring head restoration, Springs Creek riparian management, waterway crossing management and wetland restoration and enhancement options, and segregation of spring water and untreated stormwater.
161. Aquatic buffer distances are included, arguably the most significant of which is the 100 m setback for earthworks and buildings from the spring heads identified in Figure 1. The EMP is also to include the ongoing maintenance and monitoring requirements to be implemented, and a riparian planting plan.
162. The provision of a naturalisation of the diversion of the Lincoln main drain is expressly addressed.

Finding

163. Overall, having carefully considered the ecological evidence and related groundwater and engineering evidence, I consider that this rezoning provides for potentially significant benefits from an ecological perspective. While I acknowledge that there are some risks to groundwater flows, and consequential impacts on ecological values, I am satisfied on the evidence that those risks can be appropriately addressed at subdivision stage. When considering the most appropriate option, if the zoning is left as is, and assuming the existing use continues, the degraded state is likely to continue. The proposal, with the significant changes which have been made to the ODP, provides, in my view, a significant opportunity to achieve a real and measurable environmental gain in the protection and enhancement of the springs and waterways and their ecological values.

Infrastructure Servicing (Water, Wastewater and Stormwater)

164. A number of the submissions raised issues in relation to servicing. These included the adequacy of the existing reticulated networks to service a development of this scale and the impacts on the current users. Another issue of concern was that existing ratepayers would have to subsidise infrastructure development required to accommodate the additional housing. On that latter issue, Mr Boyes noted that upgrades will either need to be undertaken and funded by the developer, or where they are necessitated by growth beyond just this site, there are mechanisms available to SDC to recoup proportional costs from the developer, such as through the development contributions taken at the subdivision stage or through a developer agreement. He considered that the funding of any such infrastructure upgrades necessitated by the plan change were not an impediment to rezoning.
165. Mr Boyes also identified that CRC (PC69-0205) submitted that PC69 was inconsistent with Policy 6.3.5(2) of the CRPS because water supply and wastewater upgrades would be required to serve the development, but such upgrades were not included in SDC's LTP, nor would they be investigated by the Applicant until the subdivision stage. As was noted by Mr Boyes, that

submission went on to state that the CRPS Policy 6.3.5 seeks to ensure that new development does not occur until provision for appropriate infrastructure is in place meaning that any proposed or potential future upgrades to the SDC reticulated service networks should not be relied on, particularly in regard to any servicing requirements that will occur out of sequence.

166. Mr Boyes' opinion was that if new development was not to occur until provision for appropriate subdivision was in place, and that any proposed or potential future upgrade should not be relied on, then very little growth would be provided for. He advised that all development invariably requires some form of upgrades to the existing networks. In summary, he did not consider the absence of upgrades being identified in the LTP to be a barrier to rezoning the site as that did not preclude it from being undertaken. Overall Mr Boyes considered that SDC was best placed to consider the adequacy of the existing three waters network to accommodate the scale of development proposed.

Applicant's Evidence

167. Mr McLeod provided the infrastructure assessment accompanying the plan change request. In his evidence, and consistent with his assessment, he advised:
- The site can be developed with adequate "on-demand" potable water services to provide for the needs of future residential properties. This would be enhanced with the transfer of existing water-take consents to SDC;
 - Upgrades to the water reticulation network will improve resilience of the water supply in the area;
 - New wastewater pump stations serving catchments west and east of Springs Road will be required, with dedicated rising mains to the Allendale Road wastewater pump station from where it is pumped to the Pines WWTP;
 - The existing trunk network conveying wastewater to the Pines WWTP does not require upgrades to service the plan change area;
 - Power and communication network extension requirements would be carried out prior to subdivision occurring and there were no obvious reasons preventing such extensions.
168. Mr McLeod addressed water, wastewater and stormwater in further detail. In terms of water, he considered the capacity upgrades to the existing Lincoln water network can be completed to supply water for the proposed plan change area, including potential development of a new water supply bore(s) within or near to the plan change site. He also advised that existing take consents could be transferred to the SDC, subject to the ECan process, to assist in satisfying the water supply demand from the proposed development. He identified that additional connections to other parts of the Lincoln supply network could be determined at subdivision design stage.

169. In terms of wastewater, he advised the majority of the plan change area can be serviced by gravity wastewater network discharging to new pump stations located at the western and eastern boundaries of the site. Those which could not be serviced by gravity sewer, could utilise the local pressure sewer to discharge into the gravity network or rising main. He confirmed that direct connection from new pump stations to the Allendale pump station would be required for the ultimate development, although the existing wastewater pipe network in Springs Road could be used as a discharge point for initial stages of development.
170. Mr McLeod spent some time discussing stormwater. He advised that conveyance and treatment would be managed within two catchments, being areas east and west of Springs Road, with the eastern catchment being further split into north and south of Springs Creek. He advised that low permeability of the soils across most of the site was not conducive to discharge of water to ground and therefore the proposed discharge for each catchment would ultimately be to the Ararira/LII River. He discussed the SMAs proposed at the downstream end of each catchment with stormwater treatment and attenuation proposed to be provided in accordance with the Wetlands and Waterways Design Guide.
171. He referred to the conceptual design of SMAs provided by E2 Environmental Limited which detailed the design philosophy for the SMAs and presented conceptual sizing of first flush basins to retain 20 mm of rainfall in each catchment, treatment wetlands to treat the first flush. He advised that the wetland treatment areas of the SMA can be located in the area between the 20% AEP and 2% AEP flood levels provided that flooding over the wetland basin level is less than 0.5 m in depth, is from existing floodwaters and is ponded water only.
172. Mr O'Neill noted that a site-specific discharge consent for the development would be required. Prior to the lodging of that discharge consent application, specific flood modelling would need to be undertaken to identify the appropriate locations in the SMA infrastructure. He advised that no subdivision consent can be granted until there is a stormwater discharge consent in place and he therefore considered that there were sufficient controls in place to require modelling to be carried out as part of the subdivision master planning work prior to lodgement of any subdivision consent.

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173. Mr England, in his summary at the hearing, advised that the amended ODP which provides for an SMA and a stormwater wetland/reserve and the removal of the proposed Living X Zone led to him being comfortable that the stormwater management process proposed by the Applicant is appropriate for the site. He considered there was a viable means to dispose of stormwater from the plan change area but recommended that a stormwater consent is obtained from ECan prior to resource consent being applied for from SDC.
174. In terms of water supply, Mr England described the current Lincoln water supply, the existing bores, and noted that several other wells were planned or drilled but not yet operational. Mr England discussed the water take consents held which limit the maximum rate of water take based on a range of controls. He advised that the maximum water take from the water supply

network is limited to 1,345,544 m³/per annum. He advised that over the past three years the maximum supply demand was 5,883.7 cubic metres per day and 973,254 cubic metres per year. He advised that this meant consented capacity for some growth was available.

175. He advised that in response to accelerated growth, hydraulic models had been used to plan future water infrastructure for a number of water supplies including Lincoln. He advised that Lincoln was expected to see significant growth over the next 30 years and capacity upgrades were proposed to meet that growth, including additional water sources, storage and pipeline infrastructure. He advised that the recently adopted 2021-31 LTP included budget for further development funded capacity upgrades on the Lincoln water supply.
176. He was concerned that as the township grows the consented allocation will be put under pressure and to ensure that growth was appropriately integrated with the provision of infrastructure, priority of water allocation needed to be given to those areas already zoned for development within the Lincoln growth boundary. As this plan change area is outside the "Lincoln growth boundary", he considered that consented water should vest in SDC. He noted that in the RFI response the Applicant confirmed that existing consents for water extraction were held and that the Applicant was willing to discuss the options at a further stage in the future, likely during subdivision design stage.
177. Mr England was satisfied that if the existing consents were vested in SDC, sufficient water would be available to service the plan change area.
178. Mr England also addressed wastewater. He advised that wastewater from Lincoln is piped to the Pines WWTP and that SDC had consulted on the expansion of that facility as part of the 2021-31 LTP. He advised that the Pines WWTP was designed to be progressively upgraded to accommodate 60,000 person equivalents (PE) of incoming flows, and the current connected population equivalent was approximately 42,000 – 45,000, with additional connections from Darfield and Leeston planned for the next 3-4 years. He advised that the upgrades are necessary to provide for additional treatment beyond 60,000 PE, and are planned and budgeted for within the 2021-31 LTP. He also discussed the wastewater conveyance noting that there was limited capacity within the existing Lincoln wastewater pipe network to accommodate proposed flows and a direct connection to the Allendale Lane pumping station would be required for the ultimate development.
179. In Mr England's summary presented at the hearing, he again discussed the Pines WWTP. He advised that the plan change area can be accommodated within the planned future growth upgrades.
180. Mr Langman was concerned that approving PC69 could undermine the timely delivery of other land already identified for planned urban development within the PIB that would be reliant on the remaining infrastructure capacity in the Pines WWTP until such time as upgrades are completed and the full range of consents are obtained.²³

²³ Statement of Evidence of Marcus Hayden Langman on behalf of CRC and CCC 11 November 2021 at para [110]

Analysis

181. I have carefully considered the expert evidence which has been provided in relation to infrastructure. I have received considerable assistance from the witnesses for the Applicant and from Mr England. I have also considered the concerns raised by a number of submitters in relation to funding and potential impacts on them and the community, and other direct impacts on them.
182. I am satisfied that there are no infrastructural constraints which would render the rezoning inappropriate. There are feasible options available for infrastructure provision to the land. Some of those will require further upgrades and consents to support the upgrades. Stormwater is a matter which was subject to considerable evidence and is of some complexity arising from the nature of the site. I accept that there is a viable means for the treatment and disposal of stormwater. The detail of that will of course need to be worked through in both obtaining the necessary stormwater consent, and through the subdivision process.
183. Water supply and the infrastructure to provide that will again be a matter which can be worked through at subdivision stage. Mr England was very clear that the water take consents on the site should be transferred to SDC. SDC's RFI requested further information in relation to the water take. It advised:

Council's current consent capacity to abstract water may limit the ability to service the development. Please advise if there are any resource consents for water abstraction within the plan change area and if these will be transferred to Council.

184. The RFI response identified three consents to take and use water. One of those was to take and use water from Springs Creek for spray irrigation. That is a take from surface water. The response to the request advised that that could not be transferred and would be surrendered if the plan change is successful. It also identified CRC001158 to take and use water and CRC152245 again to take and use water, both from bores. The response advised that the consents to take groundwater for irrigation purposes could possibly be transferred to SDC, and the Applicant is willing to discuss the options at a further state [sic] in the future, likely during subdivision design stage.
185. The transfer of those consents was not a matter which was referenced in the amended ODP nor in Ms Appleyard's closing submissions. Mr England, during discussions at the hearing, provided examples of transfers of consents including one at West Melton which was partially for farm use and partially for irrigation. He advised that there were no difficulties with that and no partial surrender was required. If the consents were transferred they would look at new bores. Mr England advised they had taken over farming bores in the past but a preference is for separate bores to be drilled.
186. I have some concerns with incorporating such a provision in an ODP if not volunteered by the Applicant. The groundwater consents are in the name of Mr JC and Mrs LC Greenslade who presently farm the land. The transfer is dependent on other processes but, given it is on the same site, that is not an issue. On the basis of Mr England's evidence, I consider it appropriate that a

reference be incorporated into the ODP for the two groundwater consents. I do not consider it appropriate to include what is presently considered to be a surface water consent.

187. In terms of wastewater, and particularly the Pines WWTP, I have discussed the capacity and upgrading of the Pines WWTP with Mr England at a number of other hearings. I again took the opportunity to explore with him the cumulative effects of the various plan changes which were proposed and whether that had been incorporated into his thinking on whether or not this plan change could be serviced. He spoke quite carefully about that. He advised that the nature of subdivisions of this size is that they do not all come on and all create demand at the same time. There is a bit of lead time because of the nature of the developments. He is very confident that with the processes underway, which in response to a question from me he described as planned and funded, capacity would be available. He also advised that some of the increases in capacity were already underway, including the installation of a third clarifier.
188. We discussed issues in relation to risk of the upgrading. He identified the consenting risk and also risks in the construction process if shortages of labour or building material were to arise. In that situation however, he considered those issues would also impact on development and construction sectors slowing development down.
189. Mr Boyes in discussions at the hearing advised that he had no concerns in relation to the likelihood of obtaining consents in the future, albeit there can be no guarantee. He advised there had been previous expansion and he also noted that SDC is moving from a 'just in time' approach to an approach of 'getting ahead of the game'. He noted the land was already there so there was no risk in the need to acquire further land, there were existing consents, the plant was in existence and was of a modular form. Further, he noted that Mr England had not identified any concerns and that expansion consents had previously been sought and obtained. He had no reason to believe that the same situation would not apply moving forward.
190. Mr Langman expressed concerns regarding the undermining of the timely delivery of other land already identified for urban growth. If that were so, then of course that would be a matter of some concern. However I was not provided with any evidence as to where that has or may occur. I have very clear evidence from Mr England, which was fully explored with him in discussions, that he is satisfied that there will be sufficient capacity.
191. Mr Langman also raised the "complicating factor" that the RM (Enabling Housing Supply and Other Matters) Amendment Bill was before the House which, should it proceed in its current form, could have a considerable impact on the uptake of infrastructure capacity.²⁴
192. I spoke to Mr England about the Amendment Bill. He advised that the Bill has come as "a bit of a shock". It could add more demand. He advised that it was unclear as to what the uptake was likely to be but acknowledged that it could potentially be an issue.

²⁴ Statement of Evidence of Marcus Hayden Langman on behalf of CRC and CCC 11 November 2021 at para [111]

193. I note that I raised this issue by way of a general Minute on the various private plan changes in Selwyn following the passing of the Bill. I sought information as to the impact of it and the possibility of reopening hearings. In response to that I received a number of Memoranda including from Mr Wakefield on behalf of CRC and CCC. Ultimately I decided that it was not a matter which I needed to reopen hearings on given the specified process for dealing with intensification through a variation. I also note that the Act is enabling and on the evidence I heard from Mr Carter in terms of costs of building 2 and 3-storey apartments as compared to single level dwellings, and from Mr Sellars and Mr Jones in terms of demand for that type of development, the impact of the Act is difficult to anticipate. As noted, there is a variation process for plan changes such as this.

Finding

194. Overall, I consider that the issues in relation to provision of infrastructure have been properly addressed and in terms of the Three Waters infrastructure, its provision is not an impediment to the rezoning. There is no evidence that it will impact on any planned development.

Reverse Sensitivity

195. The issue of reverse sensitivity primarily relates to the request that the plan change area is not subject to the 150 m setback from the Lincoln WWTP. Rule 4.9.32 of the SDP provides:

Setback from Lincoln Sewerage Treatment Plant

4.9.32 Any dwelling in the Living 1A and Living Z Zone at Lincoln shall be setback not less than 150 metres from the boundary of the area designated for the Lincoln Sewage Treatment Plant, as identified on Planning Maps 122 and 123.

196. In response to the request for further information, an odour assessment prepared by Golder & Associates was provided. That recorded that since 2013 all wastewater is now pumped to the Pines WWTP at Rolleston, and the current sequential batch reactor (SBR) tanks and oxidation ponds are only available for emergency wastewater storage events. The information stated that in such events the dilution would be some 2 to 3.5 times greater than normal municipal wastewater and the storage would only be a matter of hours. The assessment stated that it was expected that there would be less than minor odour effects from the use of the tanks as short-term wastewater treatment in high rainfall events.
197. This issue was specifically addressed in five of the submissions lodged. These were: Olivia and Ben Thompson (PC69-0072); Jeanette Tucker (PC69-0102); Tania and Charles Hefer (PC69-0121); Canterbury District Health Board (PC69-0131); and Nancy Borrie (PC69-0187).
198. In the Officers' Report, Mr Boyes advised that Mr England did not wish to see the PC69 area developed so as to allow sensitive residential activity within the 150 m setback. It noted that CRC210644 only permitted the discharge of treated wastewater up until 31 March 2013, but the treatment plant was still designated and SDC may need to reactivate treatment functions sometime in the future. He advised that this could include a pump station failure, noting that in such a scenario wastewater in a non-diluted state would be stored at Lincoln. Mr Bender, who

provided the odour effects assessment for the Officers' Report, agreed with the conclusion reached by Golder regarding adverse effects beyond the site boundary being unlikely in the event that the designated site is only being used for temporary storage of diluted wastewater but that other scenarios whereby untreated wastewater could be retained on the site had not been considered, including the failure of the wastewater infrastructure elsewhere in the network.

199. This became somewhat of an issue during the hearing. In her summary, Ms Nieuwenhuijsen properly advised that she had recently received further information. This was logged information on pond use for the last two years which was provided by Mr England on 22 November 2021. She advised that it appeared that the pond was used in an operational capacity rather than only for emergency use, with 11 occasions within 17 months where wastewater was discharged into the pond. She advised that prior to receipt of that information she had not understood the pond was used that way.
200. Ms Nieuwenhuijsen responded as best she could to that information. She noted that given the loading, it was considered unlikely that the pond would go anaerobic and therefore was unlikely to result in long-term odour discharges due to its use. She noted however that a low level of localised odour may occur during and just after periods where the pond is receiving undiluted wastewater that exceeds the pond's available oxygen. The odour potential would be reduced by the recently installed aerators which can provide additional oxygen to assist in meeting BOD₅ demand. She considered that given the events logged are typical in both frequency and volume of what is expected to occur, that is one week in the 17 months where the expected natural DO of the pond would be exceeded, a small setback distance to the houses from the pond edge in the order of 50 m may be appropriate to avoid localised odour at house locations. She advised that, depending on the level of aeration, such may not be required and that if the aerators provide sufficient oxygen in combination with the expected natural oxygen level, then short-term odour effects are expected to be minimised to the extent that a setback distance may not be required. She advised that prior to determining whether a setback is required, and if so, what distance this should be, it would be useful to understand the expected future use of the pond and the frequency of various events.
201. Mr Van Kekem provided the peer review on behalf of the Applicant. Again Mr Van Kekem's peer review was prepared before the further information became available. He agreed with Ms Nieuwenhuijsen's original evidence that the potential for offensive or objectionable odour effects to occur in PC69 as a result of the peak wet weather event as described in the Golder letter to be negligible and furthermore, the potential for offensive or objectionable odour effects from an emergency temporary wastewater storage event occurring within the 150 m buffer which extends into PC69 to be low.
202. In fairness to the Applicant, the submitters and the expert witnesses, I advised that I was more than happy for the air quality matters to be addressed after the opportunity had been provided for the parties to fully assess the new evidence. I was advised by Ms Appleyard that there had been discussions between Mr England and the Applicant and they had arrived at an agreed position which, so far as it concerns the planning documents, was for a 100 m setback from the edge of

the pond, together with a no complaints covenant applying within 150 m of the edge of the pond. I understand there were other agreements reached in relation to consenting and potential upgrade of the plant, but these were not put forward as matters to be included in the plan.

203. Mr Bender was satisfied that the 100 m setback was appropriate. He provided a summary statement where he outlined his understanding that the Lincoln WWTP previously operated as a sewage treatment plant for Lincoln and that Rule C4.9.32 required the 150 m setback to any dwelling to prevent reverse sensitivity effects on the plant from future developments. He advised his understanding was that since 2013 the Lincoln wastewater had been pumped to the Pines WWTP for treatment but that the Lincoln WWTP has continued to be used to accommodate the need for storage of untreated wastewater during high rainfall events and failure of wastewater infrastructure.
204. He referred to the information provided on 21 November 2021 regarding actual usage rates of the pond from wastewater overflow storage and that 11 events were identified where the pond had been used to divert wastewater between March 2020 and October 2021. He agreed with Ms Nieuwenhuijsen's updated evidence that provided the Lincoln WWTP is maintained in an aerobic state, the effects of odour generated from the site will have an acceptable level of effects off-site and that this should be the case for most discharges of wastewater to the Lincoln WWTP. He also agreed there was a potential for odour to be released from the deposit of fresh wastewater to the pond and that a setback should be applied to avoid reverse sensitivity effects. He noted that the 150 m setback was established for the pond when it was a fully functional wastewater treatment plant. Given the SDC's current use of the Lincoln WWTP which was intermittent and represented significant reductions in wastewater volumes, he agreed that a reduction in the original setback distance was reasonable and that the 100 m setback would be sufficient to avoid nuisance levels of odour on future land uses and therefore avoid reverse sensitivity effects.
205. Mr Boyes, in his original report, identified a concern with the protection of the Lincoln WWTP which was informed by the need for SDC to apply for new regional consents in relation to that plant, including an odour discharge consent. He noted those consents would require amendment should PC69 proceed in order to accommodate the additional buffer storage requirement. He was concerned that a change in the receiving environment had the potential to impact on how those consents were processed. He noted the amended proposal would reduce the development impacts of the current rule and that Mr England acknowledged that the use of the Lincoln WWTP is different than to when the 150 m setback was included in the SDP. He also recorded Mr Bender's satisfaction with the proposed changes resulting in acceptable levels of odour. Overall he considered that the changes proposed were sufficient to protect the Lincoln WWTP, which forms part of the Pines WWTP, which he considered to be a strategic asset under the CRPS. In his view, the amended proposal accorded with the relevant objectives and policies included in both the CRPS and the SDP in this regard.
206. I issued a Minute on 30 November 2021 which recorded that the agreement between the Applicant and SDC officers was in no way determinative and providing an opportunity for submitters to provide their comments in writing, by 5.00pm Wednesday 8 December 2021. I

received a response from Ms Hefer recording a strong objection to the proposition that a contractually agreed covenant can resolve the wastewater issue and considered the offering of the covenant in itself to be an acknowledgment that a 100 m setback does not go far enough to resolve the problem. Ms Hefer considered wastewater odour to be a health issue and was concerned in relation to the reliance on a no complaints covenant.

207. Mr Manmeet Singh advised that he was neutral on the agreement reached between the Applicant and SDC but wished to have the following matters considered:

- (a) The 150 m setback referred to by Ms Borrie relates to the previous operation of the wastewater plant and all odour experts were of the opinion that the setback can be reduced now that the wastewater is treated and disposed of at the Pines;
- (b) In respect of future activity that creates an adverse odour effect beyond the boundary this would require consent for discharge to air noting that expert evidence was presented by both the Applicant and Mr Singh that supported a significant lesser setback and even questioned whether a setback was needed at all.

208. He submitted that there was no evidence to confirm that a setback of greater than 50 m was necessary in relation to the future operation. While acknowledging that further information about future use of the pond may clarify the setback required, SDC had not articulated how future use of the pond might result in greater odour effects or require a greater setback.

209. Ms Borrie expressed a concern that the decision to reduce the minimum setback to 100 m from the edge of the pond at the Lincoln WWTP was made rather rapidly and there was no opportunity to see what scientific criteria or public health factors were taken into account. She advised that she still had very serious concerns regarding the wisdom of reducing the 150 m setback from the boundary of the area designated for the Lincoln WWTP as shown on the SDP to 100 m from the edge of the pond. Ms Borrie was concerned that if there were complaints regarding odour requiring upgrades or alterations then the cost would be borne by the Lincoln ratepayers and was also concerned about an absence of evidence regarding the prevailing wind direction which she considered would indicate that 30+% of the time the wind would be blowing over land at the southern edge.

Discussion and Findings on the setback from the Lincoln WWTP

210. I have carefully considered this issue and the evidence and submissions on it. The agreement between SDC and the Applicant is not of course binding on me. Both Mr England, and importantly Mr Bender, were satisfied that the 100 m setback from the edge of the pond was appropriate in relation to the PC69 land and the present and intended use of the Lincoln WWTP.

211. I consider Mr Boyes' summary on this issue was accurate. Overall, I am satisfied that the 100 m setback, supported by the no complaints covenant, is appropriate. It provides for the protection of that important infrastructure without imposing unnecessary restrictions on the development of

the PC69 site. I record that my recommendation in that regard relates only to the PC69 site. I address Mr Singh's submission subsequently.

Other Reverse Sensitivity Issues

212. A number of submitters raised concerns regarding potential reverse sensitivity. Lance Roper (PC69-0210) was concerned that land to the south of PC69 would remain rural and would continue to be a working farm and reverse sensitivity effects were likely to arise. He sought amendments to the plan change to include a 10 m vegetation buffer, fencing and bunding along Collins Road. Theresa Kortegast (PC69-0266) in her further submission queried whether a covenant or caveat should be placed on new homes to ensure there is no objection to agricultural works taking place on neighbouring property. M & A Wright (PC69-0239), the owners and occupiers of 208 Collins Road, opposed PC69 including due to their operation of a business from home which involves use of plant and equipment that may make noise during the day that residential residents may not like. If the plan change request was granted, they sought a substantial setback around the three sides of the property to keep housing development and residents further from their rural and business activities (amongst other matters).
213. I did not receive any evidence in relation to this particular aspect, other than of a very general nature. For properties on the other side of Collins Road, given the intervention of the road corridor, I consider the reverse sensitivity effects are likely to be minimal. In relation to those properties within the plan change site, I anticipate that such matters can be addressed through the subdivision process, likely by direct negotiation. I do not consider the risk of reverse sensitivity effects on rural use are such that they need to be more specifically addressed at the rezoning stage and are not an impediment to its rezoning.

Open Space Reserves

214. A number of submitters raised concerns in relation to a shortage of recreational open space and in particular sports playing fields within Lincoln.
215. The landscape and urban design assessment attached as Appendix E to the Request considered that a larger recreational reserve for active sports was not required because of the close proximity of the Lincoln University fields and Lincoln Domain and Events Centre.
216. I heard from several submitters who addressed the issue and provided evidence of the capacity issues they experienced within Lincoln, and addressing some of the assumptions which appeared to underline the view that a larger recreational reserve for active sports was not required. Lynette and Ronald Beazer (PC69-0252) submitted that the playing/sports fields were already at capacity and this could be compared with Rolleston which had opened a new sports centre and extended the aquatic centre.
217. Mr Alistair Ross (PC69-0161) submitted that there was no provision for new sports or school facilities. He submitted that PC69 appears to rely on using existing infrastructure. He noted that Lincoln Domain is very busy and rugby and netball clubs are at capacity by their own estimation

and there was no infrastructure for other major sports like football in Lincoln and most other sports required travel to Rolleston on already busy roads, competing for space with expanding Rolleston and West Melton.

218. Mr Ross spoke about these issues when he attended the hearing. He indicated a real concern that many of the greenspaces were at a district level and require a car to reach them. He noted that in terms of the Lincoln University sports fields, that was not a public space and was not easily reached from most of Lincoln. He advised that requests to Lincoln University to make football fields available had been turned down on several times. He advised that Lincoln Domain and Events Centre are excellent facilities and are well used but finding space and time for team practices is a challenge. He considered the dependence on district level facilities such as the proposed Weedons Ross Park to meet Lincoln's needs would only further exacerbate road safety issues.
219. The Verdeco Park Community submission (PC69-0217) which represented 84 members of the Verdeco Park community raised issues in relation to amenities and sought a requirement that the developer contributed to upgrading current amenities including public parks and playgrounds. The submitters Tania and Charles Hefer (PC69-0121) raised a general concern in relation to community facilities including a dog park, communal facilities (recreational areas), commercial facilities and similar. They noted that the ODP did not make provision for any of those facilities.
220. Mr Tyler Watson (PC69-0223) also submitted in relation to services and infrastructure. The submission was that the sheer size and scale of the intended subdivision meant that the current infrastructure will be insufficient to service it. It advised that the concerns relate not only to the immediate infrastructure but also the need to increase capacity required for things such as sports fields and various other facilities. If not declined, he sought that it be amended to include space for a new primary school, early childhood centres, sports fields and skate park. Mr Watson attended the hearing and provided helpful evidence.
221. Mr Rykers provided a supplementary report on greenspace/reserve provisions.²⁵ Having reviewed the ODP and having read the supporting information, in particular the landscape and urban design assessment, the ecological assessment and the Mahaanui Kurataiao Limited statement, he made a number of comments:
- There is an extensive network of greenspace indicated on the ODP which includes four reserve areas located within a 500 m radius for most residents and consistent with the adopted distribution standard for neighbourhood reserves. The indicated sizes of between 3,000 m² and 6,000 m² would be sufficiently large enough to accommodate the necessary recreation space;
 - Noted additional greenspace linkages indicated alongside waterways to protect natural springs on the site and this provided an opportunity to protect existing values and to

²⁵ s42A Report 28 October 2021, Appendix H

enhance the ecological, recreation and cultural values of the site by naturalising those features. It also provided the opportunity to integrate greenspaces with the walking/cycling movement which was a desirable outcome;

- The greenspaces have been located to provide a connection with surrounding greenspace and ensure continuous linkages;
- Reserve in the western part provides an opportunity to develop a playground which could also help to service demand for the adjacent Verdeco Park subdivision. Mr Rykers agreed with the landscape and urban design assessment that a larger recreation reserve for active sports is not required and was also of the view that SDC had already planned to provide sufficient land in this locality to meet projected demand for sports activities over the next 30 years. He advised that modelling, including modelling of sports park demand against the additional population created through this development, indicates there would be more than adequate land within the catchment to service the proposed development.

222. I asked that Mr Rykers attend the hearing. The first issue I spoke to Mr Rykers about was the availability of the Lincoln University sports fields. I noted that a number of submitters had raised the difficulty with that and that access to those grounds was almost impossible. Mr Rykers advised that in his experience there were difficulties in getting to use the University's sports grounds and there had been numerous discussions with Lincoln University over the years on the potential for sharing facilities. He advised there has been some community use of the grounds. He advised when the SDC does modelling on sports park demand they do not take into account Lincoln University. The modelling excludes both the University and school grounds because of the limited availability.

223. We also discussed what the submitters considered to be a lack of sporting facilities in Lincoln itself. We discussed the concern that for most sporting activities that they wanted to undertake with their children they had to drive out of Lincoln. Mr Rykers advised that in Lincoln itself Lincoln Domain was pretty much at capacity although there had been some recent changes. He noted that in terms of netball, all of the teams in Selwyn had had their games at Lincoln Domain but more recently, with the opening of the Selwyn Sports Centre, the competition was now split between Lincoln and the Selwyn Sports Centre. He was aware that there was an issue in relation to space for football and cricket and training for rugby in Lincoln.

224. He advised that SDC had just recently approved a purchase of land adjoining the domain of a 5.6 ha block that extends from the Lincoln Events Centre out to Boundary Road. This would provide additional space for active sports. He also advised that SDC had purchased 22 ha in Birches Road on the periphery of Prebbleton and around a five minute drive from Lincoln and on the rail trail. That is to serve the Lincoln and Prebbleton communities as they expand and the first stage of that has been developed. Football was likely to be one of the key users there and two more cricket pitches.

225. He advised that SDC had been planning for growth for a considerable period of time since the Open Space Strategy 2015 and had been active in purchasing land. He advised it was very much on a catchment basis rather than a township basis. He advised that in regards to Lincoln, they look at Lincoln, Prebbleton and Broadlands. He advised the philosophy underlying the strategy was to create sports hubs as a more efficient way of delivering sports activities in terms of the sporting infrastructure. He advised that the major sports hub was in Foster Park in Rolleston and that SDC owns 100 ha on the Weedons Road/Levi Road corner which has been specifically purchased as a recreation and community sports space. He advised the guideline for the model was 3 ha per 1,000 head of population which is at the high end of the national benchmarking. He confirmed that the latest modelling included the PC69 growth. He confirmed that most of the sports field funding was from development contributions.

Discussion and Findings

226. Overall I consider that the reserves incorporated into the ODP are appropriate. The combination of the location of a number of the reserves with waterways provides, in my view, a real opportunity for benefits in terms of connectivity, recreational use, and riparian planting.
227. The ODP does enable playgrounds and similar, particularly in the area to the west of Springs Road.
228. In terms of the sports field issue, it is clear from some of the submitters' evidence that there are issues with capacity of playing fields and similar in the Lincoln area. Lincoln University fields are not generally available. I note Mr Rykers has advised that they are not included in the model.
229. The extension to the Domain discussed by Mr Rykers will help, in my view, in addressing the capacity concerns expressed by the submitters. The approach taken by SDC, which is in essence a catchment approach for recreational purposes, is one which it has applied for some time. Mr Rykers was clear on the benefits in terms of that approach. In any event, consideration of the appropriateness or otherwise of that approach is a matter which is well outside my jurisdiction in relation to PC69. I am satisfied that further provision does not need to be made for a sports field within the PC69 area.

Urban Design, Urban Form, Density and Character

230. A large number of submissions (circa 80) raised concerns with PC69 relating to scale of the growth and what was seen as a change to the village atmosphere of the existing Lincoln Township.
231. The Request included an updated urban design assessment prepared by Inovo Projects Limited and DCM Urban Design Limited and a landscape assessment prepared by DCM Urban Design Limited.
232. These reports were peer reviewed by Mr Hugh Nicholson on behalf of SDC. Mr Nicholson provided an urban design and landscape hearing report dated 26 October 2021. He also attended

the hearing and provided an updated summary. Mr Nicholson's original report advised that he had drawn strategic direction from the NPS-UD, the CRPS and the SDP. He discussed what he considered to be the relevant policies and directions in those documents, as well as Our Space which had been adopted by the GCP as a strategy to guide land use decisions. He also identified the LSP 2008 noting that the plan was intended to facilitate the integrated growth of Lincoln Township and to accommodate an additional 3,900 households. He advised that the LSP informed the development of a series of associated ODPs in the SDP and provided an integrated and strategic approach to residential growth in Lincoln. He noted that the PC69 site sits outside the greenfield priority areas identified in the LSP and the SDP.

233. Mr Nicholson then described Lincoln, noting that it had expanded rapidly since the Canterbury Earthquakes in 2010. He considered the centre of Lincoln to be located along Gerald Street between the New World supermarket at the western end and the Town Centre at the eastern end.
234. Mr Nicholson advised that the Lincoln Township included approximately 2,900 houses with a population of 8,100 residents in 2020. He noted that PC69 proposes an additional 2,000 houses which would increase the size of Lincoln by 169% to 4,900. He did not consider large-scale development to be necessarily bad but noted it was not incremental and the scale of development would potentially affect the character of Lincoln which in his view, made it more important that it contributes to an agreed and coherent overall result.²⁶ He considered urban growth of that scale would be more appropriately addressed through a comprehensive spatial planning exercise in order to allow alternative growth options to be assessed and discussed with the community to promote agreed and coherent outcomes.²⁷
235. Mr Nicholson's original report raised concerns about walkability/accessibility and connectivity.
236. Mr Nicholson helpfully reviewed the summary of submissions and further submissions. He identified some of the submissions but advised that the listed submissions were intended as examples only and should not be regarded as a comprehensive list. In terms of loss of identity and change in character, he advised that was another common theme in submissions particularly with submitters mentioning the loss of the village feel or small town character. He expressed a concern that changes of the scale proposed were likely to threaten the perception that local people had of their own town through disruption of existing urban patterns and introduction of new elements.
237. He identified that a number of submissions were concerned that PC69 would lead to increased reliance on vehicle travel and again identified example submissions in his paragraph [12.6]. He considered there would likely be an increased reliance on private vehicles to access public services and community infrastructure, and commuter trips into Christchurch.

²⁶ Urban Design and Landscape Hearing Report Hugh Anthony Nicholson 26 October 2021 at [8.3]

²⁷ Urban Design and Landscape Hearing Report Hugh Anthony Nicholson 26 October 2021 at [8.6]

Applicant's Evidence

238. Mr Compton-Moen provided a comprehensive statement of evidence in relation to urban design and landscape.²⁸
239. Mr Compton-Moen addressed Lincoln's existing ODPs, urban form and future growth. He summarised the significant growth in Lincoln Township over the last 20 years with the 'gap' between the University and the Town Centre long being filled, or linked by the development of the New World commercial area and Te Whāriki. He noted the Lincoln population was estimated at 8,920 in June 2021 which compared to a population of 2,142 in 2001 and an estimated population of 2,720 in 2006 which was the population used in development of the LSP 2008.
240. Mr Compton-Moen helpfully summarised each of the eight current ODPs including a summary of their present state of development.²⁹
241. Mr Compton-Moen considered the proposed plan change area to naturally extend the existing residential development at Te Whāriki, Verdecos Park and Liffey Springs to the south of the Lincoln Township. He considered that being at the edge of existing residential settlement, the continuation of residential dwellings at a similar density was likely to be seen as an anticipated natural extension when compared to the broader context.³⁰
242. In relation to connectivity and walkability, Mr Compton-Moen considered those to be key principles of the ODP with a hierarchy of street types and connections provided throughout the area. He advised that the aim of the movement network was to provide a range of modal options for residents, to reduce car dependency for short local trips while recognising private vehicle use is necessary for longer trips. He advised that the ODP encourages connectivity using the shared pedestrian and cycle network throughout the plan change area, linking to existing networks within Te Whāriki to provide quick and easy access to Lincoln Town Centre, the University and New World. He provided as Figure 3 a diagram intending to illustrate that.
243. In his evidence he advised that the ODP design intentionally does not provide vehicle access to the north to promote a greater range of active modal options for residents, reducing car dependency for shorter trips, but recognising private vehicle use is necessary for longer trips. During discussions, he agreed the use of the word 'intentionally' may be a bit of an overstatement. He remained of the view that it was beneficial and that overall the plan change met the outcomes of Policy 4.2.10 of the SDP being close to schools, shops (currently and proposed), and recreational facilities. He noted that medical facilities are located within the Town Centre and can otherwise establish within the proposed Business 1 Zones or the Living Z Zone subject to resource consent.³¹

²⁸ Statement of Evidence of David Compton-Moen (Urban Design and Landscape) 4 November 2021

²⁹ Statement of Evidence of David Compton-Moen (Urban Design and Landscape) 4 November 2021 at para [13]

³⁰ Statement of Evidence of David Compton-Moen (Urban Design and Landscape) 4 November 2021 at para [14]

³¹ Statement of Evidence of David Compton-Moen (Urban Design and Landscape) 4 November 2021 at para [23]

244. Mr Compton-Moen confirmed that he was supportive of the 12hh/ha housing density, noting that it was a minimum and a positive change from the 10hh/ha previously proposed in the Lincoln Living Z Zone. He acknowledged that the rezoning would result in a noticeable change but considered it to be acceptable, and to a large degree anticipated.³²
245. Mr Compton-Moen addressed the green and blue network design. He advised it was likely the spaces would be connected to form a continuous green network linking through to the LII.³³ He advised that the green network proposed builds on the existing network through Te Whāriki and the Springs Creek corridor to provide a green strip running through the eastern half of the plan change area which he considered would provide amenity to a large number of future residents. He confirmed that an additional four neighbourhood reserves were proposed and the majority of residents would be within a 5 minute walk or 500 m radius of the spaces. He noted a linking to existing residential development through green links.
246. Mr Compton-Moen addressed the landscape character effects noting the modification of character from a more open and agricultural to a more suburban character where infrastructure and amenities are concentrated. He advised the higher density development is to be concentrated towards the centre of the site with lower density dwellings towards the boundary allowing for blue and green networks to provide a buffer between the existing rural and proposed suburban land types.³⁴
247. He considered the existing amenity would be enhanced and retained through planting and development of green corridors along Springs Creek and LII River, and the blue and green corridors enhanced amenity and connectivity and enabled access to areas currently not accessible.
248. Mr Compton-Moen addressed the mitigation measures proposed. He summarised these in his paragraph [35]. They included: diversity of house and lot size and location of density; retention and protection of heritage and cultural elements including the Homestead and Springs Creek from inappropriate development; creating streets with a high level of amenity and encouraging the use of low impact design techniques including grass swales and detention basins similar to those at Te Whāriki; well-connected walking and cycling network combining with green/blue network; provision of a quantity of greenspace and facilities appropriate for future population; and providing landscape, green corridor setbacks and hydrological requirements along either side of Springs Creek and LII River which could be used for amenity, stormwater and recreation purposes. He advised that any design should ensure untreated stormwater is kept separate from natural waterways prior to treatment and provide sufficient space near waterways and wetlands to enable habitat protection as well as providing access.
249. Mr Compton-Moen responded to the s42A Report. He agreed with Mr Nicholson that developing Lincoln South may benefit from a more comprehensive spatial planning exercise but he

³² Statement of Evidence of David Compton-Moen (Urban Design and Landscape) 4 November 2021 at para [25]

³³ Statement of Evidence of David Compton-Moen (Urban Design and Landscape) 4 November 2021 at para [26]

³⁴ Statement of Evidence of David Compton-Moen (Urban Design and Landscape) 4 November 2021 at para [29]

considered there was no evidence that that would result in a different urban design outcome. He advised that one of the advantages with this proposal was that the area was large, contiguous and primarily in single ownership, allowing for a more integrated and coherent approach. Overall he considered that Lincoln South provides an integrated development with a mix of residential, business, community and utilities that meet the requirements of Policy B4.3.59. He considered it had good levels of walkability through linkages and the two additional neighbourhood centres would be within a walking distance for all residents within the ODP.

250. In terms of connectivity, he remained of the view that it was appropriately addressed. In terms of the "loss of small semi-rural town character", he considered that such a loss was a perceived loss based on intangibles and difficult to measure but that a number of aspects likely to contribute to that character will not be affected.
251. Overall he concluded that in terms of creating well-functioning urban environments as per Policy 1 of the NPS-UD, the ODP addresses each of the SDC's objectives and policies in B4: Growth of Townships to ensure a high level of amenity, connectivity and accessibility, and in that regard he considered the proposal was consistent with the NPS-UD.
252. Ms Lauenstein was engaged by the Applicant to provide a peer review of the urban design assessment prepared by Mr Compton-Moen. She provided a brief of evidence focused on matters relating to the urban form of Lincoln, urban growth, and walkability. She advised that it did not consider the urban form implications for Greater Christchurch
253. She discussed strategic directions and agreed with Mr Nicholson's description at paragraphs [5.2] to [5.10] of the strategic directions with regard to the NPS-UD, the CRPS, the need for high quality connections, including walking, cycling and public transport and environmental sustainability, and to ensure that the growth of existing townships has a compact form and a high level of connectivity both within the development and with adjoining land areas (SDP). She also considered the NZ Urban Design Protocol 2005 and the LSP 2008. She considered that all bar one of the documents provide direction on overarching urban design matters such as density, urban form and walkability, sustainability, etc, but they were generic in nature and apply to all urban residential development at either national, regional or district level. The only document she considered provided more specific and local information with regard to urban spatial structure and form was the LSP.
254. Ms Lauenstein described the development of Lincoln from its start as a small settlement centred around a high amenity environment provided by the Liffey Stream serviced by a small rural community. She noted that with the introduction of the University campus it quickly grew into a township with a centre growing westward towards Gerald Street. She considered it was the University and its land based rural focus that has given Lincoln its identity beyond the picturesque landscape setting.³⁵

³⁵ Statement of Evidence of Nicole Lauenstein (Urban Design) 4 November 2021 at para [22]

255. She advised that the ongoing expansion extended Lincoln mostly to the north-east, east and south-east with the Town Centre expansion lagging somewhat behind and the western edge remaining largely unchanged due to the influence of the University/Landcare Research and underlying land ownership structures. She considered this started to create a slightly imbalanced urban form.
256. She advised that the LSP 2008 introduced the bigger vision for Lincoln providing development via ODP areas and a more cohesive and consolidated form.
257. Ms Lauenstein addressed the current urban growth in Lincoln noting that the Landcare Research and University lands were not available for future residential expansion and the urban form of Lincoln would therefore remain less compact and slightly incohesive and unconsolidated in that area.³⁶ She considered that spatially the University campus, including its residential facilities, is starting to form the western edge of the township and the most recent development at Te Whāriki and Verdeco Park have reconnected the University with the township resulting in it becoming a closer and more connected education facility.
258. She advised that growth to the north along Birches Road was possible and had been the direction of growth for the last 10 years but at some stage the distance to the township will make this less suitable. She advised that the same had occurred along the eastern edge of Lincoln in Rosemerryn, Liffey Springs and Ararira Springs to the south-east, where development is nearly reaching the full extent of the structure plan area. Again, further development in that direction would become less suitable due to increasing distances to the Town Centre.
259. With regard to consolidated urban form, she considered PC69 to be a logical sequence of urban development for Lincoln which fitted within the overall direction of growth initiated by the LSP 2008. The growth of the township westward towards Gerald Street makes the southern extension of the township a very feasible option as the distances between PC69 and the Town Centre are reasonably short.³⁷
260. She considered the timing of PC69 to be appropriate within the context of the urban growth rate which has accelerated post earthquakes and to some extent superseded the planned sequence of growth as anticipated by the structure plan in 2008.
261. She considered PC69 gave careful consideration to the movement hierarchy, spatial layout, existing and proposed green and blue networks, and heritage protection to ensure development retains an open character akin to the existing environment of Lincoln.
262. In terms of the benefits of larger ODPs, Ms Lauenstein considered the larger area creates certainty around location and availability of additional commercial nodes, certainty around a pedestrian and cycle network integrated with a high amenity green network, and certainty around

³⁶ Statement of Evidence of Nicole Lauenstein (Urban Design) 4 November 2021 at para [29]

³⁷ Statement of Evidence of Nicole Lauenstein (Urban Design) 4 November 2021 at para [33]

the status and protection of the local springs and waterways by integrating them purposefully and carefully into the wider green network.³⁸

263. Ms Lauenstein addressed well-functioning urban environments within the Lincoln context. She considered the density was appropriate and that density was supported by three smaller commercial nodes and several green spaces. She considered it avoided creating future impediments to connectivity and urban growth and that it supported well-functioning urban environments in accordance with the NPS-UD. She put some weight on the organising of residential layout around a strong pedestrian and cycling focused green network which was very much in character with Lincoln. In terms of connectivity, walkability and accessibility, she noted the residential layout around a strong pedestrian and cycling focused green network, and she considered that would encourage the use of active transport modes and create a less car dominated environment, and that there were several direct pedestrian and cycle links to Te Whāriki and via roads and green spaces further to the Town Centre which are approximately 1.2 to 2.5 km away.
264. She considered the fact that Te Whāriki and Verdecos Park do not offer possibilities for vehicular connections encouraged PC69 to utilise this limitation to its benefit by responding with a different development concept to the traditional subdivision. She considered lack of direct vehicular connectivity to the north to be a positive aspect, promoting alternative active modes of transport which in a town such as Lincoln are very appropriate. That hierarchy would create a better living environment than a car dominated one
265. Ms Lauenstein noted the key issues raised by the submissions were identified by Mr Nicholson. In terms of change of character, she advised that taken in its 'purity' the introduction of new elements always introduces change, and change always disrupts. It was her opinion that not all disruption is necessarily negative and if that was taken to its natural conclusion it would preclude any development that introduced change. It was her view that the discussion is not one of should there be development occurring but a discussion about development location, character, scale of development and planning mechanisms and implementation.³⁹
266. Ms Lauenstein's evidence addressed the key urban design matters. In terms of scale and character, Ms Lauenstein was of the view that village character and high amenity are not a result of specific density or lot sizes and are only loosely linked to the actual size of the township. Ms Lauenstein discussed the factors contributing to the specific character of townships and considered PC69 built on the existing landscape characteristics by taking cues from several key elements that are already existing and using those to create a connected green and blue network providing for green spaces and high amenity green pedestrian and cycle links. The linkages and reserves contributed to the sense of openness and small town feel, village type character as well as contributing to a well-functioning urban environment. She considered PC69 assisted in linking

³⁸ Statement of Evidence of Nicole Lauenstein (Urban Design) 4 November 2021 at para [39]

³⁹ Statement of Evidence of Nicole Lauenstein (Urban Design) 4 November 2021 at para [54]

the township with the University and that it would be perceived as a natural extension of the township by wrapping around the southern boundary of Te Whāriki and Verdeco Park.

267. She advised that while PC69 does alter the size of the residential areas of the township it did not significantly impact on the character of the Town Centre or any local destinations. In terms of the scale, she considered both the scale and the largely single ownership were key advantages enabling a more integrated and coherent approach providing certainty in relation to character, connectivity and other matters.
268. She considered the potential to overwhelm due to the large scale could be overcome by good staging which was common practice for larger ODPs. She agreed with Mr Nicholson and Mr Compton-Moen in relation to the concern about the development turning its back on Springs Road. The need for slow speed environments and direct access off Springs Road should be considered from the gateway at the Collins Road/Springs Road intersection onward. She considered this would introduce a more urban street scape with stronger affinity with the adjacent residential properties.
269. In her summary presentation at the hearing, Ms Lauenstein advised that she had met with Mr Nicholson and agreed on improvements to the internal layout but that differences of opinion in relation to connectivity and accessibility remained. She identified that the other non-ODP related points of disagreement related to the most appropriate planning mechanism and visual amenity for existing and future residents along the southern boundary of the Verdeco Park and Te Whāriki developments.
270. Ms Lauenstein spent some time discussing the concepts of accessibility and connectivity, advising that accessibility translates to community services and educational, commercial, communal and recreational facilities being accessible within the plan change area and within the Town Centre and wider township. She noted the NPS-UD did not state accessibility needed to be via car and indeed to the contrary, highlighted the importance of accessibility by active transport modes such as walking and cycling.
271. In relation to connectivity, she again explained that was the physical connection between daily frequented destinations within the plan change site and outside. Again, connectivity is to be provided by all modes of transport but it is often mistaken as vehicular or road connectivity.
272. In terms of walkability and cyclability, she noted this was often reduced to mere distance travelled, but she advised it was much more complex than that and set out a number of relevant factors.
273. She advised of her view that PC69 takes a different approach to almost all residential environments in New Zealand which are designed for the private vehicle as it prioritised cycling and pedestrian activity. She considered that the PC69 site lends itself to the prioritisation of cycling and pedestrian activity and that the inconvenience to car travel by having to use an indirect route via Springs Road to the Town Centre was beneficial. She again noted that to support the new community the plan change area also provided local commercial centres at an appropriate scale which were located within a maximum of a 500 m radius from any dwelling in PC69 and that

it could accommodate a future primary school, early learning centres and other important community facilities if required.

274. As to the most appropriate mechanism, plan change or another strategic spatial planning exercise or structure plan, she advised that structure plans are a valuable tool to inform the strategic direction and spatial structure and they can identify a vision and build upon a community identity. She advised that they are most effective when real change is required and noted that Rolleston was a good example of where the structure plan had created a new vision and direction with large green spaces, a new high school and key community facilities completely changing the spatial structure of the town.
275. She did not consider this to be the case in Lincoln as the LSP in her view never really provided a major change in direction as that was not needed. The underlying spatial structure of Lincoln had always been dominated by natural features, the roading approaches, and the clear hierarchy and importance of the main road and Town Centre.
276. In the context of Lincoln, a plan change such as PC69 was in her view a logical extension of the structure plan and a natural growth progression for the township following the existing underlying spatial layout. She considered the only discrepancy is the extent of growth anticipated by the original structure plan. She was also concerned that under the current circumstances with the need for housing, and the time it takes to undertake larger strategic exercises such as a structure plan, rendered a plan change appropriate. From an urban design perspective, she considered it provided all the information needed to a detailed level, facilitating well informed decisions and providing the benefit of a faster process.
277. Mr Nicholson confirmed at the hearing he was supportive of improvements to the internal layout of the ODP. The differences of opinion remained regarding the levels of external connectivity to Lincoln Township and accessibility to community services and he was supportive of the additional commercial areas, the establishment of a reduced speed limit through direct property access onto Springs Road, the replacement of the Living X with a wetland reserve which would enhance the ecological values and mahinga kai values, and the inclusion of a continuous east-west primary road to the west of Springs Road and a third north-south primary road extending from Collins Road to the east of Springs Road.
278. He remained concerned about walkability which he considered would be poor although assisted by the local shops for everyday use. Most of the existing public facilities would be more than 1.2 km from the northern boundary and he considered it unlikely that most people would walk from PC69 to access existing services regularly. He acknowledged that public services and facilities would be relatively easily accessible by bicycle but that vehicle access would not be simple or direct.
279. He explained that good accessibility does not necessarily correspond with good connectivity and remained of the opinion that the proposed street network in the ODP for the PC69 area would have poor connectivity with the existing Lincoln street network. He considered an acceptable

level of connectivity for PC69 would provide nine connections at approximately 400 m intervals including four primary street connections. He advised that changes of the scale proposed in PC69 were not necessarily 'bad' but they are likely to threaten the perception that local people have of their town, both in terms of disruption of the existing urban patterns and the introduction of new elements including buildings, spaces and social networks.

Submitter Evidence

280. I discussed with a number of submitters their concerns in relation to this. Ms B Liberty for the Verdeco Park Community (PC69-0217) described the Lincoln character as a semi-rural town with growth but people still know each other and it had that small-town feel. Mr Hope (PC69-0050) discussed the village concept. He described it as an English term not a New Zealand one. He referred to the Oxford Dictionary definition of village saying larger than a hamlet but smaller than a town. He noted the Webster Dictionary defined it as between 100 and a few thousand. He considered the village feel had already gone. Mr Scott (PC69-0238) discussed a number of issues but he was concerned about the present state of congestion and similar in Gerald Street and Edward Street. Mr Tyler Watson (PC69-0223) again had a range of concerns but noted the village feel. He advised that in the four years that he has lived there, there had been considerable change and he saw Lincoln as losing its rural identity.
281. Ms MacLeod (PC69-0123) resides in Liffey Springs. She discussed a number of issues that she had. She discussed the small rural towns in Selwyn and that they are villages with people retiring to them including farmers. She identified that SDC had the lowest crime rate in New Zealand and that in Lincoln she knew her neighbours, and knew many of the staff at the New World by name. She was concerned in terms of scale. She talked about caps on the houses being built. She was very concerned that the growth of the town would impact on the character. She considered the character and history of the town are important. Ms Judson Farr (PC69-0263) discussed the importance of the Liffey Springs environment and applauded SDC for creating a very special reserve. She was considerably relieved to find the linkage had been removed.
282. Mr Page (PC69-0075) again had a number of issues and three main ones. He advised that one of the fundamental concerns was the lifestyle and wellbeing of the residents in Verdeco Park and Te Whāriki could be impacted on. There could be amenity issues.
283. Ms Painter (PC69-0122) raised a number of issues including liveability. She referred to Our Space and that "Lincoln develops while retaining its village and university character" with a focus on primary production. She discussed the changes she had seen in Lincoln over the years. She advised that the general tenor of the ODP with amenity and open space planning addressed was acceptable. She considered that if this was being proposed in Rolleston she would not object at all. It is the impact external to the ODP area which concerned her.

Assessment and Findings

284. I have spent some time recording the expert evidence, and a selection of the views from submitters, as this is obviously an important issue. I acknowledge the concerns expressed by the

residents in relation to the village character and its loss. There has been a significant growth in Lincoln over the last 15 years in particular. As Mr Nicholson said during discussions at the hearing, Lincoln is a very different place today than it was 20 years ago and it will be a different place if PC69 goes ahead. He did not consider that to necessarily be a negative. He acknowledged some of the people in Lincoln would see that as a negative but there will be others who consider it to be positive. Again in discussions, Mr Nicholson advised that he did not see anything particularly in the strategic documents which identified the protection of Lincoln or its character and also noted that the NPS-UD anticipated change.

285. I have carefully considered the issues in relation to a change of character arising from the scale of the proposal. The scale of the proposal does raise issues and, particularly for long-term residents of Lincoln, may be difficult to accept. In my view, there are a number of factors in relation to PC69 which will assist in addressing those issues. I note that the development will occur over a number of years. Mr Carter has advised that the practicalities of development in terms of seasonality, labour availability, materials and similar in essence imposed a de facto capping at around 250 households a year. That minimises the immediate impacts of scale. The location of PC69 is in my view important. It does not have direct impacts on the character of the Town Centre.
286. As identified, Mr Nicholson's major concerns included connectivity and accessibility. He considered that PC69 provides a strong connection by way of pedestrian and cycling connections across the northern boundary. He did not however consider it was reasonable to expect that everybody would walk or cycle, for example young families may have difficulties in getting to the Town Centre.
287. Ms Lauenstein and Mr Compton-Moen both saw urban design benefits from the difficulties to connect through neighbouring subdivisions for motor vehicles. Ms Lauenstein considered this led to PC69 not being focused on the dominant use of motor vehicles.
288. I acknowledge Mr Nicholson's concerns in relation to connectivity. Focusing on vehicular access, I accept that the current roading network does create some issues in terms of connectivity due to the layout of the subdivisions to the north. However, the changes to the ODP, including the two additional commercial areas, address that concern to some degree. While those changes may perhaps be addressing matters of accessibility, in my view it remains very relevant that the cycling and pedestrian network is comprehensive and provides significant benefits in terms of the layout and integration with reserves and similar.
289. I acknowledge that there will be landscape and visual effects on those who reside in Verdeco Park, and potentially to a lesser degree those in Te Whāriki. I acknowledge there will be appreciable changes for residents of Lincoln. I also accept that the lack of connectivity by way of motor vehicles is not ideal. A focus on walkability and cycling is however appropriate. From a wider landscape and urban design perspective, in my view the ODP provides real opportunities for enhancement of waterways, spring protection and similar. Those matters obviously are

important from an ecological perspective but also, in my view, contribute to the potentially positive landscape and urban design outcomes.

290. Overall, I consider that the matters in relation to urban design, urban form, density, character and potential landscape effects have all been appropriately addressed through the Applicant's evidence and the iterative and responsive approach taken to the ODP. In my view that ODP will ensure that good environmental outcomes can be achieved through a good and comprehensive urban design. It will be well connected to the existing township through the comprehensive walking and cycling network and the commercial areas which enable the day-to-day needs of residents to be met.
291. Before leaving this topic, as identified the appropriate process for facilitating growth was addressed. I discussed that with Mr Nicholson and Ms Lauenstein in particular. They agreed there were benefits with spatial and strategic planning of growth. Mr Nicholson was of the view that there were other options for growth in Lincoln which could be properly explored. Ms Lauenstein did not share that view particularly given the University and its landholdings and the landholdings of the Crown research institutes (AgResearch, Manaaki Whenua (Landcare Research), and Plant and Food). It was her view, and one shared by Mr Compton-Moen, that PC69 was a natural extension to Lincoln and the outcome from a spatial planning process was likely to be the same.
292. There is no disagreement between the planners or the landscape/urban design witnesses in relation to the values of a spatial plan process. I agree that a spatial planning process would provide greater opportunities in terms of consideration of alternatives and is generally an appropriate way to address growth. In terms of this particular plan change however, I do not have a concern that PC69 will determine the future direction of growth for Lincoln. There are issues in relation to the University and the landholdings of the Crown Research Institutes that do have an impact on the direction of future growth.
293. The site has a direct physical connection to the existing township of some 3 km in length on the site's northern boundary. Given the nature of the site, its location and its surrounds, I do not consider rezoning this land would create issues in terms of precedent, to the degree that such are relevant on a plan change. For example, this plan change does not anticipate, or rely on further growth to the south of Lincoln to enhance its connectivity or compactness. Given the nature of the proposal and its location, and in the context of the clear evidence in terms of demand and capacity shortfalls in Lincoln, I do not consider it is necessary or indeed appropriate to await the outcome of a wider, and uncertain, strategic planning process.

Transportation/Traffic Effects on Roading Network

294. A large number of the submissions raised concerns in relation to potential traffic effects. These were summarised by Mr Boyes as including:
- (a) The existing safety issues at various intersections and the impact of additional traffic on existing safety levels;

- (b) The general increase in traffic in and around Lincoln, and the resulting impacts on safety and congestion around the Town Centre and the existing primary and high schools;
- (c) The existing roads are too narrow, or already congested, and not appropriate for increased traffic;
- (d) The impact of increased commuter traffic on Springs Road through Lincoln and Ellesmere Road heading towards Halswell and the lack of assessment of such effects;
- (e) The costs of upgrading roads, including potential costs to the existing ratepayers;
- (f) Lack of provision for adequate walking and cycling connections to Allendale Lane, Southfield Drive and/or Liffey Spring Drive to get to Ararira School; and
- (g) It did not include public transport and/or should provide public transport.

295. I accept that is an accurate summary of the issues raised in the submissions.

296. The Request included an Integrated Transport Assessment (ITA) prepared by Mr Fuller of Novo Group Limited which identified a number of capacity issues. He assessed traffic generation to be in the order of 1,400 vehicle movements per hour in the peak hours and 14,000 vehicle movements per day.

297. As pointed out by Mr Boyes, the ITA made reference to, and in places put some weight on, the potential for a southern bypass which was shown on the movement and connectivity ODP. Mr Mazey advised that SDC had undertaken a feasibility assessment of that link in 2014 and determined that it did not warrant further investigation due to a number of factors. Mr Mazey concluded that the bypass was not a viable option and any suggestion that it might proceed was misinformed.

298. Mr Collins prepared a peer review of the ITA and associated transportation matters on behalf of SDC.⁴⁰ The key matters he identified were:

- Safety and efficiency effects of PC69 on the Lincoln transport network, and what intersection and road upgrades are required to support it;
- Connectivity of the ODP within the site, and to the adjacent existing and future transport network; and
- Consideration of the Lincoln Structure Plan.

299. Mr Collins' peer review identified a number of concerns about the methodology used regarding peak hour travel effects on the Lincoln transport network and was concerned that there may have been a reasonably significant under-prediction in the pm peak and particularly in the am peak. He considered the traffic distribution for PC69 was not consistent with similar residential

⁴⁰ s42A Report 28 October 2021, Appendix J

development zones within Lincoln and may therefore affect the performance of critical intersections such as Springs Road/Ellesmere Junction Road/Gerald Street.

- 300. The peer review expressed concern in relation to the rigor of assumptions informing the assessment of the Springs Road/Ellesmere Junction Road/Gerald Street intersection.
- 301. He concluded there had been insufficient consideration of the effects of PC69 on Springs Road between Lincoln and Prebbleton and between PC69 and Gerald Street.
- 302. The peer review identified a number of other issues and made several recommendations. It noted that PC69 would not be well-connected to the surrounding urban environments and would primarily rely on Springs Road and Ellesmere Road to connect with the existing Lincoln urban area. As a result of that, the peer review recorded that PC69 would have poor connectivity to adjoining urban areas, and lower active and public transport usage. Overall, the peer review concluded that the assessment of potential transport effects had not been adequately considered and Mr Collins was unable to support PC69 at that stage.

Applicant's Evidence

- 303. Mr Smith's evidence addressed modelling only. The interpretation of the modelling was left to Mr Fuller. He advised that his evidence largely responded to matters raised by Mr Collins. He accepted that there had been an error in the evening peak model, explained his use of Springs Road/Farm Road intersection as a proxy, and confirmed that he had revisited several assumptions and updated the modelling. Overall he considered the updated modelling addressed the technical concerns raised by Mr Collins and that the modelling had been undertaken in line with best practices and appropriately demonstrated the effects of the plan change on the Lincoln transport network.
- 304. At the hearing, Mr Smith advised that he had been asked to undertake a modelling sensitivity test which explored the impact of changing the PC69 trip rates per household using rates based on surveys collected in November 2021 in Lincoln. He advised the trip rates were 0.6 trips per household in the morning peak hour (8-9am) and 0.82 trips per household in the evening peak hour (5-6pm). The appendix to Mr Smith's summary included several corrections including a corrected Table 4.3 which was the intersection performance at key intersections in the morning peak.
- 305. Mr Smith explained several of the matters identified in his evidence. I discussed with Mr Smith the ODP changes. He considered that they did not impact on the modelling. In terms of the direct access which was now proposed, he advised that would result in a lower speed limit but he did not believe that would have an effect on the modelling as he considered that the effects did not really occur until it got to the roundabout near to the University. We discussed a number of matters including the growth and reliance on Christchurch. He advised that on the approach taken the modelling may be conservatively high in terms of potential impact on the Springs Road corridor.

306. Mr Fuller identified what he understood to be the unresolved transport matters between himself and Mr Collins. He listed these in paragraph [2] of his summary of evidence and addressed each of them in turn. In terms of traffic generation rates, he confirmed that was prepared on the basis of residential development generating 0.7 vehicle movements per dwelling per hour in the am and pm peaks. He noted that other traffic assessments, including those undertaken in Rolleston, had adopted a rate of 0.9 vehicles per dwelling per hour. Mr Fuller explained the traffic surveys which were undertaken at Millstream Drive in Lincoln to validate the use of a trip rate of 0.7 vehicles per dwelling in the peak hours. He advised they were undertaken on 10, 15 and 16 November 2021 for two hours on each of the morning and evening peaks. The results of that indicated that the am peak traffic generation is within the scope of the original assessment although the traffic generation for the pm peak is higher than assessed.
307. In terms of the additional traffic modelling which had been undertaken, he noted that indicated that in the am peak no intersection or access operates worse than Level of Service D which is in capacity and he considered to be acceptable. He noted that the modelling of the pm peak led to a marginal decrease in network performance which he considered to still be acceptable and noted that no intersection was predicted to operate worse than Level of Service D. He considered there was sufficient capacity in Springs Road south of Gerald Street to accommodate the plan change and for the side roads and accesses to operate satisfactorily.
308. He addressed the effects through the Prebbleton corridor. He noted that a range of traffic improvements were proposed within Prebbleton. He considered that indicated that schemes were already in place to promote Shands Road as an alternate road to Springs Road which in turn will be traffic calmed.
309. He considered that the traffic capacity on the Shands Road and Springs Road corridors through Prebbleton would be taken up as a result of any further growth in Rolleston, Lincoln, Prebbleton and Leeston. He noted that any growth in those locations would contribute to traffic on this corridor. He considered the diminished capacity of those corridors over time as a function of growth in this part of the District generally, rather than PC69. It was his view that addressing the traffic capacity through the corridor would be required irrespective of PC69. He noted that development contributions from PC69 would contribute funding towards the infrastructure upgrades required. He also advised that the volumes of traffic from PC69 through that corridor would progressively increase as development occurred meaning that SDC would have time to investigate and implement solutions. He noted the residents of PC69 would have the ability to choose viable alternative routes (Ellesmere Road and State Highway 75) to avoid congestion.
310. Mr Fuller considered that the plan change had sufficient accessibility via walking and cycling to/from the main commercial area at Vernon Drive noting that those could use links to Holland Crescent, Papatoehora Drive and Kaitorete Drive as well as the shared path on Springs Road. He advised that the Moirs Lane extension would also provide the ability to link to Jimmy Adams Terrace along with the path along the northern side of the boundary would funnel pedestrians and cyclists towards the linkages to Te Whāriki where they lead towards the existing commercial area. He considered that the internal transport network provided good connections to the housing within

the subdivision, community services and the proposed commercial centres and open spaces. He considered that access to jobs in Christchurch, Rolleston and Lincoln are achieved through the connections to the wider roading network. He considered that the plan change layout provided the potential for passenger transport. In terms of the lack of vehicle connections between the plan change site and the existing residential areas to the north, he did not consider that was critical from a transport perspective. Whilst it reduces permeability from a traffic perspective, it encourages trips by walking and cycling whilst reducing the potential for vehicles to rat-run through the adjacent residential developments. Overall, he was satisfied that the site provided acceptable transport links.

311. Mr Fuller addressed the timing and funding of infrastructure projects and overall considered that the transport effects were acceptable, subject to the identified road upgrades.

Submitter Concerns

312. A number of submitters raised issues with traffic, particularly in relation to the local network, Springs Road and Gerald Street. Ms B Liberty discussed the difficulties with crossing Springs Road and explained why the changes they had sought were necessary. A number of submitters also addressed concerns about Gerald Street with difficulties in both congestion at times and crossing the road at times. Submitters advised that concerns had been raised on many occasions and improvements in terms of crossing facilities and similar had not been undertaken along Gerald Street. CCC raised concerns in relation to impact on the wider network and Christchurch City.

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313. Mr Mazey, while he did not provide a written report, attended the hearing to discuss those concerns. He advised that one of the issues was that Gerald Street had a dual role. It provided for the township but also served as an arterial route. He advised that progress had been made to adopt a Lincoln upgrade which would be comprehensive and was looking at approximately a \$20 million investment. This would include a 30 km/hr zone, upgrades of the roading, traffic calming and similar. He advised that the comprehensive approach had been undertaken and while that will have real benefits, it does mean that piecemeal changes are not included in the interim. In terms of other roads where issues have been raised around safety, he noted that the speed limits had largely been reduced from the 100 km/hr down to 80 km/hr and there had been some upgrades and improvements. He advised there were three key upgrades planned for Gerald Street from one end to the other. The plan was to create cycle spaces and there would also be dedicated cycle lanes from the township through to the University. Traffic signals are to be incorporated as part of the comprehensive plan to provide crossing areas, slowing the traffic down, and are very much focused on providing safer spaces for people to walk and cycle. He advised they were trying to juggle various priorities for funding.
314. Mr Mazey discussed the works and the focus on Springs Road and Shands Road in particular. In terms of Prebbleton and Springs Road, he noted that it was very congested and works had

been undertaken basically to divert traffic away from Prebbleton and Springs Road towards Shands Road and further works would be undertaken on Shands Road in the future.

315. Mr Collins in his updated summary identified that there had been a number of discussions and a number of matters had been resolved through the evidence and those discussions. He addressed the matters he considered remain in contention. In terms of the am peak vehicle trip generation, he advised that this could be addressed by either updated modelling for the am peak using a 0.82 veh/hr/dwelling trip rate, or a dwelling cap should be placed on PC69 generating no more than 1,400 veh/hr. He calculated that cap to be at around 1,710 dwellings.
316. In terms of the effects on the Prebbleton arterial, he noted that Mr Fuller and he agreed that there would be capacity issues from the Shands Road and Springs Road corridors through Prebbleton should all current plan changes proceed. He considered the effects of PC69 on Shands Road/Springs Road to be significant. He considered it was more appropriate for SDC to coordinate any upgrade of those corridors as capacity issues are as a result of multiple plan changes but he questioned whether SDC could reasonably be expected to fund and deliver capacity upgrades. He advised that the earlier delivery of the Moirs Lane connection may help delay some effects on Shands Road/Springs Road but he was unable to comment without further assessment, as to the degree that may act as a pressure release for the Prebbleton arterial, nor the effects on the Ellesmere Road/State Highway 75 corridor.
317. He recorded that Mr Fuller and he agreed that the form of the northern intersection of PC69 with Springs Road, either as a roundabout or traffic signals, should be determined as part of the subdivision application and liaising with the SDC's Asset Manager Transportation. He remained concerned in relation to transport links between PC69 and the surrounding urban areas which were due to the existing urban forms of adjacent land. He considered PC69 would have less than optimal connectivity to Lincoln for all transport users which would result in lower resilience and lower active and public transport usage. He considered this was not a critical flaw in itself but should be considered in conjunction with other concerns he had highlighted. Mr Collins advised that most of his concerns in relation to timing and responsibility for infrastructure upgrades had largely been addressed, as had his concerns in relation to costs of any possible road connection to Te Whāriki.
318. Mr Collins confirmed that he was satisfied with the modelling for the pm peak but remained concerned in relation to the am peak period. He discussed the survey undertaken and did not consider it provided robust evidence as to what trip rates should be required due to small survey size, unknown effect of COVID-19 Level 2 on current travel patterns, and likelihood that PC69 would have a higher commuting profile compared with the existing residential areas due to residential growth outstripping local employment growth.
319. As to the concerns Mr Collins had expressed in relation to safety and efficiency effects for pedestrians on Springs Road south of Gerald Street, he noted those had been addressed through the changes to the ODP.

320. He remained concerned about the effects on the Prebbleton arterials. He calculated the demand generated by PC69 in the am peak direction would be 800 veh/hr representing 25% of the proportion of total future demand. He advised that the total demand with the Rolleston plan changes and PC69 would be 150 to 173% over capacity. He did not agree that capacity improvements would be required for Prebbleton irrespective of PC69 as PC69 has a significant effect on the capacity exceedance. Given PC69's location outside of the FDAs identified in the CRPS he questioned whether it was reasonable for SDC to be expected to increase expenditure or reallocate committed funding in order to address unanticipated traffic growth through Prebbleton. He agreed that an alternative route enabled by the Moirs Lane/Ellesmere Road connection may delay the effect of PC69 but without further assessment he was unable to address that properly. He identified the timing of upgrades should be revised to be upon formation of a connection to Moirs Lane.

Discussion and Findings

321. I consider the transportation issues identified by the submitters and addressed in the evidence to be one of the critical issues. Those issues are relevant not only from a potential effects perspective but also from the perspective of well-functioning urban environments. The transportation issues arise both from the scale of PC69 and its vehicle generation, and the limits on integration and connectivity from a vehicular perspective to the adjacent subdivisions, particularly to Te Whāriki.
322. The Applicant accepted that a number of transport network upgrades would be required. It made a number of changes to the ODP to address those.
323. In her closing submissions, Ms Appleyard submitted that the Applicant had struck an appropriate balance in this case by recognising that infrastructure upgrades are likely to be required prior to development and providing certainty through the ODP text as to how this would be achieved.⁴¹ Ms Appleyard advised that these included bringing forward the requirement to upgrade Ellesmere Road which was proposed to be required upon formation of a connection to Moirs Lane and prior to occupation of more than 1,354 households, and establishing a proposed park and ride facility to cater for at least 75 cars.
324. The other relevant changes to the ODP text included:
- The provision of a maximum 1,710 households beyond which an ITA would be required in association with any resource consent application;
 - There are now three small local commercial centres in the eastern and western parts of the ODP area. The ODP specifically records that the road network is to cater for extensions to existing public transport routes/new route;

⁴¹ Closing Legal Submissions on behalf of Applicant 15 December 2021 at para [39]

- Along Springs Road and Collins Road direct vehicular access to private properties is to be provided;
- Traffic upgrades required to accommodate growth and traffic from the ODP area and the nature of those works, the timing requirements and anticipated funding responsibilities are set out in Table 1. Those upgrades are comprehensive.

325. I have carefully considered all of the expert evidence and the matters raised in the submissions and by submitters presenting. The additional traffic generated by PC69 will have impacts on the transportation networks and on residents of Lincoln and those accessing its facilities such as Lincoln University. SDC is addressing a number of the issues raised, particularly those relating to Gerald Street. Planning for that is well underway.

326. The ODP now records that transport network upgrades are required to accommodate growth in traffic from the ODP area and sets out clearly the nature of those works, the timing requirements and the anticipated funding responsibility. I record that the word 'anticipated' was included to ensure that there is no issue with the plan change provisions moving into matters properly addressed under the Local Government Act.

327. Matters such as the Springs Road/Ellesmere Junction Road/Gerald Street traffic signals, which have been of concern for some time, are now proposed to be addressed prior to occupation of any households within the ODP area with the anticipated funding mechanism being a private developer agreement. Again the connection with Moirs Lane and Ellesmere Road seal widening south of Edward Street should be developer funded with a proposed limitation of 1,354 households being occupied prior to completion of that work. Pedestrian and cycle crossings on Springs Road located on the Lincoln University Road frontage were also specified as needing to be undertaken prior to any occupation of houses and developer funded. That will go some way to addressing the concerns expressed by a number of submitters, and particularly those in Verdeco Park, in relation to the difficulties in crossing that road and will again encourage active transport modes.

328. In terms of Greater Christchurch and particularly effects in Christchurch City, I consider that with distance and with dispersal once traffic gets into Christchurch, the effects will be considerably less than minor. Mr Collins addressed that issue in discussions.

329. But for the changes that the Applicant has proposed and incorporated into the ODP, I am of the view that the transportation issues would have been a significant impediment to rezoning. Given those changes and the benefits that they provide, subject to my discussion as to the appropriate mechanism to ensure certainty, I am satisfied they have been appropriately addressed.

Other Matters (Effects on Community Facilities and Environmental Quality)

330. A number of submitters raised issues in relation to the effects on community facilities. I have addressed the issues in relation to the reserves aspect of the sports field earlier.

Schooling

331. A number of submitters raised issues in relation to schooling, including the pressure on existing schools and the lack of provision for a new school site within the development area. Amongst those submitters was the Ministry of Education (PC69-0243) which submitted that the school network planning and investment in Lincoln in recent years had been guided by SDC advice on future development and the current school network was not generally designed to accommodate any development outside of those areas. Its submission advised that consultation had not occurred and requested that PC69 only be approved if the Applicant consults with the Ministry and sufficient provisions are made to accommodate additional school children, including amendments to the ODP.
332. Mr Phillips advised that there had been dialogue with representatives of the Ministry of Education and in his evidence recorded that he understood the Ministry sought a new assessment matter being:

12.1.4.106 Whether, following consultation with the Ministry for Education, any land is required to be provided for education purposes within Outline Development Plan Area 9.

333. Mr Phillips was supportive of that assessment matter. He noted it would provide for consideration of the need for education facilities in the block, informed by the Ministry, at the time of subdivision consent. He also advised that the ODP narrative otherwise provides for consideration of school needs and section B2.3 of the SDP provides extensively for community facilities, including schools.
334. Mr Phillips noted that the Ministry also sought additional wording within Policy B4.3.63 to refer to the potential provision of educational facilities within the ODP area for PC69. He did not oppose that but nor did he consider it was necessary, noting that the wording contained within the ODP itself and policy support for new community facilities including educational facilities is already provided for in section B2.3 of the SDP.⁴²
335. The Ministry of Education did not appear at the hearing. It provided a letter dated 18 November 2021 which was tabled at the hearing. That tabled letter advised the Ministry had reviewed the s42A Report and the evidence submitted on behalf of the Applicant. It identified a number of matters it wished to have addressed. It supported the amended wording to the ODP text to provide for new educational facilities in the PC69 site if required and the inclusion of the assessment matter 12.1.4.106. It requested additional wording to Policy B4.3.63.

Evaluation and Finding

336. This is a matter which has been raised in a number of the private plan changes. It was one that was specifically addressed by a number of submitters on PC69.

⁴² Summary of Evidence of Jeremy Phillips 24 November 2021 at para [14]

337. I have considered all of the submissions and the evidence. In my view the changes made by the Applicant are appropriate. In relation to the request for the addition to Policy B4.3.63 to read:

Outline Development Plan Area 9

- *Potential provision of educational facilities;*

– while perhaps not necessary is, in my view, appropriate. It reinforces the importance of the potential provision of educational facilities. Given the scale of this plan change, and the potential impact on educational facilities, it assures that the provision of such will be assessed.

Medical / Shopping / Emergency services

338. A number of submissions also raised a concern that the Lincoln medical centre was already over-subscribed and could not adequately meet the needs of the existing population. Other submissions raised the need for an additional supermarket and adequate shopping areas. The impact on emergency services was also raised.
339. Mr Boyes considered that the community facilities and amenities identified by the submitters were not matters which could be addressed directly through the plan change. He noted that any development resulting from PC69 would occur in stages and that would provide an opportunity for such services to be provided in a more timely manner. He noted that if there was demand for medical and local shopping needs, the market will typically seek opportunities to meet this demand.⁴³
340. He was concerned that the commercial area proposed by PC69 was small. He noted it was put forward on the basis that it would not result in retail distribution effects on the existing Town Centre but he was concerned it did not provide sufficient opportunity for development of a local centre to meet the convenience needs of the new community. He also noted that the Applicant's submission on the PDP included specific provision for a supermarket. The addition of two further commercial areas addressed Mr Boyes' concerns.

Discussion and Findings

341. The growth enabled by PC69 will undoubtedly have impacts on community facilities in terms of increased demand. I accept Mr Boyes' evidence report in relation to this matter. The development of PC69 in stages does provide an opportunity for services to be provided in a more timely manner. I also accept that given that demand, the market will typically seek opportunities to meet it. The two additional commercial areas will allow for a number of facilities including potentially day-care centres, medical centres, convenience stores and similar, albeit some of those will require resource consent.

⁴³ s42A Report 28 October 2021 at para [178]

Environmental Quality

342. As identified by Mr Boyes, a number of submitters raised concerns about the impact the plan change would have on the amenity or environmental quality of the surrounding areas.
343. Mr Boyes summarised those as including:
- Increase in noise, dust and heavy traffic during construction and the adverse health effects arising;
 - The impact the plan change may have on the rural character of the area generally, or more specifically on the rural outlook of houses which were purchased for their semi-rural views, including the potential impact this may have on property prices and enjoyment of those homes;
 - Pollution and contamination of waterways, quality of potable water, rubbish, and health and safety; and
 - Increased density resulting in increased crime.
344. In terms of noise, dust and heavy traffic during construction, I am satisfied that such matters can be addressed through specific assessment at the time of subdivision, including through the NZ Standard for construction noise, management of dust in accordance with the CRC requirements, and through subdivision consent conditions addressing construction phase.
345. In terms of the impact on rural character generally and on the houses from Verdeco Park in particular, I have addressed that in the paragraphs addressing the urban design matters. I accept that those properties, and to a lesser degree those in the Te Whāriki subdivision, will have a change of outlook. The outlook will change from an open rural to a more compartmentalised residential. Appropriate mitigation steps can be incorporated at subdivision stage.
346. Mr Boyes in his s42A Report and in discussions was of the view that property owners who are on the edge of a township cannot expect their views to remain protected. I acknowledge that and acknowledge that some of the submitters who appeared had gone through a due diligence process and were reassured by the planning framework that those views would remain. However, plans change. A district plan has, in theory, a life of approximately ten years prior to review. In terms of property prices, I prefer the approach of focusing on the environmental effects as it is those which, ultimately, will lead to an impact on property prices, if any.
347. Matters such as pollution and contamination of waterways, quality of potable water, rubbish and health and safety are all matters which can be addressed through the subdivision process. I note the stormwater discharge will require CRC consent and matters such as potential pollution and contamination of waterways will be addressed through that process.
348. In relation to the increased density resulting in an increase in crime, I do not consider that a likely issue. I note Ms Carrick's submission (PC69-0250) requested decline for a number of reasons

including the lack of current policing in Selwyn and surrounding areas and that the addition of the further 2,000 unplanned households would add more stress to an underfunded system.

Submission of Mr Manmeet Singh (PC69-0191)

349. Mr Singh is a landowner in Allendale Lane. He has sought, under the PDP, rezoning of his land together with that of any neighbouring or other lands as appropriate including for sound resource management reasons. His submission on PC69 noted that those properties were adjacent to the north-eastern boundary of the PC69 site. Mr Singh sought the approval of PC69 either in its entirety or to the extent needed to provide for integrated access and other infrastructure to enable urban residential development to service his property and all the listed properties in Allendale Lane. He sought the rezoning of the properties in the Allendale Lane to Living Z and amendment of the PC69 ODP to include the land and to include a road link to Liffey Spring Drive. The submission expressly sought that PC69 showed it.
350. Mr Thomson provided expert evidence on Mr Singh's behalf. He advised the purpose of the submission was twofold: first to ensure that the PC69 ODP included provision for a future road that allows a future road connection with the Allendale properties, and to support the deletion of the 150 m setback from the Lincoln WWTP. He advised that the setback would severely restrict development potential on the Allendale Lane land and he considered both parts of the relief to be within scope of the submission as it supported the entire proposal which includes removing the setback line.
351. In paragraph [15] of his evidence, Mr Thomson advised that he had not commented further on the rezoning of the Allendale Lane properties because he considered it to be beyond scope and not on the plan change. Nor did he comment on the merits of PC69. Mr Thomson's evidence and answers to questions at the hearing focused on the access to the Allendale Lane properties by the road link across Liffey Stream and into Liffey Spring Drive. In relation to the road link, Mr Thomson was concerned about the removal of the access to the Allendale Lane site. He advised that as part of his submission to the PDP, Mr Singh commissioned a report on the effects that the proposed residential development in Allendale Lane would have on the road network, particularly on Allendale Lane, Liffey Spring Drive and Southfield Drive. He did not provide that to support the submission on this plan change because he did not consider it to be relevant in assessing the merits. He did note that it was technically feasible for all traffic to enter and exit the Allendale Lane site using Allendale Lane as an alternative route in and out of the proposed PC69 development. He did not agree with the removal of the indicative road and requested it be reinstated.
352. The other issue related to the 150 m setback provided in Rule C4.9.32. Mr Thomson provided a supplementary statement on that. He noted that the setback would impose significant costs for other parties and it should not be imposed unless the expert evidence confirmed that it is essential.

353. Ms Nieuwenhuijsen considered that even with the new information she had received on the use of the pond, that may not be needed or may be lesser. Ms Nieuwenhuijsen quite properly addressed this issue by way of summary statement. She understood that the Applicant and SDC had agreed a setback distance for PC69 of 100 m for housing as well as side agreements relating to no complaint covenants and SDC's future consent application for the pond use. She noted that they were acceptable for both of those parties. She advised that those agreements were made prior to any updated odour effects assessment following the recent information on current pond use and despite those agreements between SDC and the Applicant for PC69, her opinion remained that a lesser setback may be appropriate. She advised that any setback distance depends on the actual use of the pond and sufficient information to fully understand the current and expected future pond use is not currently available. Ms Nieuwenhuijsen was of the view that on current information, a 150 m setback was not expected to be required for the Allendale Lane land and any potential future setback distances for this land can be based on the avoiding reverse sensitivity effects, rather than any side agreements that are made independent to these assessments.

Discussions and Findings

354. As noted, Mr Thomson accepted that due to scope issues he would not comment upon the rezoning. I consider that there are scope issues. In any event, apart from Ms Nieuwenhuijsen's and Mr Thomson's evidence, I received no evidence in relation to any other effects including traffic generation or similar. In the context of an ODP which has been through considerable amendment, and which is very specifically focused on the land within its boundaries, and the wider potential effects of its development, I do not have sufficient information to recommend the land be rezoned. In the circumstances, I recommend that Mr Singh's submission be rejected.
355. In terms of the setback from the WWTP, in addition to potential scope issues given the specific nature of the Request, I do not consider I have sufficient information to determine the appropriateness or otherwise of that setback for the Allendale Lane land. As Ms Nieuwenhuijsen properly advised, while she is of the view that it is not necessary on the current usage, further assessment would be required. Whether the 150 m setback is appropriate, a 100 m setback is appropriate, or whether a reduced or indeed no setback, are matters which can be addressed in a more specific request should that eventuate.
356. In terms of the connection through Liffey Springs, that is no longer being sought. The indicative roading network does enable consideration of a potential connection through to the Allendale Lane properties.

Conclusion On Actual or Potential Effects on the Environment, Matters Raised in Submissions, Matters Necessary to be Considered

357. I consider that overall the Applicant has been very responsive to the issues raised. It has made a number of changes to the ODP and explanatory text. I consider those to be positive and in my

view necessary. I find that they will go some way to addressing a number of the concerns raised by submitters and by the reporting officers.

358. I acknowledge there are some effects which are not avoided. These include the loss of versatile soils, potential changes to Lincoln's character, and the increase in traffic volumes. As Mr Boyes stated in his updated conclusions and recommendations, they are the inevitable consequence of any future growth in Lincoln per se.
359. The changes made to the ODP through the hearing process, in my view, assist in addressing and mitigating effects on character and those arising from the increased traffic volumes. I consider the amendments including the deletion of the proposed Living X Zone and the inclusion of the SMA and wetland reserves, combined with the setbacks and the specific provisions addressing ecological management, are very positive. Overall in my view there is nothing in relation to the actual or potential effects on the environment that would lead to a conclusion that the most appropriate option is to decline PC69.

Statutory Analysis

Functions of Territorial Authorities

360. Mr Boyes identified the functions of councils as set out in s31 of the RMA at paragraph [183] of his s42A Report.
361. By way of summary, SDC has the functions of the establishment, implementation and review of objectives, policies and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the District;⁴⁴ the establishment, implementation and review of objectives, policies and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the District;⁴⁵ and the control of any actual or potential effects of the use, development or protection of land, including for the specified purposes.⁴⁶
362. Mr Boyes referred to the general framework related assessment provided with the application but was concerned that the matters identified in relation to matters I have addressed in the preceding paragraphs raised some significant concerns around the ability of PC69 as put forward to adequately consider and control the actual or potential adverse effects of the proposed development. At that stage, he considered it remained to be seen whether changes to the ODP and additional measures would be better able to address the identified issues and provide the opportunity for the plan change to be granted.⁴⁷ At the conclusion of the hearing, in light of the changes to the ODP and additional measures, Mr Boyes recommended the plan change could be approved.

⁴⁴ s31(1)(a)

⁴⁵ s31(1)(aa)

⁴⁶ s31(1)(b)

⁴⁷ s42A Report 28 October 2021 at para [185]

363. Mr Phillips considered, given his conclusion that the adverse effects of the proposal would be acceptable and accounting for the adoption of the existing district plan provisions and the amended ODP (as the key regulatory methods for achieving integrated management of the effects of the proposal), the plan change would accord with the stated functions of the authorities in s31 of the RMA.
364. Overall, having considered the evidence, and having addressed the primary effects and related matters earlier in this Recommendation, I consider that the district plan does accord with and assist the SDC to carry out its functions under s31 and to achieve the purpose of the RMA. The adoption of the Living Z rules, and the ODP itself, will enable and facilitate the control of any actual and potential effects of the use, development or protection of land.
365. In relation to s31(1)(aa), I will address that issue in more detail in my subsequent discussions on the NPS-UD in particular.

Part 2 Matters

366. As noted by Mr Boyes, pursuant to s74(1)(b) any changes to the district plan must be in accordance with the provisions of the RMA. Mr Boyes considered that notwithstanding the notification of the PDP, the purpose of the RMA was currently reflected in the objectives and policies of the SDP which PC69 did not seek to change.
367. He identified that the nature of the PC69 area was such that matters of national importance were relevant. These were listed as:
- (a) The preservation of the natural character of wetlands, lakes and rivers and their margins (relevantly), and the protection of them from inappropriate subdivision, use and development;
 - (c) The protection of areas of significant indigenous vegetation and significant habitats;
 - (d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers;
 - (f) The protection of historic heritage from inappropriate subdivision, use and development; and
 - (h) The management of significant risks from natural hazards.
368. In terms of s6(a), I have addressed this issue in my earlier discussions particularly in relation to the springs and the various waterways on the site. In my view, the preservation of the natural character of the wetlands and the waterways and their margins and their protection from inappropriate subdivision, use and development is better achieved by this proposal. There has been considerable thought and emphasis put into their preservation and indeed enhancement of those wetlands, springs and waterways.

369. In terms of s6(c), again given the nature of the plan change area, and its use, the proposal assists in the protection of significant indigenous vegetation and significant habitats. Again, the buffer areas, setbacks, and riparian plantings will protect and potentially enhance those habitats.
370. In terms of s6(d) and the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers, again in my view and in so far as it is relevant to this proposal, the reserves network and shared pedestrian and cycling facilities will at least maintain and indeed will enhance public access to the rivers and other waterways.
371. In relation to s6(f) and the protection of historic heritage, Mr Boyes advised that the Springs O'Callaghan farmhouse (Chudleigh) which was constructed around 1877 is not listed as a heritage item in the SDP or by Heritage New Zealand. It is however identified as such within the PDP. Mr Boyes considered that the retention of the larger site area around Chudleigh accounts for its heritage values and settings, including the various springs. I agree with Mr Boyes' opinion that the retention of the building on a larger site accords with s6(f) and the protection of historic heritage from inappropriate subdivision, use and development.
372. Given my findings in relation to flooding addressed earlier, and in light of the geotechnical evidence, I am satisfied the amended proposal addresses the management of significant risks from natural hazards.
373. I have had particular regard to the relevant s7 matters. These were identified by Mr Boyes as the efficient use and development of natural and physical resources (s7(b)), the efficiency of the end use of energy (s7(ba)), the maintenance and enhancement of amenity values (s7(c)), the maintenance and enhancement of the quality of the environment (s7(f)) and the effects of climate change (s7(i)).⁴⁸
374. These have largely been considered in my earlier consideration of the effects and other matters raised in submissions, and also in my subsequent assessment under the NPS-UD. I note Mr Copeland's evidence addressed s7(b) in particular. He addressed that from the viewpoint of economic efficiency.
375. Mr Boyes, in his s42A Report, expressed concern in relation to the creation of large residential development without a corresponding increase in local employment and access to services and the resulting further increase in the existing pattern of commuter travel from Lincoln to other centres of employment (primarily being either Rolleston or Christchurch). He considered that had impacts in terms of climate change, the efficiency and use of energy in addition to the traditionally considered impacts on the road network in terms of both amenity values and traffic and safety efficiency related effects. He considered that gave weight to the recommendations made by a number of the submitters that the growth represented by PC69 would be better placed in an existing urban growth area such as Christchurch City or Rolleston.

⁴⁸ s42A Report 28 October 2021 at para [190]

376. Ultimately, after considering the evidence presented, and the changes made to the ODP, Mr Boyes was satisfied that those matters had been appropriately addressed.

NPS-UD – Responsive Planning

377. An issue which has arisen in a number of the proposed private plan changes is that of the relationship between the NPS-UD and the CRPS. I have addressed this issue in earlier Recommendations including PC67 and PC73. To summarise the issue, it is really the issue of whether the avoidance objective and policies in the CRPS, and implemented by Objective B4.3.3 and Policy B4.3.1 of the SDP, mean that the proposal must be declined or whether the NPS-UD responsive planning provisions offer a pathway whereby appropriate plan changes can be approved.
378. The CCC submission (PC69-0197) addressed the relationship between the NPS-UD and the CRPS. It recorded that the CRPS seeks that urban development is avoided in the area proposed by PC69. It cited Objective 6.2.1 which provides:

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that: 3. avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS.⁴⁹

379. It submitted further that under the RMA, district plans are required to give effect to any national policy statement and regional policy statement. If a proposed change to a district plan will, if accepted, fail to give effect to a regional policy statement, then a change should be sought to the RPS either in advance or at the same time. This submission further recorded that based on a review of the PC69 documentation, there had not been an accompanying plan change sought or proposed to the CRPS that would rectify any inconsistency or conflict with Objective 6.2.1 of the CRPS. *“Thus Plan Change 69 does not give effect to the CRPS and in our view must be declined”.*⁵⁰
380. CRC’s submission (PC69-0205) also identified Chapter 6 of the CRPS. It submitted that the plan change site is not identified as a greenfield priority area for residential development and is located outside the PIB shown on Map A. It submitted that the plan change request is therefore considered to be inconsistent with Objective 6.2.1(3) which *“avoids urban development outside of existing urban areas or greenfield priority areas for development”*, and Policy 6.3.1(4) to *“ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless otherwise expressly provided for in the CRPS”*.
381. CRC sought the decline of the plan change in its entirety and “without prejudice” to that relief, if the plan change was not declined it sought changes to the plan change to address issues raised in its submission.

⁴⁹ CCC Submission 10 June 2021 at para [18]

⁵⁰ CCC Submission 10 June 2021 at para [20]

382. Mr Wakefield provided legal submissions for both CCC and CRC. He noted that CCC and CRC had also made submissions in opposition to PC67 and PC73. To avoid unnecessarily repeating the legal submissions previously presented, Mr Wakefield advised that these submissions had been prepared only to respond to certain points made by Counsel for the Applicant in its legal submissions on 22 November 2021. In all other respects, he relied on the submissions previously filed.
383. Ms Appleyard in opening legal submissions identified that one of the key issues to deciding this hearing was whether the plan change can be approved, despite Objective 6.2.1.3. Again Ms Appleyard was conscious that the topic had been covered at other plan change hearings but it was repeated for completeness as this hearing involves “different and potentially different counsel (sic)”. A brief summary timeline of the relevant planning instruments was provided.
384. Ms Appleyard summarised the question to be asked as: how is the CRPS to be interpreted in light of the NPS-UD where the CRPS contains an avoid policy with respect to development outside Map A, yet the later in time, and higher order, NPS-UD contains Objective 6 and Policy 8 which requires a responsive planning approach to out-of-sequence and unanticipated development.
385. Ms Appleyard submitted that a rigid interpretation of the word ‘avoid’ in the CRPS inherently prevents local authorities from being responsive in the way required by the NPS-UD, as it prevents them from even considering the merits of a plan change that might otherwise add significantly to development capacity and contribute to well-functioning urban environments (the criteria for Policy 8 NPS-UD) where these fall outside of greenfield priority areas.⁵¹ Ms Appleyard submitted that the requirement of the NPS-UD to be responsive to development capacity meeting certain criteria even if it is unanticipated or out-of-sequence was clearly intended to target exactly this type of objective in the CRPS. She submitted that to say the ‘avoid’ policy in the CRPS prevents all developments that fall outside of Map A would be to act in a manner contrary to the specific direction of Policy 8.⁵²
386. Ms Appleyard submitted that in reconciling the inconsistency it would be necessary, as a matter of interpretation, to attempt to try and reconcile the inconsistency between the two documents. If that was not possible, she submitted that the NPS-UD, as the later in time document, and the higher order document, would have impliedly repealed (or amended) the meaning of ‘avoid’ in the CRPS.⁵³
387. Ms Appleyard submitted that implied repeal of the objective in the CRPS should be a last resort. She submitted that the two documents could be reconciled and read together and submitted that it is highly relevant that:

⁵¹ Legal Submissions on behalf of Rolleston Industrial Developments Limited 22 November 2021 at para [28]

⁵² Legal Submissions on behalf of Rolleston Industrial Developments Limited 22 November 2021 at para [29]

⁵³ Legal Submissions on behalf of Rolleston Industrial Developments Limited 22 November 2021 at para [31]

- (a) The NPS-UD provides a clear national level direction to enable development capacity and is therefore a higher order document than the CRPS in terms of the resource management hierarchy; and
 - (b) The NPS-UD is the most recent in time planning document. Ms Appleyard submitted that while PC1 to the CRPS did in part give effect to the NPS-UD this was not in relation to Policy 8 where it was noted more work would be required to give full effect to the responsive planning framework established by the NPS-UD.
388. She submitted that in light of that, it was appropriate to “read down” or “soften” the interpretation of ‘avoid’ in the CRPS to give effect to the NPS-UD (at least until such time as the CRPS gave effect to the NPS-UD, which she submitted would require an amendment to the objective in the CRPS). She submitted this could be done by grafting a limited exception onto the objective where a development could meet the NPS-UD because it adds significantly to development capacity and contributes to a well-functioning urban environment. The objective in the CRPS should therefore be read as meaning “except if otherwise provided for in the NPS-UD, avoid ...”.
389. Ms Appleyard submitted further that SDC would not be giving effect to the NPS-UD “as soon as practicable” if it was to wait for CRC to develop the criteria and in the meantime to refuse to consider requests for rezoning which on the basis of evidence produced would add significantly to development capacity.
390. I note that both Counsel commented on a report prepared by Mr Paul Rogers for the SDC dated 13 September 2021. As I have noted in other plan change hearings, that Memorandum was not prepared to specifically address the submissions on this Request. Rather, it addressed the wider submissions which arose through the PDP hearings. Mr Rogers’ Memorandum included a discussion of the ‘social objective’ of the NPS-UD which he considered to be influential if not critical to the interpretive exercise. He noted Objective 2 which states:
- Planning decisions improve housing affordability by supporting competitive land and development markets.*
391. The Memorandum goes on to note that the responsive planning provisions came into force against a context of what is frequently described as a national housing supply crisis which impacts upon affordability of housing nationally. Mr Rogers’ Memorandum records that if Simpson Grierson’s approach (to the matter before the Panel on the PDP) was correct, then effectively within the Greater Christchurch area the responsive planning provisions in the NPS-UD would be placed on hold until such time as the CRPS is reviewed, next scheduled for 2024. He considered that given the NPS-UD seeks to ensure unanticipated and/or out-of-sequence developments are considered responsively, provided they add significant land development capacity and contribute to well-functioning urban environments, the NPS-UD specifically recognises and provides for an exception or legitimate departure from restrictive objectives such as Objective 6.2.1.

392. Ms Appleyard in her reply submissions identified that the approach taken to the plan change by Counsel for CCC and CRC was more developed than it was at previous hearings. She summarised what she understood the Councils' position to be as:

- (a) The responsive planning framework allows Councils to be responsive to plan changes such as this one and SDC was responsive to the plan change when it accepted it for processing;
- (b) Despite this, SDC is bound to give effect to the CRPS and must therefore decline the plan change as being outside Map A; and
- (c) If SDC was minded to grant this plan change, it should seek a change to the CRPS.⁵⁴

393. She submitted that interpretation would fall into the absurd category as it was in essence suggesting that SDC could accept the plan change for processing, but was then prevented from granting. She advised that was not logical and would result in this hearing having been a complete waste of my, the Applicant's and submitters' time and resources which could not be the intention of Policy 8. Ms Appleyard submitted that Counsel for CCC and CRC had consistently ignored the important words within Policy 8 being "even if". She submitted those words to be directive that local authorities are to behave in a responsive way "even if" they hit a barrier such as what SDC considers to be hard line like Map A. She submitted this was a strong statutory direction to decision-makers to "keep going" even if they hit a constraint such as the line in Map A.

Planning Evidence

394. Mr Boyes, Mr Phillips and Mr Langman all addressed this issue from a planning perspective.

395. Mr Boyes considered it was debatable as to whether Policy 8 of the NPS-UD "resolves" the tension between the proposal and the avoidance objectives and policies of the CRPS. He agreed that Policy 8 provided an opportunity to allow consideration of an out-of-sequence proposal that meets the significant capacity threshold. He also advised that he would consider that as a higher order document, the NPS-UD should be considered as providing an "opportunity" that would otherwise be precluded by the CRPS and other planning documents. He considered that reflected the central government objectives to facilitate greater opportunities for urban growth and housing opportunities.

396. Mr Phillips considered that any conflict was resolved by the NPS-UD Policy 8 as a higher order and more recent provision that is plainly worded to provide for eligible plan changes that are unanticipated or out-of-sequence.⁵⁵

397. Mr Langman again addressed Policy 8. In his view it was important to carefully consider the wording of Policy 8 and Clause 3.8, and the language used to express the policy. He noted that Policy 8 requires that policy decisions are "responsive to" plan changes, and that "particular regard" is to be had to development capacity. He considered that required careful consideration

⁵⁴ Closing Legal Submissions on behalf of Applicant 15 December 2021 at para [21]

⁵⁵ Summary of Evidence of Jeremy Phillips 24 November 2021 at para [27]

of a proposal, but did not override the much more directive duty under s75 of the RMA to ‘give effect’ to higher order documents. He considered this to be important when considering the requirement to give effect to both the NPS-UD and the CRPS. He advised that giving effect to the NPS-UD means that, as per the wording of Clause 3.8(2), decision-makers need to have particular regard to additional development capacity. However in doing so, they must also consider other relevant higher order policy direction which may require a different approach. Mr Langman addressed this issue in more detail in paragraphs [67] – [72]. He considered it possible to read and apply the NPS-UD and the CRPS in a manner that does not create tension or conflict. He considered the CRPS and its avoid framework in Chapter 6 to represent a method that achieves the requirements of the NPS-UD, while also providing for appropriate flexibility to allow for responsive decision-making.

398. It was his opinion that no tension or conflict exists between the NPS-UD and the CRPS. He considered reconciliation of the NPS-UD Policy 8 based on a plain reading of the NPS-UD does not absolve the need to comply with the directive elements of the CRPS. It was his view that if the Applicant was correct that there was a tension or conflict, then the proper approach would be either to (i) seek an amendment to the CRPS; or (ii) refer the matter to the Environment Court under s82(2) which provides relief where there is a disagreement about whether an RPS gives effect to a National Policy Statement. He did not consider it appropriate to simply set aside the directive provisions, particularly when the RMA provides a process that allows for determination of a perceived conflict or disputes.

399. After discussing *King Salmon*, Mr Langman recorded his view was that the action “being responsive to plan changes” and “having particular regard to significant development capacity” in the NPS-UD Policy 8 and Clause 3.8(2) fell within the less directive language set out in his paragraph 71(d) and is less directive than the action “to avoid” in the CRPS.

Evaluation and Finding

400. I have carefully considered all of the matters raised in the legal submissions which I have summarised above, informed by the relevant planning evidence. This is potentially a somewhat complex issue given that the District Plan must give effect to “any policy National Policy Statement and ... (c) any Regional Policy Statement”.

401. In my view there are a number of provisions in the NPS-UD which are particularly relevant to the interpretation issue. As I have previously found, in my view the social context is relevant, particularly when there is a focus, albeit not a complete focus, on housing affordability and supply. Objective 2 seeks:

Planning decisions improve housing affordability by supporting competitive land and development markets.

402. Policy 2 provides:

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.

403. Objective 3 provides (relevantly):

Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

...

- (c) *there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

404. I consider the text of Policy 8 is very clear. This provides:

Local authority decisions affecting urban environments are responsive to plan changes that 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.*

405. Subpart 2, Responsive Planning of the NPS-UD – provides:

3.8 Unanticipated or out-of-sequence developments

- (1) *This clause applies to a plan change that provides significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release.*
- (2) *Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity:*
 - (a) *would contribute to a well-functioning urban environment; and*
 - (b) *is well-connected along transport corridors; and*
 - (c) *meets the criteria set under subclause (3); and*
- (3) *Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for the purpose of implementing Policy 8, as adding significantly to development capacity.*

406. I note the criteria referred to in 3.8(3) has not been included.

407. I remain of the view that Policy 8 specifically identifies responsiveness in the context of plan changes. “Unanticipated” must be read to include circumstances where planning documents (and here the CRPS is reflected in the SDP) contain avoidance objectives. Development in areas outside those identified in Map A is clearly “unanticipated” and “out-of-sequence”. I consider there is some merit in Ms Appleyard’s submissions in relation to the importance of the words “even if”.

408. I have carefully considered Mr Wakefield’s thorough submission. I do not accept that the avoidance objective and policies in the CRPS, and the relevant objective and policies in the SDP

(Objective B4.3.3 and Policy B4.3.1) mean that the proposal must be declined. I acknowledge Mr Langman's evidence in relation to the directive nature of the wording in the CRPS as compared to what Mr Langman described as falling within the "less directive" language set out in his paragraph 71(d) and is less directive than the action "to avoid" expressed in the CRPS. I consider that approach does not give sufficient regard to the hierarchy of documents. In any event, the wording such as "have particular regard to" and similar is directive. I am directed to have particular regard to, as in giving it a full and reasoned assessment, and I would be unable to meet my duties in that regard if I were to find that the avoidance provisions of the CRPS in essence stopped me from doing so.

409. The companion plan changes to the CRPS approach does not in my view find any support in the NPS-UD and would significantly curtail the ability of SDC to act responsively.
410. Overall, it is my view, as I have previously found, that in light of the position the NPS-UD holds in the hierarchy of documents; that is the latter in time; that it was promulgated in the context of a housing crisis; and after carefully considering its text, its purpose and other contextual matters, it enables appropriate plan changes to be assessed on their merits, notwithstanding the avoidance objectives and policies of the CRPS.
411. My findings in this regard do not render the provisions of Chapter 6 of the CRPS irrelevant, nor does it lead to a finding that significant development capacity provides, in essence, a 'trump card'. Chapter 6 of the CRPS clearly remains an important part of the overall planning framework for Canterbury. But I do not accept the avoidance objective and policies mean that this request must be declined.

NPS-UD – Assessment

412. Mr Boyes addressed the NPS-UD in some detail in his s42A Report.⁵⁶
413. His summary at paragraph [225] recorded his view that the development would significantly add to the development capacity of Greater Christchurch, that there was a potential risk of undersupply, and the effects resulting from such undersupply on the efficient functioning of the housing market outweigh the risks associated with oversupply where that additional supply can be serviced.
414. Mr Boyes cautioned however that making a significant contribution towards housing capacity was only part of the NPS-UD direction. He set out concerns he had as to whether the Applicant could sufficiently address matters in order for the proposal to contribute to a well-functioning urban environment as required by Policies 1 and 8. He considered that must occur before the threshold is met for particular regard being given to the development capacity. In any event, he considered a finding of significant development capacity does not in itself require approval of the plan change, rather it needs to be weighed up against other matters. These include the rationale as to why

⁵⁶ s42A Report 28 October 2021 at paras [194] – [226]

development is directed to particular areas in the CRPS is relevant for determining the appropriateness of the proposal.⁵⁷

415. Mr Phillips agreed with Mr Boyes' summary statement in its entirety but in relation to the concerns as to whether the proposal can contribute to well-functioning urban environments, it was his view that the experts called for the Applicant had demonstrated how those issues would be addressed. Mr Phillips provided, as Attachment 2, a tabular assessment of the relevant objectives and policies under the NPS-UD. He identified the principal issues he considered needed to be determined as:

- (a) Does Policy 8 apply, noting it and Subpart 2, Clause 3.8 provide for the consideration of proposals that are otherwise unanticipated or out-of-sequence. Specifically:
 - (i) Will the plan change add significantly to development capacity?
 - (ii) Will the plan change contribute to well-functioning urban environments?
 - (iii) Will development capacity enabled by the plan change be well-connected along transport corridors?
- (b) Is there at least sufficient development capacity to meet expected demand at all times as required of councils by Policy 2 and is there robust information relied on to inform that determination as required by Objective 7?
- (c) Further, can a decision on the proposal be integrated with infrastructure planning and funding, strategic over the medium and long term, and responsive as required by Objective 6?

416. He also identified whether the proposal will be consistent with Objective 8 that New Zealand's urban environments support reductions in greenhouse gas emissions.

417. I agree with Mr Phillips' summary of the principal issues. I will address the issues in a slightly different order.

Will the plan change add significantly to development capacity?

418. The submissions for both CCC (PC69-0197) and CRC (PC69-0205) raised the issue of whether the 2,000 households proposed met the threshold for significance. Mr Boyes addressed this in some detail in his s42A Report.⁵⁸ In summary, he considered that the proposed development would add significantly to development capacity of Greater Christchurch, that there was a potential risk of undersupply, and the effects resulting from such undersupply on the efficient functioning of the housing market outweigh the risks associated with oversupply where that additional supply can be serviced.⁵⁹ Mr Boyes went on to address the other matters which "must

⁵⁷ s42A Report 28 October 2021 at para [225]

⁵⁸ s42A Report 28 October 2021 at paras [212] – [226]

⁵⁹ s42A Report 28 October 2021 at para [225]

occur” before the threshold is met for particular regard being given to the development capacity provided by PC69.

419. Mr Langman accepted Mr Boyes’ assessment that the proposal provides for a quantum of development that could be considered significant.⁶⁰ Again he went on to discuss other factors which impact on significance.
420. Mr Phillips considered it clear, based on the evidence of Messrs Copeland, Akehurst and Colegrave, that the proposal would “add significantly to development capacity” when viewed at any scale within a Greater Christchurch context.⁶¹
421. Mr Langman in his summary presented at the hearing advised that while PC69 could be considered to add significant capacity for housing (in terms of quantum of dwellings), there were reasons why PC69 should not be considered under the responsive planning provisions.⁶²
422. Mr Copeland considered the additional housing development capacity enabled by PC69 would be significant, whether in the context of Lincoln or at a wider Selwyn District level. He advised that the development of approximately 2,000 dwellings represented around 8% of the existing dwellings in the District. He advised that the Applicant expected that once the plan change was approved development of up to 2,000 dwellings would approximately occur over an eight year period with an average of up to 250 dwellings coming onto the market in each of the eight years (2023–2030 inclusive). By reference to the Growth Planning in Selwyn District Memorandum prepared by Mr Baird of 1 October 2021, Mr Copeland noted that that identifies Selwyn District sufficiency of housing capacity of -2,089 in the medium term (2020–2030) and -13,130 in the long term (2020–2050). Again by reference to Mr Baird’s Memorandum, he noted that the plan change requests at October 2021 lodged with the SDC provided for a total of 10,230 additional dwellings, including the up to 2,000 additional dwellings to be developed under PC69.
423. Mr Akehurst considered that the additional capacity provided by PC69 would help offset the limited existing residential capacity in the face of uncertainty in estimates of both demand and supply.⁶³
424. Mr Colegrave considered that PC69 would provide a substantial direct boost in market supply to meet current and projected future shortfalls.

Discussion and Findings

425. There was clear agreement between those witnesses providing expert economic and planning evidence that the approximately 2,000 lots was providing significant development capacity. I accept that evidence.

⁶⁰ Statement of Evidence of Marcus Hayden Langman on behalf of CRC and CCC 11 November 2021 at para [74]

⁶¹ Statement of Evidence of Jeremy Phillips 4 November 2021 at para [87]

⁶² Summary of Evidence of Marcus Hayden Langman 24 November 2021 at para [3(a)]

⁶³ Summary of Evidence of Greg Akehurst 22 November 2021 at para [18]

426. The ODP as attached to Mr Phillips' evidence in chief contained some limitations in relation to the occupation of dwellings across the area pending the upgrade to Springs Road/Gerald Street/Ellesmere Junction Road intersection and that no more than 1,586 dwellings could be occupied prior to the connection to Ellesmere Road (via Moirs Lane) being constructed.
427. The final proposed ODP additionally provides for a maximum of 1,710 households beyond which an ITA shall be required and other limits on occupation of dwellings. For example, the establishment of a park and ride facility is required prior to occupation of any households within that part of the ODP area east of Springs Road.
428. I discussed the development process with Mr Carter and other witnesses. I understand there are several constraints on construction and development works, including seasonal matters and contractor resources. Given the nature of the development and the construction process, and given that the restrictions proffered relate to occupation rather than construction, I do not consider they undermine the significance of the capacity. I address these matters again in my s32AA assessment but for the avoidance of doubt, I confirm that my view remains the same if the restriction relates to the issue of a s224 completion certificate. The 1,710 household maximum beyond which an ITA will be required remains, in my view, significant.

Is there at least sufficient development capacity to meet expected demand at all times?

429. Policy 2 requires Tier 1, 2 and 3 local authorities, at all times, to provide at least sufficient development capacity to meet expected demand for housing and for business over the short term, medium term and long term. Policy 1(d) is to support, and limit as much as possible, adverse effects on, the competitive operation of land and development markets.
430. Clause 3.11 of the NPS-UD directs that when making plans, or changing plans, in ways that affect the development of urban environments, local authorities must:
- (b) *use evidence, particularly any relevant HBAs, about land and development markets, ... to assess the impact of different regulatory and non-regulatory options for urban development and their contribution to:*
 - ...
 - (ii) *meeting the requirements to provide at least sufficient development capacity.*
431. Clause 3.2 provides that every Tier 1, 2 and 3 local authority must provide at least sufficient development capacity in its region or district to meet expected demand for housing:
- (a) In existing and new urban areas; and
 - (b) For both standalone dwellings and attached dwellings; and
 - (c) In the short term, medium term and long term.
432. Sufficient development capacity is defined as:

- (a) Plan enabled – that is, in relation to the short term, zoned in an operative district plan; in relation to medium term, zoned in an operative or proposed district plan; and in the long term, zoned or identified for future urban use or intensification in an FDS;⁶⁴
- (b) Infrastructure ready – in the short term development infrastructure is adequate to support the development of the land; in the medium term, either there is adequate existing development infrastructure or funding for adequate infrastructure to support development is identified in a LTP; or, in the long term, identified in a local authority's infrastructure strategy;⁶⁵
- (c) Feasible and reasonably expected to be realised.

Applicant's Evidence

- 433. Mr Jones described the Lincoln housing market. Mr Jones has over 20 years experience in real estate specifically in the Selwyn District and 12 years experience selling down residential subdivisions in the south and south-west of Canterbury. He identified a number of drivers for people moving to Lincoln.⁶⁶ He advised that Lincoln is considered to be much more accessible from Christchurch than other towns in the Selwyn District.⁶⁷
- 434. He described the demand for residential land in Lincoln as “booming” and that it was the highest it has ever been. He considered this was leading to inflated section sale prices in excess of 100% over the last 12 months. He noted that over the last 8-10 years the smallest sections are the ones which go first with buyers looking more and more for residential sites around 400-500 m².
- 435. He considered the key driver to the “huge spike” in the value of residential land in Lincoln recently is the lack of availability. He noted that while the high demand for residential sections was evident throughout Greater Christchurch, the market in Lincoln is particularly frantic. It was practically impossible to get a section in Lincoln at this point in time.
- 436. He discussed a number of factors and advised that there was now simply not enough residential land to keep up with current and future demand.⁶⁸
- 437. He expressed concern in relation to increased prices, and advised that from his experience the land only needed to be zoned in order to help stabilise prices in the area. He advised that where significant parcels of land are zoned, builders, developers and home buyers do not feel as great a pressure to purchase properties at any price. This provides certainty and confidence to those parties which will help control price increases.

⁶⁴ NPS-UD 2020 Part 3 – Subclause 1, Clause 3.4(1)

⁶⁵ NPS-UD 2020 Part 3 – Subclause 1, Clause 3.4(3)

⁶⁶ Summary of Evidence of Chris Jones 22 November 2021 at para [4]

⁶⁷ Summary of Evidence of Chris Jones 22 November 2021 at para [4.5]

⁶⁸ Summary of Evidence of Chris Jones 22 November 2021 at para [8]

438. He also addressed the risks or problems from oversupply. He did not consider there were any. It was his view it was preferable that there was an oversupply of appropriately zoned land at all times so the market can determine when and if it is developed subject to demand.
439. Mr Sellars provided evidence on the current supply of residential sections in Lincoln and quantified the current imbalance of supply and demand which he considered had resulted in recent significant price escalations. Mr Sellars explained the research methodology. He advised that the research team at Colliers Valuation has physically inspected on the ground and identified all developed and undeveloped land in Lincoln to quantify the current number of vacant residential sections available and completed research on residential section land that had sold or is available for sale. He advised that all development land had been inspected and development potential quantified together with a review of all plan changes notified.
440. He advised that the average volume of vacant residential section sales in Lincoln has fluctuated during the last ten years. He noted there was a low of 55 sales in 2011 which was immediately following the Canterbury earthquake sequence, to 209 in 2013 and the settling at an average of at or around 227 sales per annum for the period 2014 – 2019. He advised that in 2020 there was a sharp increase in volume from 245 sales in 2019 to 349 sales. He advised that the new dwelling building consents in Lincoln had generally followed a similar trend line as the number of sales. He advised that there had been a sharp increase in building consents in 2021 which he considered was in line with the expected lag behind the peak volume of sales in 2020.⁶⁹
441. Again Mr Sellars advised that the average residential sale price in Lincoln had followed a relatively regular upward trend from 2011 until 2020 and that there had been an exponential growth well in excess of 100% during the preceding 12 months.
442. Mr Sellars addressed the Lincoln supply. He considered the supply of vacant residential land had failed to keep pace with the ongoing level of demand and that in the Lincoln market there were virtually no vacant sections available for purchase. He advised that recent small releases of sections had resulted in a significant price escalation.
443. He advised that Lincoln had expanded significantly during the past ten years and it was now the second-most dominant township in Selwyn District in terms of residential land activity. In the five years 2016-2020, 26.1% of all Selwyn District vacant residential land transactions occurred in Lincoln with the largest activity being in Rolleston at 58.3%. He also noted that there was market evidence that the shortage of available sections in Lincoln coupled with the increased prices has resulted in buyers looking further afield where there is both availability and cheaper section prices in the likes of Leeston and Southbridge.
444. He provided an analysis of the average vacant residential section sale price in Lincoln for the period 2011-2021. In 2011 the average vacant residential section sale price was \$204,664. His table showed that that was reasonably consistent through to 2020 where the average was \$238,334, whereas in 2021 it was \$520,000. Mr Sellars' tables and graphs clearly illustrated what

⁶⁹ Summary of Evidence of Gary Sellars 22 November 2021 at para [3]

could be described as a reasonably flat growth between 2011 and 2020 with a sharp increase in 2021. He provided a price escalation comparison for Te Whāriki between August-October 2020 and September-October 2021. It showed increases of what appeared to be directly comparable sections by between 116% and 128%. He advised that price escalation had occurred between 85 and 95% in the Barton Fields subdivision and, even in a buoyant market, he considered that provided clear evidence of constrained supply.

445. He provided a detailed assessment of Lincoln supply categorising vacant sections under the headings 'developed', 'under development', 'plan change applications' and 'undeveloped – piecemeal'. He addressed the present subdivisions including Flemington, Barton Fields, Greenstead, Rosemerryn, Te Whāriki and Verdeco Park, and analysed the potential for each of those. He concluded that there was virtually no vacant residential sections in Lincoln with the only significant future supply potential available being via PC69. He advised that it was difficult to quantify what level of supply is required in order for a normal rational market to exist but noted that in his experience it was preferable that there is an oversupply of appropriately zoned land at all times so the market can determine when and if it is developed into sections dependent upon demand. He considered that the current land market in Lincoln was exhibiting a dysfunctional market with virtually no current supply or choice with uncompetitive market practices being adopted by vendors and extreme price escalation, the only solution for which he saw as an immediate increase in supply.
446. During discussions at the hearing, I explored with Mr Sellars the factors driving the demand side of the equation. We discussed the quantitative easing and the lower interest rates and similar. Mr Sellars acknowledged that they were relevant factors but supply was in his view the principal concern.
447. I heard from three economists, Mr Copeland, Mr Akehurst and Mr Colegrave. I will discuss the economic benefits/costs subsequently. In the following paragraphs I address the supply/demand issue.
448. Mr Copeland's evidence in relation to this particular issue related to the population growth. He noted that in 2001 the population in the District was estimated to be 28,300 whereas the June 2021 estimate was 73,600 which implied an increase of 160% over the period of 2001 to 2021, compared to only 32% for New Zealand as a whole. He noted that the Statistics New Zealand medium population projections had the Selwyn District's population increasing to 106,500 in 2048 being an average increase of 1.4% per annum over the period 2021 to 2048 compared to the average rate of growth for New Zealand of 0.7% per annum. He noted that the HCA stated that on the basis of the recent growth in the District, the most appropriate population projection for Selwyn was Statistics New Zealand's high population projection which has the District's population increasing to 126,700 in 2048 – i.e. an average rate of increase of 2% per annum, nearly three times the average rate of growth for New Zealand as a whole.⁷⁰

⁷⁰ Statement of Evidence of Michael Copeland 4 November 2021 at para [38]

449. Mr Akehurst set out his expertise and advised that he had particular experience in assessing effects of growth on existing economies and on urban form and that he had carried out significant work in assessing requirements for housing and business land to assist councils in setting development and growth strategies and to meet their obligations under national directions, including the NPS-UD 2016 and the NPS-UD 2020.⁷¹
450. He advised that Selwyn was one of the fastest growing local authority areas in New Zealand – second only to Queenstown Lakes in percentage terms. He advised that in the post Christchurch earthquake environment significant growth that might otherwise have gravitated towards locations within Christchurch City had redirected to the Selwyn District towns in close proximity to Christchurch, notably, Rolleston, Lincoln and Prebbleton. He advised that Selwyn currently accommodates 12% of the Greater Christchurch households and over the next 30 years, 33% of total residential growth in Greater Christchurch will be accommodated in Selwyn.⁷²
451. Mr Akehurst explained the SCGM growth projections.
452. Mr Akehurst addressed Mr Baird's Memorandum and advised that the key driver for Selwyn growth, as identified by Mr Baird in paragraph [41], is internal migration (85%) of which the vast majority comes from Christchurch City (70%). The key growth group is younger families seeking lower cost options than offered within Christchurch, while remaining within sensible commuting distance to the city.⁷³ He advised that it was clear from recent history that the growth in numbers over the past nine years far exceeds both Statistics New Zealand's high projections (2018-2021) and the projection sets utilised in the SCGM.⁷⁴ He advised that it was vital that the model relied upon to make capacity decisions encapsulates likely or reasonably anticipated growth futures. Given recent growth far exceeds modelled growth under any of the five scenarios developed for the model, he considered that SDC runs the risk of significantly undercounting future growth in the short to medium term, thereby undersupplying capacity to meet that future urban growth and failing to meet their obligations under the NPS-UD, as well as driving prices up.⁷⁵
453. He considered that the uptake had exceeded modelled growth by a significant margin, referring to a Memo from Formative to SDC Re Residential Capacity 2021 – Draft, 08/07/21, which he appended as Appendix 1. He excluded the FDAs around Rolleston that are not yet plan enabled. On that basis he considered feasible capacity (of at most 4,578) would last 3.5 years before completely exhausted based on short term growth matching the average of the last five years (2017-2021) at 1,323 per year. He also advised that the capacity currently identified in Lincoln (some 1,467 dwellings in 2021) remains unchanged in the short, medium and long term (again by reference to the draft Memorandum from Formative). He considered this implied that there would be no additional capacity currently to be provided to meet the strong growth anticipated.

⁷¹ Statement of Evidence of Greg Akehurst 4 November 2021 at para [2]

⁷² Statement of Evidence of Greg Akehurst 4 November 2021 at para [17] citing '*Housing Demand and Need in Greater Christchurch*', prepared for Environment Canterbury, Livingston and Associates Ltd, July 2021

⁷³ Statement of Evidence of Greg Akehurst 4 November 2021 at para [23]

⁷⁴ Statement of Evidence of Greg Akehurst 4 November 2021 at para [24]

⁷⁵ Statement of Evidence of Greg Akehurst 4 November 2021 at para [25]

454. He advised that the recent residential demand in Lincoln had seen capacity drop from 3,020 in 2016 to 1,461 in 2021, or by more than half, or an average of over 300 sections annually. He advised that SDC's own Growth Planning Memorandum showed that in Lincoln, the deficit occurs inside the medium term such that the area is undersupplied by more than 300 dwellings inside ten years.⁷⁶ He considered that the net result of that would be significant price rises as developers will be able to charge more in the face of significant supply constraints.⁷⁷
455. Mr Akehurst addressed the capacity estimates in the SCGM in some detail. He explained the way the model works. He considered the SCGM provides an accurate initial estimate of future development capacity, from which it is possible to eliminate parcels that may be zoned but not available for development – such as designations, parks and reserves, and land that may have geotechnical issues such as slope hazards, earthquake liquefaction issues and other issues. He advised it provides a first-cut at capacity and as a basis for commercial feasibility analysis and uptake such that SDC can arrive at a 'reasonably expected to be realised' capacity figure as required under the NPS-UD.
456. He considered there were issues with the estimates of capacity included in the model and expressed a concern with those issues especially if they represent the tip of systemic errors in over-estimating capacity.⁷⁸ Mr Akehurst identified a number of matters of concern. He considered it important that when discussing capacity to meet urban growth demand – as required under the NPS-UD, that it is capacity within the urban portions of Selwyn that are included in the capacity assessment. He again referred to the Growth Planning Memorandum and particularly the statement that:

The demographic projections show growth is largely driven by internal migration from Christchurch, mostly young families. These families are generally looking for affordable housing within close proximity to Christchurch in a township setting. The demand for housing that has been observed in Selwyn indicates a strong preference for stand alone houses. The outcomes in the housing market shows that demand is fairly homogenous and can be met within the 'one market' of Selwyn's townships.

457. Mr Akehurst advised that a key driver of location decision-making of households is proximity to work and that the Greater Christchurch urban extent had been set with that in mind, meaning that townships within that extent operate as one large urban area. He considered that under the NPS-UD definition, and noting that Greater Christchurch is consistently defined by the local authorities as the urban environment, Darfield and Leeston did not qualify as part of the Christchurch urban environment. He advised for example that Leeston and Darfield will appeal to very different markets and capacity provided in Lincoln (or more importantly not provided) cannot be substituted for capacity location at Leeston. The same reasoning applied to Darfield and Leeston and they are very different markets due to distance from the urban edge. It was his view that this meant townships across Selwyn are definitely not one market.

⁷⁶ Statement of Evidence of Greg Akehurst 4 November 2021 at para [30]

⁷⁷ Statement of Evidence of Greg Akehurst 4 November 2021 at para [31]

⁷⁸ Statement of Evidence of Greg Akehurst 4 November 2021 at para [38]

458. Mr Akehurst then identified a number of concerns with the allocation methods and data issues at parcel level. These included: inclusion of non-urban capacity measure of capacity; setbacks and reserves being included; inclusion of developed sites as capacity; inclusion of non-residential parcels; and development density assumptions. He concluded that given all of those issues, there was potentially a significant overstating of capacity within the model as it currently stands. It was his view that SDC should be seeking to encourage additional capacity provided by plan changes such as PC69 in order to avoid residential price rises brought about by scarcity leading to a deterioration in housing affordability.⁷⁹
459. Mr Colegrave provided comprehensive evidence in relation to SDC's assessment of dwelling supply and demand. Table 1 in his evidence summarised the estimated feasible capacity and projected future demand for additional dwellings in Selwyn according to the latest HCA by applying three different capacity scenarios. Scenario 1 excluded Rolleston's FDAs. Scenario 2 included the FDAs at 12.5hh/ha and Scenario 3 included the FDAs at 15hh/ha. That table identified that when the FDAs in Rolleston were excluded the latest HCA reveals a significant shortfall in feasible district development capacity over both the medium and long term. With the FDAs included, medium term shortfall disappears leaving only long term deficits.
460. While the latest dwelling supply/demand figures implied no short term need to provide additional dwelling capacity to meet demand, Mr Colegrave considered there were several compelling reasons why this is unlikely to be the case. He noted that the capacity requirement set out in the NPS-UD are minima, not targets, and they must be achieved "at all times". Thus, even if a council appears to have "sufficient" capacity to meet demand, that does not negate the benefits of providing additional capacity. All things being equal, the greater the capacity provided, the greater the degree of land market competition and the more efficiently that market operates (for the benefit of the wider community).⁸⁰
461. Mr Colegrave considered that SDC's estimates of future dwelling demand appeared to be very conservative. He noted that the HCA assumes short term demand for only 2,714 new dwellings over the next three years, and a medium term demand for 8,541 over the next ten years (both including 20% competitiveness margins) which equated to run rates of about 900 dwellings over the short term and 850 over the medium term. Mr Colegrave contrasted that with the latest building consent data published by Statistics New Zealand which showed that nearly 1,800 new dwellings were granted in Selwyn during the 12 months ended June 2021 which is double the assumed short run rate of only 900.
462. Mr Colegrave provided, in his Figure 2, a graph comparing recent building consent volumes against the HCA demand estimates. He considered that the HCA's forecast of short to medium term future growth defied recent trends and this almost invariably understates the true extent of future demand.⁸¹ He advised that not only does the HCA for Selwyn adopt inexplicably low

⁷⁹ Statement of Evidence of Greg Akehurst 4 November 2021 at para [90]

⁸⁰ Statement of Evidence of Fraser Colegrave 4 November 2021 at para [27]

⁸¹ Statement of Evidence of Fraser Colegrave 4 November 2021 at para [32]

estimates of demand (based on the latest Statistics New Zealand high population projection, which the District is currently exceeding by quite some margin), but its estimates of feasible capacity (to meet that demand) appear to be grossly overstated.⁸² Mr Colegrave then went through the issues one by one.

463. Mr Colegrave also discussed the relationship between feasible capacity, which is reported in the HCA, and likely market supply (which is ultimately tasked with meeting increased demand over time). He considered feasible capacity to be an interesting metric but it should not be confused with market supply. He identified there were several reasons why feasible capacity may not form part of market supply, particularly over the short to medium term. These included developer intentions, tax implications, land banking and drip feeding, site constraints, operational capacity and financing. Mr Colegrave presented a revised dwelling supply/demand estimate table which he considered confirmed that when SDC's supply and demand estimates were revised to better reflect reality, there are significant shortfalls across all three timeframes and additional supply needs to be identified and rezoned as soon as possible (despite the findings of the HCA). If not, the likely prolonged supply shortfalls will place undue pressure on house prices which undermines affordability and limits the District's strong growth potential.

464. He noted that Mr Baird's Growth Capacity Report identified a significant shortfall in the Lincoln submarket, including a medium term shortfall of 313 and a long term shortfall of 3,806. He noted that the shortfall of more than 3,800 dwellings identified over the longer term was nearly double the capacity of this plan change and it is the only one mooted for Lincoln. He considered that there was clearly a need for additional capacity in this location.

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465. Mr Baird's Memorandum of 1 October 2021 provided helpful discussion of Selwyn's capacity. He noted that the SCGM identifies vacant and potential infill capacity using parcel and building outlines and then applies the district plan site requirements (density) and bulk and location requirements to determine potential capacity. The model can either show zoning capacity or a modified capacity that adjusts the site requirements to a capacity based on recent take-up. He noted it did not count available sections for development but rather potential development. He advised that the results from the 2021 LTP capacity modelling were presented to SDC in December 2020 and showed a reduced capacity of around 4,000 potential dwellings in the three years from the 2017 Selwyn Capacity for Growth Model. He advised that the capacity was also tested for commercial feasibility both in terms of land development and dwelling development and whether a developer could be expected to make a sufficient return to entice them to undertake the development.⁸³

466. He discussed the land feasibility model which set a profit requirement at 23% based on the average profits of the "Land Development and Subdivision" over the last three years. He footnoted that to *Statistics New Zealand (2021) Business Performance Benchmark 2017-2019*.

⁸² Statement of Evidence of Fraser Colegrave 4 November 2021 at para [33]

⁸³ Ben Baird Memorandum 1 October 2021: Growth Planning in Selwyn District at para [57]

The Memorandum advised in tabular form, based on the 2021 capacity assessment, that total capacity was 12,208 (which included 5,756 from the FDA), and the demand 25,338 leaving a shortfall of 13,130. The Memorandum recorded that the medium term shortfall could be met through SDC's preferred response that is outlined in Our Space and the CRPS within the FDAs once rezoned, and a further response would come through the district plan review and potential intensification work. The medium term shortfall for Lincoln was recorded as 313 and in the long term 3,806. This is based on a capacity of 1,461 and a demand of 5,267.

Submitter Evidence – CRC/CCC

467. Mr Langman considered that sufficient development capacity had already been identified to meet the housing demands over the medium term and the proposed housing typologies did not go far enough to align with the housing needs stated in the 2021 HCA. He considered the 2021 HCA provided an assessment of expected housing demand and sufficiency of development capacity through to 2051. He advised that Table 3 showed that with the inclusion of the FDAs identified through Change 1, there is sufficient development capacity (including the required competitive margin) within Selwyn, Waimakariri and Christchurch, to meet the expected housing demand at least over the medium term (i.e. 2021–2031). He also noted that should the proposed Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill be enacted, this would significantly impact the potential for intensification, capacity within existing urban areas, and increase the ability of existing areas to meet demand through redevelopment.⁸⁴
468. For completeness, Mr Colegrave and Mr Akehurst provided brief rebuttal of Mr Langman's evidence in relation to capacity.

Discussion and Findings

469. It appears to me that despite the application of the high growth scenario in the SCGM, the demand for new dwellings has significantly exceeded SDC's predictions. This raises a real risk of SDC not meeting Policy 2 of the NPS-UD or indeed fulfilling its function under s31(aa).
470. Mr Boyes in his summary of evidence presented at the hearing had concerns with what he described as Mr Langman's elevating the status of PC1. He advised that PC1 was effectively limited to include only the FDA already identified through the Our Space process, and that submissions on it seeking to add additional land were considered to be not on the plan change and therefore determined to be out of scope. As such there was no merit based assessment of any other land beyond the already identified FDA. Mr Boyes was concerned that there was a potential risk of undersupply arising from the areas identified in the CRPS. He considered that the effects resulting from such undersupply on the efficient functioning of a competitive housing market, outweighed the risks associated with oversupply, where land can be adequately serviced and meets the other statutory considerations. I accept Mr Boyes' evidence on this issue.

⁸⁴ Statement of Evidence of Marcus Hayden Langman on behalf of CRC and CCC 11 November 2021 at para [66]

471. SDC and CRC have taken steps to address capacity through PC1. Areas within the FDAs identified in Rolleston are subject to plan change requests and recommendations have been made. I also note that other areas within it have been granted resource consent through the COVID-19 process, however PC1 did not address land other than that already identified in Our Space.
472. I consider the Applicant's evidence in relation to capacity/demand is compelling and indeed Mr Baird's Memorandum identifies shortfalls in the longer term. On the basis of that evidence, I consider there is a real risk of the requirement to provide at least sufficient development capacity to meet demand at all times not being achieved. The risk of that outweighs any risks associated with oversupply
473. While lack of capacity is not the only driver for the price escalation in Lincoln in particular, the Applicant's evidence was clear that it is the primary one. The NPS-UD focuses on supply and relies heavily on the competitive operation of land and development markets to achieve, at least, a move towards to price stability and ultimately affordability.

Will the plan change contribute to well functioning urban environments?

474. Policy 8 of the NPS-UD sets out two prerequisites for unanticipated or out-of-sequence developments. Both must be achieved before the NPS-UD allows for a private plan change to be considered. They need to both:
- (a) Add significantly to development capacity (which I find this plan change does); and
 - (b) Contribute to well-functioning urban environments.
475. Policy 6 provides that when making planning decisions that affect urban environments, decision-makers are to have particular regard to the following matters:
- (a) *the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
 - (b) *that the planned urban built form in those RMA planning documents may involved 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*
 - (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.*

476. Clause 3.8(2) specifies that for unanticipated or out-of-sequence developments that provide significant development capacity, particular regard to the development capacity is to be had if that development capacity:
- (a) Contributes to a well-functioning urban environment;
 - (b) Is well-connected along transport corridors; and
 - (c) Meets the criteria set out in clause (3). No criteria has been set.
477. Policy 1 directs that planning decisions contribute to well-functioning urban environments that, as a minimum:
- (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 Māori to express their cultural traditions and norms; and*
 - (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 active transport; and*
 - (d) *Support, and limit as much as possible adverse effects on, the competitive operation of land and development markets; and*
 - (e) *Support reductions in greenhouse gas emissions; and*
 - (f) *Are resilient to likely current and future effects of climate change.*

Policy 1(a)(i) and (ii)

478. Mr Phillips considered that the variety was achieved through the Living Z provisions which provide for this variety and the choice afforded through the supply of up to 2,000 households – including variety of homes, needs, types, price points and locations within the plan change area within Lincoln and within the Greater Christchurch market generally. He advised that the rules provided for a variety in residential densities. The low and medium density areas would provide for conventional standalone houses. In contrast the medium density comprehensive areas will provide for comprehensively designed and developed housing that offers smaller and more affordable housing through terraced, multi-unit or smaller scale apartment style developments or through other comprehensive housing forms. He noted the proposal enables the variety but other than by adopting the existing density rules, it did not specifically prescribe them. Mr Boyes also considered that the proposal will enable a variety of homes to meet the needs of different households. Mr Langman considered it did not go far enough in providing that variety.

479. Overall, I accept that PC69 does assist in providing a variety of homes in terms of type, price and location of different households, particularly given that there is a significant amount of intensification occurring in Christchurch City itself. Location is one of the key needs identified.
480. Mr Phillips considered that the proposal would enable Māori to express their cultural traditions and norms, to the extent relevant to the site.
481. There is nothing specifically addressing that issue. The Request included a report from Mahaanui Kurataiao Limited. That identified that subdivision and development can have adverse effects on rūnanga values but can also provide opportunity to enhance those values. The report recognised the setbacks from all waterbodies, creation of recreational reserves, remediating potentially contaminated land and creating stormwater management areas. It noted the protection of waterways was a significant concern and considered that the then proposed 10 m waterway setback was an appropriate mitigation measure when used in conjunction with naturalisation of the waterways and riparian planting of indigenous, locally sourced vegetation. Kaitiaki queried the suitability of lots within the flood management area which have now been removed.
482. The ODP recognises the importance of natural surface waterbodies and springs to mana whenua and states that the specific measures described in regards to waterbodies and fresh water ecosystems will support the cultural values associated with the ODP area. It also records that in terms of earthworks, an accidental discovery protocol will be implemented, in addition to appropriate erosion and sediment controls, to assist in mitigating against the potential effects on wahi tapu and wahi taonga values generally. To the extent relevant to this particular site, I consider the proposal provides for that.

Policy 1(b)

483. I consider the three local commercial areas now proposed meets Policy 1(b).

Policy 1(c)

484. It was Mr Phillips' opinion that 1(c) did not specify what form the accessibility should take, it simply seeks good accessibility for all people. His assessment advised that in this context, the site had very good accessibility given its proximity to the Springs Road arterial route and the local roading network; provision for alternative transport modes; the variety of densities, commercial centres, green links and reserves, and proximity to schooling, and including good accessibility options by way of public or active transport.
485. As addressed earlier in this Recommendation, Mr Boyes considered the distance to employment opportunities meant that active transport opportunities are not practicable for the majority of residents.
486. Mr Langman, in addressing Policy 1(c) (and in relation to Policy 8 and Clause 3.8) that unanticipated or out-of-sequence plan changes must be well-connected along transport corridors, referred to the MfE guidance which states that ideally transport corridors should be connected via

a range of transport modes and proximate to amenities and services and, if possible, people should not need to rely solely on private vehicles to travel to other urban areas, or to access essential services like employment, and health or community services. He noted it states further that ideally, developments under this policy will be transit orientated with mixed land uses and densities. Mr Langman considered that PC69 did not achieve Policy 1(a) or 1(c) or that the plan change was currently well-connected to or along transport corridors.

487. Overall, I consider that 1(c) is met, albeit by a fine margin. The changes incorporated by the Applicant which I have addressed earlier in this Recommendation assist, as far as possible, in addressing the accessibility and connectivity issues. These changes include the additional commercial areas, and the requirement for a park and ride area to be established. Internally, the green links and reserves and the pedestrian and cycling routes provide significant benefits. Certainly cycling access to shopping, the University, and the other employers in Lincoln, is reasonably well facilitated. While the issue of the need for commuting to Greater Christchurch and/or Rolleston for employment opportunities remains, Lincoln is a Key Activity Centre and does provide employment opportunities through the Lincoln Crown Research Institutes, the University and the expanding commercial area. I have addressed the issues on the wider transportation network earlier in this Recommendation.

Policy 1(d)

488. I have addressed this issue in my earlier discussions on capacity and summarised the expert evidence on that issue. I consider this proposal can clearly be seen as supporting and limiting, as much as possible, impacts on the competitive operation of land and development markets.

Policy 1(e)

489. The Applicant provided evidence from Mr Paul Farrelly. He addressed greenhouse gas (GHG) emissions from the existing land use and future anticipated GHG emissions from the plan change. He considered that when considering the GHG emissions of a proposed development or land change, it is appropriate to consider the life cycle emissions of the proposed development, and the net change in emissions compared to the emissions arising from the current land use.
490. He also advised that in the context of GHG emissions arising from housing related developments, the assessments should primarily be based on how the development's net life cycle emissions (that is an evaluation of emissions before and after development) compared to alternative development options, as opposed to whether the development, in or of itself, actually reduces GHG emissions. He addressed the GHG emissions from the farming operations, noting that they included methane emissions from livestock that is grazed on the land, manure and urine produced, and the use of fertiliser. Primarily the gas emitted on farms is methane. He advised that that was a short-lived GHG that had a global warming potential that was 28-36 times that of carbon dioxide over a 100 year timeframe and 84 times over a 20 year period. He advised that its potency and impact on global warming was reflected in the recent COP26 Climate Change

Summit where it produced a global pledge to reduce methane emissions 30% by 2030 compared to 2020 levels.

491. He advised Overseer calculated emissions arising from the existing use of the land was 2,194 tonnes of CO₂e per annum and that this excluded fossil fuels, electricity use and energy associated with processing milk collected from the farm. He advised that was the equivalent of 8.3 million vehicle kilometres travelled using the average emission factor for New Zealand vehicles as at 2020. He considered the conversion of the PC69 land from farming to residential development supported a reduction in emissions.
492. In terms of the future anticipated GHG emissions, he noted that GHG emissions would be emitted during the construction of infrastructure and dwellings, and the occupation of the dwellings and commercial buildings. They would also arise from travel related activities of residents. He considered the infrastructure emissions with a minimum housing density of 12hh/ha would be relatively emissions efficient. In terms of the dwellings, he noted the embodied carbon relates primarily to the energy used to create the building materials and emissions were a function of dwelling size. He considered that those emissions could be minimised by encouraging energy efficiency, and new homes offer the potential to be substantially more energy efficient than existing homes. He identified the growing awareness of the value of passive houses, and considered the PC69 sites to be ideal for that.
493. In relation to travel, he advised that it was extremely difficult to accurately model or predict the level of travel related emissions arising from the residents of a development and how they may compare to an equivalent development. He noted that the proposed site was located approximately as close to the centre of Lincoln as other greenfield areas and the ODP had good provision for travel by walking and cycling which he expected would result in a higher degree of active mode travel. He considered Lincoln to be relatively well served with amenities which he would expect to improve as Lincoln further develops. He anticipated the tenancies in the three commercial areas would likely be self-selected, accounting for their likely desirability and convenience to nearby residents, and that mitigated the need for travel to further destinations. He also advised that working from home will increase substantially in the future which substantially reduces the frequency of commuting.
494. He accepted that the majority of commuting trips at least for the next ten years would occur between Lincoln and Christchurch and Lincoln and Rolleston in passenger vehicles, but that he would expect a significant portion of any commuter trips to be electric vehicles. He also expected the public transport options between Lincoln and Rolleston and Christchurch would improve in response to greater concentrations of residents in Lincoln if the plan change were enabled.

Submitter Evidence

495. Mr Langman noted that Mr Farrelly had not undertaken a comparison with CO₂ generated by vehicle trips. He considered it should be assumed that a greater proportion of residents in the plan change area will be commuting as compared to the existing township of 39%. Mr Langman

considered that while increasing numbers of people are working from home and use of electric vehicles could help reduce total emissions, these would not be consequent from the development itself but rather derived from decisions made by private property owners. Mr Farrelly had given no evidence in relation to the proportion of working from home workers. Mr Langman referred to an analysis that had been undertaken by Abley Limited in relation to the uptake of EVs and their potential to significantly alter emissions. That was prepared by Dr Nadine Dodge in August 2021. He summarised the points from that as including:

- (a) Hybrid and plug-in vehicles only marginally reduce average emissions per kilometre and only fully electric vehicles make a real difference;
- (b) Sales of full EVs are increasing but it still only represents a small percentage of the current New Zealand fleet (half to one percent);
- (c) Unlike high performing comparator countries like Norway, EVs are still significantly more expensive to buy than alternatives;
- (d) New Zealanders hold on to cars much longer than comparative countries;
- (e) Most used vehicles are imported from Japan and EV registrations in Japan are nowhere near enough to allow sufficient quantities of used EVs to be imported into New Zealand; and
- (f) A 2030 best-case scenario would see 12% of the vehicle fleet comprising EVs resulting in a 12% reduction in the average emissions factor for the vehicle fleet.

496. He noted that the recent mode shift plan for Greater Christchurch prepared by Waka Kotahi with the GCP stated that land transport currently accounts for 41% of GHG emissions.

497. Dr Anita Wreford (PC69-0153) submitted in opposition. Dr Wreford holds a PhD in Agricultural Economics from Lincoln University (2008), a Masters in Applied Science (Natural Resource Management) (2000) and a Bachelors degree in Applied Science (Natural Resource Management) (1997). She is an Associate Professor in the Agribusiness and Economics Research Unit at Lincoln University. Dr Wreford recorded that she is a lead author on two Intergovernmental Panel on Climate Change reports and was also an author on New Zealand's first National Climate Change Risk Assessment (2019). Her submission was personal but was informed by her expertise in the area of climate change and was motivated by her understanding of the urgency with which climate change must be addressed.⁸⁵

498. Dr Wreford considered that the world is facing a climate emergency, a truly existential threat and noted that effects of climate change were being observed in Aotearoa New Zealand and Canterbury.⁸⁶ She considered to avoid dangerous levels of warming and its associated implications, transformational change was required. She advised that in its final advice to

⁸⁵ Statement in Opposition to Plan Change 69 Proposal 18 November 2021 at para [3]

⁸⁶ Statement in Opposition to Plan Change 69 Proposal 18 November 2021 at para [4]

Government, the Climate Change Commission recommends actions to reduce emissions from existing and new urban areas and improve understanding of how changes to urban form and function can reduce emissions. It was in that context that she expressed her concern that the development covering a large area and housing a large number of residents was not fit for purpose with the main issues relating to the location of the development and the nature of it.

499. In terms of the location, she submitted this meant that most residents would commute to Christchurch for work and identified that transport generates 17.6% of New Zealand's total GHG emissions. She considered the public transport for Lincoln into Christchurch to be "barely viable" for most people and addressed Mr Farrelly's evidence which she considered to be "highly speculative" and without specific commitments from CRC regarding public transport, she was not convinced the development would not contribute greatly to the region's GHG emissions. She identified that there was land closer to Christchurch that had better access to public transport. Dr Wreford was generally supportive of a greater range of housing densities in Lincoln but considered there to be limited provision for low-carbon design, water efficiency, biodiversity preservation and flood resilience in the development. In her view, without requirements from the developer for sustainability requirements in building design and construction, any discussion about future actions was speculative.
500. Mr Farrelly responded to Mr Langman's evidence advising that he had spoken with Mr Jones regarding the type of residents and he did not agree with Mr Langman's view that a far greater proportion of the residents in the plan change area compared to existing Lincoln residents would be commuting.
501. He also advised that he had considered the demographics of existing Lincoln residents to assess the likely prevalence of working from home. He considered a relatively high percentage (60%) were workers of a type which are able to work from home.
502. In relation to Mr Langman's reference to the report of Dr Dodge, he considered that the timeframe to 2030 was largely irrelevant in the context of GHG emissions from PC69 given New Zealand residential housing is considered to have a life cycle of 90 years. He also considered that the EV uptake would be considerably quicker for those that have a regular commute and live in new housing, and he expected to see a significant uptake of EVs.

Discussion and Findings

503. I accept Mr Phillips' opinion that the NPS-UD is focused on New Zealand urban environments as a whole when addressing GHG emissions rather than strictly mandating reductions on a site by site basis. In his assessment of Objective 8, he considered the proposed provision of alternative transport modes, connectivity and accessibility and the potential for servicing by public transport supports reductions in the GHG emissions. He noted that the objective seeks to support reductions rather than strictly to seek to reduce or require reductions.

504. He noted that the similar conclusion was reached by the Expert Consenting Panel for the Faringdon South West and South East resource consents and by the Hearings Commissioners determining the Ohinewai Rezoning (APL/Sleepyhead).
505. Mr Boyes identified that an increase in commuter traffic would result in more people undertaking trips, resulting in increased emissions. He identified that this was not an issue specific to just PC69 when compared to other growth areas within the Selwyn District including Rolleston, West Melton and Prebbleton. He noted that Lincoln was identified as a Key Activity Centre (KAC) with the CRPS policy direction to focus growth in and around KACs as these are locations where residents will have access to a range of services.
506. Overall I accept the evidence of Mr Phillips and Mr Boyes. The concerns raised by CCC and CRC are of course important and Mr Langman's evidence was helpful and thorough. Mr Farrelly's expert evidence was also helpful. I acknowledge Dr Wreford's concerns that without specific requirements for sustainability requirements in the building design and construction, that is to a degree speculative. I note that there is nothing directly proposed by the Applicant to specifically address GHG emissions or to encourage sustainable energy use. PC69 does however provide a comprehensive pedestrian and cycle network. It has also incorporated a park and ride facility and two additional local commercial areas. They are appropriate steps that are within the Applicant's control. Mr Farrelly's evidence in terms of the methane reductions was clear and to that degree, a change in land use from farming to residential development does support a reduction in emissions in that regard.

Policy 1(e) – Resilient to likely current and future effects of climate change

507. As identified earlier in this Recommendation, a number of submitters raised issues in relation to the effects of climate change. Mr Phillips considered that resilience to climate change had been achieved through the layout of the site and exclusion of the residential development from low-lying areas that are potentially susceptible to the impacts of sea level rise and storm surges. Mr O'Neill responded to the submissions of Professor Philip Hulme and Kathleen Liberty. He advised that evidence was derived from coastal.climatecentre.org which takes climate change predictions and implies a "bathtub" model to the elevation data. He considered that to be a useful tool but the predictions were made at a global scale and are indicative. He considered a more accurate inundation prediction could be made by using the latest scientific predictions and data from the Canterbury Region.
508. He identified that the sea level rise predictions specific for New Zealand had been identified by NIWA for various climate change scenarios and he considered the NIWA estimates to be the most appropriate basis for estimating the effects of sea level rise and the impacts of that on the PC69 site. He advised that the SDC model had taken climate change related sea level rise into account. He advised that any future modelling work for the site prior to subdivision would involve a review of the latest available climate change, sea level rise, tidal impact and storm surge information and that would be appropriately applied.

509. With the changes that have been made, including particularly the removal of development in the Living X area, I am satisfied that resilience to likely current and future effects of climate change has been appropriately considered and can be further addressed through the subdivision stage.

Conclusion on contribution to well-functioning urban environments

510. Overall, I consider the proposal can broadly be considered as contributing to well-functioning urban environments. There is some tension with the requirement to be well-connected along transport corridors. I agree with Mr Phillips that that provision appears to relate primarily to arterial networks, rather than local. In the assessment of transportation issues, I have identified that there are issues with the transport corridors. Overall, I accept that the changes proposed to the ODP, and given the works being undertaken in relation to Prebbleton in particular, and with the additional connections available through Ellesmere Road, the site can be described as well-connected.
511. I confirm I have considered all of the objectives and policies of the NPS-UD. I do not propose to go into a detailed record of that consideration. That would unnecessarily lengthen this Recommendation. Most of the issues are addressed by analysis of the matters identified in Policy 1 and my earlier assessment of the effects, matters raised in submissions, and other matters needing to be resolved. I largely accept Mr Phillips' assessment contained in his attachment to his evidence.
512. In relation to Objective 1, I agree with Mr Phillips' assessment that the proposed plan change supports that objective and that the enablement of up to 2,000 households will clearly enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety through enhanced housing supply and choice.
513. In terms of Objective 2, I have spent some time addressing the economic evidence and I accept that the plan change will address constraints in the residential land supply markets, increase supply and support competitive land and development markets.
514. Objective 3 seeks the enabling of more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply, being:
- (a) 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.
515. Mr Phillips' assessment was that Lincoln Township, Rolleston Township and industrial centres, rural Canterbury and Christchurch City provided the employment opportunities. He acknowledged that it was not well serviced by existing public transport but the proposed road networks and the park and ride would enable bus services. That is however out of the Applicant's

hands. In terms of Objective 3(c), in my view the evidence clearly establishes that this is an area where there is high demand for housing, relative to other areas within the urban environment. As noted by Mr Phillips, Objective 3 only requires one of (a) – (c) to be met.

516. Objective 4, which recognises that New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs, is met by the change from rural to urban in response to the needs of the community in relation to housing in this location.
517. In terms of Objective 6, I have considered infrastructural issues and integration. I have found that the proposal does supply significant development capacity and Objective 6 seeks responsive decision-making. In terms of Objective 6(b), I agree with Mr Phillips that there is some tension with the requirement to be strategic over a medium and long term. However, given the attributes of the site, in particular its direct connection to the urban area, approving PC69 can be said to be strategic. Enabling significant development capacity in Lincoln, where there is clear evidence of demand and lack of development capacity, can also be said to be strategic. I do not consider approving PC69 will impede any long-term strategic planning for Lincoln.
518. In terms of Objective 8, I have addressed the reductions of greenhouse gas emissions and resilience to current and future effects of climate change.
519. In terms of Policy 3, I note, relevantly, that seeks district plans enable building heights and densities of urban form that are commensurate with the greater of the level of accessibility by existing and planned active or public transport to a range of commercial activities and community services, or relative demand for housing and business use in that location. Accessibility has been discussed as has demand. Clearly demand is a key driver for the proposed density and in my view that is appropriate.
520. Policy 6 sets out matters that I am to have particular regard to. I agree with Mr Phillips' assessment that there are no RMA planning documents that have yet given effect to the NPS-UD in a way that can guide urban built form in Selwyn. In relation to changes to the area and amenity, while I am largely satisfied amenity values are appropriately addressed, there will be some residents who consider that those values have been diminished. Policy 6(b) recognises that. It will deliver benefits of urban development that are consistent with a well-functioning urban environment, will contribute to meeting the requirements to provide or realise development capacity, and addresses the likely current and future effects of climate change.

National Policy Statement for Freshwater Management 2020 (NPS-FM) and National Environmental Standard for Freshwater (NES-F)

521. Mr Boyes summarised the key provisions and requirements of the NPS-FM and NES-F in his report. He had concerns in relation to the consistency with the environmental policy and guidelines set out in the NPS-FM in terms of protecting and enhancing wetlands and springs.

522. Mr Taylor addressed this in his evidence. He considered that with the amendments to the ODP those concerns had been addressed and the proposal would achieve consistency with, and give effect to, the NPS-FM.
523. I have addressed those amendments and the relevant evidence earlier in this Recommendation. I accept Mr Phillips' evidence that with those changes, the proposal will achieve consistency with, and give effect to, the NPS-FM.
524. Both Mr Boyes and Mr Phillips agreed that the requirements of the NES-F could be determined at the time of any construction or site development and are not a barrier to the proposed rezoning. I agree.

CRPS

525. The Request identified the relevant objectives and policies of the CRPS as those contained in Chapters 5 (entire region), 6, 7, 11, 15, and 16. Table 1 of the assessment at page 55 of the s32 assessment recorded the Applicant's assessment.
526. Mr Boyes considered that the Applicant had identified the most relevant provisions of the CRPS. He agreed with the assessment undertaken by the Applicant apart from matters which he addressed.
527. The Applicant's s32 assessment acknowledges the Request is not consistent with Objectives 6.2.1 and 6.2.2 but considered the tension to be resolved by the NPS-UD.
528. Mr Boyes considered that Objective 6.2.1 was broader than simply specifying the locations for future urban growth. It also seeks that recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that include protecting and enhancing indigenous biodiversity and public space; maintaining or improving the quantity and quality of water and groundwater aquifers and surface waterbodies; integrating strategic and other infrastructure and services with land use development and optimising uses of existing infrastructure. At the time of the s42A Report he considered the assessment of the issues and matters raised identified concerns relating to PC69's ability to achieve some of the aspects of Objective 6.2.1. He considered that further assessment and/or amendments may alleviate such concerns.
529. He identified Policy 6.3.3 and considered its direction was still relevant including identification in the ODPs of land required for community facilities or schools and demonstrating how effective provision is made for a range of transport options. He identified relevant matters including demonstration of transport options and showing how potential adverse effects on and/or from nearby existing or designated strategic infrastructure will be avoided, remedied or appropriately mitigated. Mr Boyes noted that those matters had been considered earlier in his report as they have in this Recommendation.

530. He identified Objective 6.2.4 which seeks to prioritise the planning of transport infrastructure so that it maximises integration with identified priority areas and new settlement patterns and facilitates movement of people and goods and provision of services in Greater Christchurch while achieving a number of outcomes including reducing dependence on private motor vehicles, reducing emissions and promoting the use of active and public transport nodes.
531. Mr Boyes noted that Mr Collins had raised concerns regarding the implementation and timing of certain roading upgrades on the wider network that would be required to be put forward in order to provide sufficient roading capacity to safely and efficiently cater for the additional traffic. At that time Mr Boyes expressed his understanding that there were financial and physical impediments which created some tension with that objective.
532. Mr Boyes also addressed Policy 6.3.5 which directs the recovery of Greater Christchurch is to be assisted by integration of land use development with infrastructure, and he considered that supported an outcome that PC69 not proceed until such time as the necessary roading infrastructure was in place. He similarly identified Policy 6.3.5.2.c. in relation to protecting investment in existing infrastructure which would apply to the Lincoln Sewage Treatment Plant and its setback. That issue has also been addressed earlier in this Recommendation.
533. He identified CCC's submission in relation to minimum density requirement of 15hh/ha but he considered that the 12hh/ha was consistent with the CRPS.
534. In terms of versatile soils, he noted that the CRC submission referred to CRPS Policy 5.3.12 which seeks to maintain versatile soils that contribute to Canterbury's overall rural productive economy. As noted by CRC in its submission, that policy applies in the wider region (outside of Greater Christchurch).
535. Mr Boyes also identified Chapter 15 and Objective 15.2.1 which seeks the maintenance of soil quality – *"Maintenance and improvement of the quality of Canterbury's soil to safeguard their mauri, their life supporting capacity, their health and their productive capacity"*. Mr Boyes agreed with the Applicant's assessment that any such loss was acceptable in the context of urban growth priorities and the fact that the soils within the subject land are subject to other limitations that reduce their productive capacity. He provided as Figure 11 a map of the soil drainage classification showing that the land within the plan change area to the east was poorly drained and the remainder largely imperfectly drained.
536. Mr Boyes also identified Policy 9.3.2 in relation to the protection of areas of significant indigenous vegetation and habitats of threatened and at risk indigenous species and Policy 9.3.1 which states that the significance is to be determined by assessing representative, rarity or distinctive features, diversity and pattern, and ecological context. He noted that Policy 9.3.4 included the requirement to promote ecological enhancement and restoration, and Policy 9.3.5 related specifically to wetland protection and enhancement.

537. After considering all of the evidence presented at the hearing, and as a result of those, as reflected in the amended ODP and accompanying test, he advised most of his concerns had been alleviated.
538. Mr Phillips, in his evidence in chief, agreed with Mr Boyes as to the relevant provisions in the CRPS and the key issues in respect of those.
539. Mr Phillips considered that to the extent Mr Boyes was of the view that conflict or tension exists with the other CRPS provisions, that was largely reflective of the concerns regarding resolution of the issues/effects. He considered them to have been resolved. In relation to Objective 6.2.1 he considered the proposal would achieve consistency with that objective and protect the key elements of natural and physical resources in Greater Christchurch.⁸⁷ In terms of Policy 6.3.3 and the directions in relation to ODPs, again he considered the relevant matters had been addressed. He noted that it includes provision for community facilities or schools (while noting it was not possible to explicitly identify land requirements), provision for a range of transport options, and addressed potential adverse effects on and/or from nearby existing or designated strategic infrastructure that would be avoided, remedied or appropriately mitigated.
540. In terms of Objective 6.2.4 which seeks the integration of transport infrastructure and land use, based on Mr Fuller's transportation evidence and Ms Lauenstein's and Mr Compton-Moen's evidence regarding connectivity, accessibility and the promotion of active transport modes, he considered the proposal to be generally consistent with that objective. Similarly, Mr Phillips considered the timing of development relating to roading infrastructure upgrades as provided for in the ODP would ensure consistency with Policy 6.3.5 to integrate land use development with infrastructure.
541. Mr Phillips agreed that Policy 6.3.5.2.c. was relevant. He also noted that Policy 6.3.5.3 seeks the efficient and effective functioning of infrastructure is maintained and the ability to maintain and upgrade that infrastructure is retained. He agreed that those provisions were pertinent to the Lincoln Sewage Treatment Plant but only in so far as it was lawfully existing or reasonably envisaged to operate.
542. In relation to the CRPS Policy 5.3.12 and Objective 15.2.1 he considered the proposal did not conflict with those provisions, based on Ms McCusker's evidence. In terms of Policies 9.3.1, 9.3.2, 9.3.4 and 9.3.5 addressing ecosystems, indigenous biodiversity and waterbodies, he considered the proposal was consistent with those.
543. Mr Phillips recognised the tension with the objectives and policies in the CRPS that are directive of greenfield growth and notwithstanding his view that that was resolved by the NPS-UD, he considered the environmental results anticipated by Chapter 6 of the CRPS. He provided a brief assessment of the environmental results anticipated by way of an attachment to his evidence. He considered it was generally consistent with the key outcomes sought by Chapter 6 in respect of urban growth. Overall, he considered the proposal gave effect to the CRPS.

⁸⁷ Statement of Evidence of Jeremy Phillips 4 November 2021 at para [109.1]

544. Mr Langman addressed the CRPS when discussing the substantive matters of concern regarding PC69. Mr Langman noted PC69 was inconsistent with Objective 6.2.1 which seeks to achieve a consolidated urban form and avoid unplanned expansion of urban areas. He considered that complements Objective 6.2.2. On the basis of Mr Nicholson's evidence, he considered that the proposed development of the blocks comprising PC69 would constitute a significant increase in the scale of the Lincoln Township, and that growth of this scale should be considered through a comprehensive spatial exercise (if growth is deemed necessary and appropriate over and above the greenfield priority areas for Lincoln). He also relied on Mr Nicholson's evidence in relation to connectivity. Overall he considered PC69 did not give effect to Objective 6.2.2.
545. Mr Langman addressed a number of other CRPS policies including Policy 6.3.5(2) which seeks to ensure that the nature, timing and sequencing of new development is coordinated with the development, funding, implementation and operation of transport and other infrastructure. He noted that Policy 6.3.5(2)(e) states that this is in order to ensure development does not occur until the provision for appropriate infrastructure is in place. He considered that Policy 6.3.5(2)(e) was drafted to ensure that new development provides for appropriate infrastructure and its provision should be real and demonstrable. It was his view that it should be identified and budgeted for in a timely manner in an annual plan or LTP unless it can be evidenced as being provided through a developer agreement or similar third party arrangement. He did not agree that evidence merely demonstrating feasible infrastructure options exist was sufficient.
546. He referred to Mr England's conclusion that there was additional capacity for growth within the existing water takes but the consented allocation would be put under pressure. He noted the prioritisation of water allocation to those within the Lincoln growth boundary and that existing water consents on the land if vested in SDC would provide sufficient water. He again referred to Mr England's evidence in relation to conveyance of wastewater to the Pines WWTP is feasible, and again identified Policy 6.3.5(3) of the CRPS and applied it to the Lincoln pond. He also addressed Mr England's evidence that he was satisfied the provision of stormwater management for the site is appropriate but would need to be oversized for periodic consumption of the storage volume.
547. Mr Langman acknowledged Mr England's satisfaction that feasible options were available and processes in place to deal with them through subdivision and engineering, but was unclear whether Mr England had looked at the cumulative impact of the planned or unplanned growth on the existing network on the basis that they could all potentially be approved and create demand on an already stretched network.
548. I have addressed this earlier in this Recommendation and my questioning of Mr England in that regard. I have also advised that I have received no evidence in relation to the impact on other planned development.
549. In terms of Objective 6.2.4 and its supporting Policies 6.3.3, 6.3.4 and 6.3.5, he emphasised Policy 6.3.4(2) which states that that is achieved by providing patterns of development *"that optimise use of existing network capacity and ensuring that, where possible, new building projects*

support increased uptake of active and public transport, and provide opportunities for modal choice”.

550. Mr Phillips spent some time in his summary of evidence and in discussions at the hearing addressing Mr Langman’s evidence. He addressed the issue of reconciling the CRPS and SDP policy directive of growth. He addressed CRPS Objective 6.2.1. He recorded that this seeks *“Recovery, rebuilding and development are **enabled** within Greater Christchurch **through a land use and infrastructure framework** ...”*. The emphasis is Mr Phillips’. He considered it notable that the objective seeks to *enable* development through a *framework*. Of the 12 sub-objectives he considered 11 are achieved by or are irrelevant to PC69, while acknowledging that conflict clearly arises with clause (3), *“avoid urban development outside of existing urban areas or greenfield priority areas”*.
551. In terms of Objective 6.2.2, he considered that added to the framework seeking that: *“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** ...”*. Again the emphasis is Mr Phillips’. He considered the framework here sought an urban form and settlement that provides sufficient land to meet needs. He acknowledged that was tempered by the explicit direction of avoidance.
552. Mr Phillips considered that in setting aside the avoidance directive and related policy, PC69 otherwise satisfies the relevant provisions of the CRPS and in Chapter 5 and 6 especially, including the anticipated environmental results for those chapters.
553. He concluded by advising that he remained of the view that PC69 gives effect to the CRPS. To the extent that PC69 clearly conflicts with the explicit avoidance directives, he considered that to be tempered by the consistency achieved with the other components of the provisions which collectively provide a framework for land use and infrastructure and urban form and settlement patterns. He stated that in simple terms, if the avoid constraint in the CRPS is set aside, he considered PC69 otherwise satisfies the objectives, policies and outcomes anticipated by the CRPS.⁸⁸

Analysis and Finding

554. The issue of whether or not PC69 gives effect to the CRPS is complicated by the strong avoidance objectives and while I have concluded that they do not preclude the approval of PC69, I consider those provisions, and the reasons underlying them, remain relevant. This was recognised by Mr Boyes, Mr Phillips and Mr Langman.
555. The concerns that Mr Boyes had in relation to a number of the CRPS provisions, as recorded in his s42A Report, were reflective of concerns regarding resolution of the issues/effects. I have identified and addressed those earlier in this Recommendation and in light of the considerable

⁸⁸ Summary of Evidence of Jeremy Phillips 24 November 2021 at para [26]

changes and additions to the ODP to address such matters, I am satisfied that they have been appropriately addressed.

556. In relation to the policies relating to ecosystems and indigenous biodiversity and similar, I consider PC69, again in its final proposed form, is consistent with and will implement those policies.
557. In terms of the objectives and policies seeking a compact form, I am satisfied that PC69 is again consistent with and implements those. It directly adjoins the neighbouring subdivisions along its approximately 3 km northern boundary. PC69 could not be described as an outlier. I agree with Ms Lauenstein's description of it wrapping around the neighbouring subdivisions.
558. In relation to the objectives and policies addressing infrastructure provision, there is a clear direction in relation to the need for integrated management and coordination. Objective 6 and Clause 3.4 of the NPS-UD are similar. Mr Phillips addressed this in some detail in his evidence and in his summary. He considered that specific network infrastructure upgrades relied on by PC69 were identified within the LTP (e.g. Pines WWTP upgrade) or infrastructure strategy, and that those documents otherwise recognised the delivery of other new infrastructure in response to development and funding of this through development contributions when not otherwise provided by the developer.
559. I found the analysis that Mr Phillips undertook in paragraph [4.5] of his summary to be helpful. Mr Phillips considered that the key issue is ensuring that the development could be integrated with future infrastructure planning and funding decisions. Mr Boyes agreed. He also agreed with Mr Phillips that a "pragmatic response" was required to consideration of servicing of out-of-sequence development proposals. I note Mr England, in response to questions from me, advised that he would describe the programmed works for the Pines WWTP as planned and funded.
560. In terms of the transport infrastructure, in light of the significant changes made to the ODP in relation to transportation matters, their timing, and their funding, I am satisfied those provisions are consistent with and ultimately give effect to the CRPS. I acknowledge there are issues with capacity of Shands Road and Springs Road as they approach Prebbleton. The earlier delivery of Moirs Lane to make the Ellesmere Road route more attractive, and the provision of the park and ride facility to incentivise use of public transport (acknowledging that public transport ultimately is a matter for CRC) assist in addressing those issues. The scale of development capacity provided will also assist in making public transportation more sustainable.
561. In relation to the provisions relating to infrastructure protection, I am satisfied on the evidence that the changes now proposed are sufficient to adequately protect the Lincoln WWTP and accept Mr Boyes' evidence that the amended proposal now accords with the relevant objectives in terms of both the CRPS and the SDP in that regard.

Overall Conclusion on CRPS

562. I have carefully considered all of the expert evidence, informed by the helpful evidence that the lay submitters provided. I have also had the benefit of Mr Thomson's planning evidence which although focused on Mr Singh's request, generated some useful discussion on wider issues.
563. Most of the effects and issues which give rise to a potential inconsistency with the relevant objectives and policies of the CRPS have been addressed earlier in this Recommendation.
564. As noted, the Applicant has been responsive to issues raised and a number of iterations of the ODP were provided through the hearing process. I have considered whether the changes are within scope and I consider that they are as they respond to matters fairly raised in the submissions. There have been considerable changes in relation to infrastructure provision and timing. The concerns expressed by the Ministry of Education have been considered and referenced in the ODP. The issues in relation to wetlands, springs and waterways have in my view been comprehensively addressed by the changes to the ODP and PC69 provides a real and enforceable framework for the protection and enhancement of those significant matters. In terms of transportation, there remains what Mr Boyes described as a residual concern in relation to the impact on Shands Road and Springs Road. I note from Mr Mazey, Mr Collins and Mr Fuller that works are being undertaken and planned in that regard.
565. Given the totality of those changes and the development capacity which will be provided by this plan change, I am satisfied that the plan change is consistent with the relevant objectives and policies of the CRPS, other than the locational directives.

Our Space

566. As identified by Mr Boyes,⁸⁹ Our Space was prepared to satisfy the requirements of the National Policy Statement on Urban Development Capacity for high growth councils to produce a future development strategy that shows there will be sufficient feasible development capacity to support housing and business growth needs over the medium (next 10 years) and long term (10 to 30 years).
567. The update comprised a review of the land use framework outlined for Greater Christchurch in the LURP and in key resource management documents such as the CRPS and district plans. The introductory comment advises that the document considers how best to accommodate future housing and business needs based on the comprehensive strategic planning framework that already exists for Greater Christchurch, being guided by the vision, principles and strategic goals established under the UDS and informed by a capacity assessment and LTPs and infrastructure strategies.
568. Mr Boyes described Our Space as being focused on how to best accommodate housing and business land needs in a way which integrates with transport and other infrastructure provision,

⁸⁹ s42A Report 28 October 2021 at para [256]

builds greater community resilience, and contributes to a sustainable future for Greater Christchurch that meets the needs and aspirations of the communities.

569. It sets targets for housing development and outlines how any identified shortfall in capacity to meet those targets will be met including through identification of areas for housing growth. As noted by Mr Boyes, the Executive Summary records that the planning is intended to promote a compact urban form, which provides for efficient transport and locates development in a manner that takes into account climate change and sea level rise.
570. Mr Boyes noted that CCC, CRC and Waka Kotahi had raised the matter of consistency with the settlement patterns and capacity established in Our Space.
571. Mr Boyes considered that the matters raised in Our Space are effectively the same as those discussed in his report in relation to the CRPS and those relating to growth pattern and capacity are potentially removed by the finding on PC69 in terms of Policies 1 and 8 of the NPS-UD.
572. Mr Phillips agreed with that statement by Mr Boyes. He stated further that Our Space included matters relating to infrastructure provision, timing and funding, which he considered to be resolved based on the evidence and the amendments to the ODP which stipulate the infrastructure improvements required for the development.
573. Mr Langman, in his discussions on strategic planning, considered the strategic planning exercises such as the UDS, Our Space and more recently the Partnership's Greater Christchurch 2050 Strategic Framework, can offer more integrated and accessible mechanisms to galvanise wider community engagement than standard RMA processes. He agreed strategic directions can then be consistently anchored in statutory and non-statutory plans which provide greater detail and reflect local circumstances.
574. As noted in Mr Baird's Memorandum, Our Space identified two key responses to growth in Greater Christchurch relating to the medium and long term capacity shortfalls identified: identify future urban development areas in Rolleston, Rangiora and Kaiapoi; and, to include a transitional policy change to the overall share of growth in line with the UDS 2007 to support the redevelopment of the city over the long term. Mr Baird also summarised the future actions in Section 6.2.
575. Overall, I consider that the approach taken by Mr Boyes and Mr Phillips to Our Space is correct. Particularly their identification that the matters raised in relation to Our Space are effectively the same as those raised by the CRPS. They have been addressed in my discussions above.

CLWRP and CARP

576. Mr Boyes advised that the establishment of activities within the plan change site will either need to meet permitted activity conditions of those plans or be required to obtain a resource consent.
577. As noted by Dr Burrell, the CLWRP contains numerous policies, objectives and rules relating to freshwater protection. Dr Burrell identified Policy 11.4.21 as an example which is to:

Enable catchment restoration activities that protect springheads, protect, establish or enhance plant riparian margins, create restore or enhance wetlands and target removal of macrophytes or fine sediment from waterways.

578. While these matters would be addressed at the time of detailed development and necessary consents, I have recorded elsewhere in this Recommendation that in my view PC69 as now proposed enables potential restoration activity.

MIMP

579. The MIMP is a planning document which is recognised and has been lodged with SDC. Pursuant to s74(2A) of the RMA, in considering this plan change, I must take it into account.
580. As noted earlier in this Recommendation, the application included an assessment of the relevant provisions within the MIMP and provided the statement from Mahaanui Kurataiao Limited.
581. In my view the matters raised have been appropriately addressed in the various changes to the ODP in relation to the protection and enhancement of the waterways and wetlands.

Consistency with Plans of Adjacent Territorial Authorities

582. Mr Boyes identified that matters of cross-boundary interests are outlined in Section A1.5 of the Township Volume of the SDP. I agree with Mr Boyes that there are no directly relevant provisions in the district plans for neighbouring territorial authorities that are affected by PC69.
583. I accept Mr Boyes' view that the cross-boundary interests have primarily been addressed and managed through the subregional approach of managing growth across Greater Christchurch through the GCP forum and resultant Our Space document.⁹⁰

Other Management Plans and Strategies Prepared Under Other Acts

584. Mr Baird's Memorandum outlined the expected growth and current and future capacity in the context of broader strategic planning occurring across Greater Christchurch and Selwyn. The Memorandum identifies various documents including the Greater Christchurch Urban Development Strategy 2007.
585. I have considered all of the documents that he has identified. I have discussed Our Space above.
586. Selwyn 2031 is Selwyn's District Development Strategy. Mr Baird described it as providing an overarching strategic framework for achieving sustainable growth across the District to the year 2031. He advised that it was intended to guide the future development of the District and to inform SDC's capital investment decisions.⁹¹
587. Strategic Direction 1 seeks to ensure that there is enough zoned land to accommodate projected household and business growth, while promoting consolidation and intensification within existing

⁹⁰ s42A Report 28 October 2021 at para [269]

⁹¹ Ben Baird Memorandum 1 October 2021: Growth Planning in Selwyn District at para [25]

townships. The Memorandum records that the drivers behind that approach have been to manage urban sprawl, maintain a clear urban/rural interface and to minimise the loss of productive farmland. He also identified the key objectives supporting the Strategic Direction as being concentrating growth within the Greater Christchurch area, achieving efficiencies through the integration of land use with infrastructure, and the maintenance of a compact urban form.⁹² The Memorandum outlines that the township network seeks growth relative to each centre's role in the District. He noted the catchments overlap and consumers meet some of their 'basket of needs' from different levels of the hierarchy, for example small proximate neighbourhood centres to large, often distant regional centres. He advised that the township network seeks to encourage self-sufficiency by minimising travel; concentrating growth in centres; promoting the co-location of activities that benefits both consumer access and business exposure; and supporting increasingly sustainable highly specialised businesses and the development of a range of other activities such as community facilities and civic functions which complement and support other activities.⁹³

588. The Strategic Directions include at 1.2 concentration of urban expansion within Greater Christchurch; integration of land use and infrastructure (1.3); and compact urban form (1.4). In terms of sustainable urban growth patterns and the hierarchy of townships, Rolleston is identified as a District Centre with an estimated population range of 12,000+. That functions as the primary population, commercial and industrial base of the district. Lincoln is described as a Sub-District Centre with an estimated population range of 6,000 to 12,000. It is to function independently with a range of residential, commercial and industrial activities while providing support to surrounding Service and Rural Townships.

589. I note that Selwyn 2031, in relation to the concentration of urban expansion within the Greater Christchurch area, the issue is stated as:

Ensuring that sufficient and appropriately zoned land is available to accommodate up to 80% of urban growth within Selwyn District over the next 20 years within Rolleston, Lincoln, Prebbleton and West Melton townships.

590. It is a document which I am to have to regard to and I have done so. A number of the matters addressed in it, in particular in relation to infrastructure, development capacity and similar, have been more specifically addressed elsewhere in this Recommendation.

Consideration of Alternatives, Costs and Benefits – Section 32

591. The proposal does not include any new objectives, or changes to the existing objectives, within the SDP. The assessment required under s32(1)(a) relates to the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. Assessment is also required as to whether the provisions in the proposal are the most appropriate way to achieve the objectives of both the proposal and the existing district plan objectives, having regard to the

⁹² Ben Baird Memorandum 1 October 2021: Growth Planning in Selwyn District at para [27]

⁹³ Ben Baird Memorandum 1 October 2021: Growth Planning in Selwyn District at para [29]

efficiency and effectiveness of the provisions and having considered other reasonably practicable options (s32(1)(b)).

592. The more general objective of the proposal, being the purpose of the proposal, is *“to provide for an extension of the adjoining existing urban residential area of Lincoln (with provision for some associated local business services) in a manner that adds significantly to development capacity and provides for increased competition and choice in residential land markets”*.⁹⁴
593. Mr Boyes addressed the s6 matters. At the time of his s42A Report, he considered that PC69 still had some work to do in relation to s6(a) in terms of the preservation of springs and wetlands and associated waterbodies from inappropriate subdivision, use and development; and (h) the management of significant risk from natural hazards, namely the inundation of the eastern part of the site where lower density housing was proposed.
594. Mr Boyes considered that in considering the appropriateness of the proposal in achieving the purpose of the RMA, it was relevant to consider that the location of the site is outside of the areas identified for urban development in the CRPS and Our Space as to whether the proposal results in efficient use of natural and physical resources in s7(b). He identified the physical resources include various infrastructure such as transport networks and the Lincoln Sewage Treatment Plant. It was his view that it could only meet the efficient use and development of natural and physical resources on the basis that the 150 m dwelling setback to the Lincoln Sewage Treatment Plant was maintained and would only result in the efficient use of transport networks on the basis that certain upgrade works were brought forward, which he advised at present creates a funding issue for SDC.
595. Otherwise he was satisfied that the provision of services for the site could be achieved without compromising the ability for other sites where the SDC has anticipated development to be appropriately serviced. He considered that to achieve the maintenance and enhancement of amenity values (s7(c)) and the maintenance and enhancement of the quality of the environment (s7(f)), connectivity issues raised by Mr Nicholson and Mr Collins need to be addressed.
596. Mr Phillips in his evidence expressed his opinion that in considering the appropriateness of the proposal in achieving the purpose of the RMA, logically, the conclusions as to consistency with the relevant matters in s6 and s7 of the RMA follows the findings on the relevant issues and effects.⁹⁵ He considered the tensions identified in the Officers Report with Part 2 matters had been resolved on the basis of the evidence and amendments to the ODP and specifically considered that s6(a), (d), (e), (f) and (h) are relevant and the evidence confirms that they will be appropriately recognised. Mr Phillips further considered that particular regard should be (and has been) given to the matters in s7(b), (c), (d), (f) and (g).

⁹⁴ s32 Evaluation at para [115]

⁹⁵ Statement of Evidence of Jeremy Phillips 4 November 2021 at para [119]

Operative Selwyn District Plan

597. Section 32(1)(b) requires the examination of whether the proposed plan change provisions are the most appropriate way to achieve the district plan objectives.
598. The s32 Evaluation provided a detailed assessment of the relevant objectives (and policies) of the SDP. The assessment was provided in Table 1 which occupied almost six pages. It is comprehensive.
599. Mr Boyes advised that there were several objectives and policies specific to the form and development of the Lincoln Township itself and there were also objectives and policies addressing urban form and residential amenity generally.
600. He considered the existing direction in the SDP should be considered in assessing the appropriateness of the proposal at achieving the purpose of the RMA, given that the plan had been prepared to give effect to the purpose of the RMA.
601. Mr Boyes referred to the statutory assessment provided with the Request which identifies that the proposal would not be consistent with **Objective B4.3.3** and **Policy B4.3.1** as the development would not be within a priority area.
602. He generally agreed that the assessment identified the relevant objectives, as well as a range of supporting policies and agreed with the assessment apart from **Objective B4.3.4** which seeks integration of transport infrastructure and new residential land use development. Mr Boyes noted that the objective seeks the provision of infrastructure is undertaken in an integrated way that is coordinated and phased. He considered at that time that the impacts of the traffic effects of the proposal, given the requirement for planned upgrades to be brought forward, and the challenges SDC may face in doing so, having regard to the established work and funding programme set out in the LTP, raised concerns.
603. Mr Phillips again acknowledged that the proposal was out-of-sequence and unanticipated and therefore seeks responsive provision of infrastructure but considered that the prerequisites for the infrastructure upgrades for development set out in the ODP ensured that a 'coordinated and phased approach' is still adopted, as is sought by the objective.
604. I accept the evidence of Mr Phillips in that regard. I have addressed infrastructure provision at some length in this Recommendation. I am satisfied that the provision of infrastructure has been properly considered and addressed. The significant changes to the ODP in relation to timing, funding and restrictions on development referred to earlier in this Recommendation, and addressed in my s32AA assessment, assist in that finding.
605. In terms of **Policy B1.1.8** Mr Boyes identified that in his report but made no particular comment. He described it as encouraging residential development to occur in and around existing townships to maintain a versatile soils resource.

606. As identified by Mr Phillips, **Policy B1.1.8** seeks to avoid the rezoning of land which contains versatile soils for new residential development, if land is appropriate for other activities, and there are alternative areas that are suitable for development that do not contain versatile soils. Mr Phillips, based on Ms McCusker's evidence, considered the proposal was not in conflict with the policy.
607. **Policy B1.1.8** seems to be a reasonably directive policy in that it directs the rezoning of land for new residential development is avoided if it is appropriate for other activities and there are other areas adjoining the township that are appropriate for new residential development which do not contain versatile soils.
608. The explanation to the policy records that the RMA does not recognise adverse effects of activities on soils as having primacy over adverse effects on other parts of the environment.
609. The RMA, the CRPS and the SDP do not place primacy on soils over other natural or physical resources which allow people and their communities to provide for the needs of current and future generations.⁹⁶
610. I was not advised of any other areas adjoining the township that are appropriate for new residential development and which do not contain versatile soils. A number of submitters addressed other areas, including around Rolleston, but that is not what the policy requires.
611. **Objective B3.4.3** was identified by Mr Boyes and Mr Phillips. This seeks that reverse sensitivity effects between activities are avoided. **Policy B2.2.5** was also noted. This seeks to avoid potential reverse sensitivity effects of activities on the efficient development, use and maintenance of utilities. I have addressed that issue earlier in my Recommendation and I am satisfied that reverse sensitivity effects have been appropriately addressed.
612. **Objective B3.4.4** seeks that the growth of townships achieves a compact form. Mr Boyes noted that Mr Nicholson had raised concerns about whether the proposal would achieve **Objective B3.4.4** or **Objective B3.4.5** which seeks that urban growth provides a high level of connectivity.
613. As I have noted earlier in this Recommendation, in relation to this particular plan change, I consider that the growth here does achieve a compact urban form, albeit at the edge of the existing township. I consider that a compact form is achieved here through the zoning and density and the extent that the PC69 area adjoins the existing township boundary. As discussed with Mr Nicholson and other witnesses, it appears to me that it fits into the existing township well. Overall I accept the evidence of Mr Compton-Moen and Ms Lauenstein in relation to this issue.
614. In terms of **Objective B3.4.5**, I consider that overall with the changes proposed there is a high level of connectivity within the development and adjoining land areas and again I have addressed that issue in my earlier discussion on urban design and transportation. While there are some

⁹⁶ SDC Baseline Assessment Versatile Soils (DW015)

restrictions in vehicular connectivity through the Te Whāriki subdivision, there is considerable connectivity through the pedestrian and cycling network.

615. In terms of **Objective B4.1.1**, I consider the amended proposal would provide for a range of living environments and will be a pleasant place to live. Given its particular location and attributes, while there will be changes, or at least perceived changes, in terms of character, on the urban design evidence of Ms Lauenstein in particular, I am satisfied that the contribution to character and amenity can be met.
616. **Objective B4.3.1** requires the expansion of townships to not adversely affect natural or physical resources. There are clearly heritage and ecological values but as recorded I do not consider the proposal will adversely affect those. Indeed it provides an opportunity for maintenance and enhancement of those values.

Overall Finding

617. I have considered all of the objectives and have read them through the lens of evidence and submissions. Overall I am satisfied that PC69 is the most appropriate way of achieving the relevant SDP objectives.

Benefits and Costs

618. The s32 Evaluation provided with the application identified and addressed the benefits and costs of the plan change by identifying and assessing four options. These were: Option 1 – Leave the area zoned Rural; Option 2 – Rezone the site (the proposal); Option 3 – Apply for resource consents; Option 4 – Apply for multiple/discrete plan changes in alternative locations.
619. In terms of Option 1, the benefits/advantages were identified as maintenance of existing character and amenity, no time or costs arising from a plan change process, no additional demands on infrastructure, and no effect on versatile soil sources. The cost/disadvantage was described as not meeting market demand for residential sites in Lincoln (especially the south part of Lincoln).
620. For Option 2 in terms of benefits and costs of rezoning the site, the benefits and advantages were identified as increasing the availability of allotments within Lincoln Township, economic benefits to SDC from larger rating base, economic benefit to landowner from development of the property, provision of high quality residential amenity for future residents, additional supply of housing to assist in avoiding price rises resulting from otherwise suppressed housing supply. The disadvantages were listed as change in character and amenity of the site from rural to urban, increase in traffic generation in and around Lincoln Township, additional infrastructure capacity required to be provided at developer's cost, and loss of low productivity rural land.
621. In terms of the benefits and costs of Option 3, these included ability to more fully assess the proposal in terms of detailed information, SDC has the ability to place stricter controls on the development through consent conditions, and if granted would allow a greater number of allotments with associated efficiency of land development. The disadvantages were listed as the

need for consent beyond what is already permitted or consented, restricted timeframes in which the land has to be developed and houses built, less flexibility to develop the land, possibly higher costs, difficulty of obtaining non-complying status subdivisions, change in character and amenity, increased traffic, additional infrastructure costs, and loss of productivity.

622. In terms of Option 4, the benefits were identified as the same as that proposed in Option 2 but with the additional distribution of growth to other locations. The disadvantages again were as for Option 2, together with reduced economies of scale, fragmented/ad hoc development, and inability to implement wider benefits including Lincoln south bypass, road network upgrades and Springs Creek corridor enhancements, etc.
623. I accept that the s32 assessment has largely identified the relevant benefits/costs of the options and I have considered that carefully. In terms of leaving the land in its present zoning, a potential benefit of that is that it may enable a more comprehensive assessment of growth needs in Lincoln at a strategic level. Overall, as addressed earlier in this Recommendation, and acknowledging the benefits of a more strategic spatial planning process, in the context of this particular plan change in this particular location, I do not consider that is necessary. Approving this plan change will not impede a future spatial planning process for Lincoln/Selwyn to any degree. Given those conclusions, and my conclusions on the capacity and demand issues, waiting for the outcome of that process is not appropriate.

Economic Benefits/Costs

624. Section 32(2) provides that in assessing the efficiency and effectiveness of the provisions in achieving the objectives, the assessment must identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provision, including opportunities for economic growth that are anticipated and employment that are anticipated to be provided or reduced and, if practicable, quantify the benefits and costs.⁹⁷
625. In terms of economic benefits, Mr Copeland identified that residential development enabled by the proposed plan change would bring expenditure, incomes and employment opportunities for local businesses and residents within the Selwyn District and elsewhere within Greater Christchurch. He advised that that was limited to the extent that the rezoning results in greater overall residential development within the Selwyn District and Greater Christchurch.
626. The economic costs are also addressed with the main potential economic loss being the loss of land for rural production.
627. He noted the increases in expenditure, incomes and employment, particularly during the construction phase, and the subsequent increase in population of the District. He advised they were not of themselves measures of improvements in economic welfare or economic wellbeing, but there were a number of economic welfare benefits associated with the increased levels of economic activity and population including increased economies of scale, increased competition,

⁹⁷ s32(2)(a)(i) and (ii) and (b)

reduced unemployment and underemployment, increased quality of central government provided services.

628. Mr Colegrave also provided evidence in relation to the economic costs and benefits. Mr Colegrave noted that the construction of the approximately 2,000 new homes would provide a one-off economic stimulus. He noted that the impacts would include direct effects, indirect effects which arise when businesses working directly on the project source goods and services from their suppliers who may in turn need to source goods and services from their own suppliers etc, induced effects from the share of additional wages and salaries generated by the project that are directly spent in the local/regional economy. He considered that the future construction activity enabled by the proposal would boost regional GDP by \$430 million, including flow-on effects, generate employment for 4,650 people years, and generate \$220 million in household incomes. Assuming a ten-year construction period, these would translate to annual impacts of \$43 million on regional GDP, including flow-on effects, fulltime employment for 465 people and \$22 million in household income.

Conclusion on Benefits and Costs

629. I find that PC69 has a number of benefits. In particular, the benefits relate to the provision of additional development capacity in a location where there is clearly insufficient development capacity to meet demand. The enabling of housing as proposed has benefits in terms of wellbeing. On the evidence of Mr Copeland and Mr Colegrave, the rezoning, and ultimate development in accordance with that, will have significant economic benefits and generate significant employment. Those go beyond financial benefits simply accruing to the developer. Those benefits contribute to social as well as economic wellbeing.
630. Additionally, I consider that there is a significant benefit in the measures to protect and enhance the springs, wetlands and waterways. The reality is that if Option 1 were to be adopted and the zoning remains as it is, that benefit is unlikely to accrue.
631. I consider the costs have been properly addressed in the evidence and in the s32 evaluation. A number of submitters raised concerns in relation to financial burden on the community. However, those costs will largely be met by the developer either in full or through development contributions. The ODP sets out the anticipated funding mechanisms.
632. I accept that there are amenity costs which may be experienced **by Lincoln** residents particularly those near to the site. There will also be the loss of versatile soils which I have assessed earlier in my Recommendation.
633. Overall, I consider the benefits of the rezoning significantly outweigh the costs.

Risks of Acting or Not Acting

634. I am satisfied that I have sufficient information before me to identify the risks associated with acting or not acting. They have been addressed and considered in this Recommendation.

Section 32AA

635. Section 32AA requires a further evaluation for any changes that have been made to the proposal since the evaluation report was completed.
636. As is readily apparent, there have been several changes proposed to the ODP and I have considered the benefits and costs of those, their efficiency and overall appropriateness. Overall, I consider the changes proposed have significant benefits in terms of certainty of outcome; in ensuring risks are fully considered at subdivision stage; in addressing ecological values; in providing for the protection of the springs and protection and enhancement of waterways and wetlands; providing certainty in terms of funding of some of the key transportation related upgrades; and addressing natural hazards, including by the removal of the Living X Zone.
637. As outlined earlier in this Recommendation, Council officers identified some specific concerns regarding certainty and enforceability of some of the provisions included in Table 1 of the Applicant's final proposed ODP.
638. As noted, I provided the Applicant and submitters with the opportunity to provide comments on three alternative methods of addressing the transport upgrades in particular.
639. I was provided with responses from the Applicant and submitters Darryl Streat (PC69-0008), Ian Burney (PC69-0046), Deborah Bratton (PC69-0080), Tracey MacLeod (PC69-0123), Veronica Robinson (PC69-0150), Sam Carrick (PC69-0176), and Sam Carrick and Denise Carrick (PC69-0176 and PC69-0250).
640. In its response, Counsel for the Applicant advised that it had no further comments to make with respect to the issue other than noting that its preferred method for incorporating the transportation network upgrade provisions were set out in Appendix 1 to its closing legal submissions.
641. The submitters who responded raised a number of issues. Veronica Robinson expressed a concern in relation to the "large number" of properties that will be completed prior to the upgrading of the Moirs Lane connection to Ellesmere Road and the sealed widening of Ellesmere Road. She also expressed a concern about whether "to the satisfaction of the Council" was clear enough. She identified the concern that the rail trail needed to be incorporated and that the number should be set lower. She also considered that Ellesmere Road from Moirs Lane and north of Edward Street needed to be upgraded and again queried what is satisfying the Council in the upgrade of intersections and widening. Ms Robinson also addressed Rule 12.1.4.107 which relates to the consultation with the Ministry of Education.
642. Sam Carrick again raised a concern in relation to the proposed 1,354 residential allotment provision. He identified that was approximately 80% of the completion of the development and that until the Moirs Lane connection was complete all traffic only be able to enter and exit via Springs Road. Mr Carrick also identified an error in the ODP provided with my Minute in terms of Ellesmere Road which stated "north to Edward Street". He identified that it should read "north

of". That change has been made and for certainty I have specified where they are to occur. This is based on the evidence of Mr Collins.

643. He also raised issues in terms of Rule 12.1.4.107 and considered the rule needed to be extended to clearly identify both primary and secondary education purposes and associated sporting grounds and facilities.
644. Darryl Streat and Tracey MacLeod also raised issues in relation to educational facilities and transportation upgrades. Deborah Bratton raised concerns regarding costs of the infrastructure as did Ian Burney.
645. I have considered all of those responses but overall I am satisfied that the provisions as now incorporated in Table 1 of the ODP attached to this Recommendation are the most appropriate. There are a number of matters which will need to be completed prior to s224. When considered as a whole, I am satisfied that the timing and controls are appropriate.
646. I remain of the view that the transport network upgrades as specified in Table 1 of the proposed ODP are efficient and provide considerable benefits, largely at the cost of the developer. Costs will be met either by private developer agreement (in relation to the Springs Road/Ellesmere Junction Road/Gerald Street traffic signals), funded directly by the developer, or, for the works already planned and funded in the 2021-31 LTP, by development contributions. As to how certainty is provided in relation to those issues, I have considered the three options.
647. The option of inserting a number of new rules following Rule 12.1.3.28 would provide certainty. However in my view there are greater benefits in having those provisions included in Table 1, as opposed to within separate rules. That provides the desired certainty, but perhaps in a more convenient manner.
648. As to the option of retaining the provisions as proposed in Table 1 in the ODP, there are benefits in having those upgrades tied to the occupation of households within the ODP area. However, in my view, having considered the issue further, the tie to occupation is potentially problematic. It is less certain, and more difficult for SDC to enforce. From a practical perspective, it may cause issues in relation to expectations created by dwellings having been completed but unable to be occupied.
649. The tie to the s224 completion certificate in Table 1 provides sufficient certainty and will enable the Applicant to get on with processing the subdivision. I consider that is the most effective and efficient method.
650. I note the concerns of Mr Carrick and Ms Robinson in relation to the 1,354 residential allotment provision. I have considered that carefully.
651. Mr Fuller addressed this in his evidence and discussions and Mr Collins in his summary presented at the hearing. Mr Collins was generally supportive of the inclusion of Table 1. He raised some issues in terms of timing and funding. He addressed the issue of the then proposed 1,586

dwellings which could be occupied. He wished to ensure that the upgrades to the Ellesmere Road widening south of Edward Street and north of Edward Street and the works to the Ellesmere Road/Edward Street/Lincoln Tai Tapu intersection occur before the Moirs Lane connection. That issue has been addressed and I consider the 1,354 restriction appropriate.

652. In terms of other changes, I have incorporated a reference in Policy B4.3.62 in relation to the potential provision of educational facilities, as addressed earlier. That is in my view appropriate as it provides policy support for Rule 12.1.4.107.
653. I have also retained the insertion of what is now Rule 12.1.3.28A setting out the requirements for the assessment by a suitably qualified and experienced practitioner providing the results of the detailed groundwater level investigations across the site, specifies construction methods to ensure shallow groundwater is not diverted, and ensures that it is in accordance with the ecological management plan and its minimum requirements. This reinforces the wording in the ODP. Given those matters are ones which I have given considerable weight to, I consider that is appropriate.
654. As to the inclusion of the Rule 12.1.4.107 in relation to the Ministry of Education, that ensures that the issue of the provision of land for educational purposes is considered.
655. The other key changes have all been addressed within my Recommendation and I do not consider it necessary or appropriate to provide a further and separate 32AA report. The assessment has been undertaken throughout this Recommendation.
656. I have considered Clause 3.11 of the NPS-UD and have used the evidence including the HCA and the detailed evidence provided through the course of the hearing. The resource management issues being addressed have been identified throughout this Recommendation. It is only the regulatory options which are within my ability to consider. I have addressed the options available.

Section 31

657. Approving PC69 will certainly assist in enabling additional residential capacity and choice and addressing s31(aa) issues in particular. I consider that overall it accords with and assists in achieving the integrated management of effects, particularly in light of the changes which have been incorporated.

Part 2 Matters

658. The relevant Part 2 matters have been addressed in this assessment and also in the assessment against the objectives and policies of the SDP. I am satisfied that the proposal will ultimately achieve the purpose of the RMA. This proposal has been comprehensively assessed through the evidence, reports, submissions and within the body of this Recommendation. I am satisfied that the purpose of the RMA is achieved by the approval of this plan change.

Overall Conclusion

659. In terms of the ultimate objective of the plan change and whether it achieves the purpose of the RMA, I conclude that it does. That conclusion has been reached after consideration of all of the issues that I have addressed in the body of this Recommendation. And having had particular regard to the relevant matters including the significant development capacity enabled by the rezoning. I consider that the provisions now addressing the ecological matters and waterways are a very significant benefit of the rezoning when compared to leaving the land in its present rural zoning.
660. I acknowledge there will be loss of versatile soils but in my view the benefits of the rezoning far outweigh the costs of that.
661. I conclude that PC69 in its amended form is the most appropriate method of achieving the objectives of the proposal and giving effect to the objectives and policies of the relevant statutory documents, including the NPS-UD, the CRPS and the SDP. It will provide considerable development capacity. The effects identified by the submitters have been, in my view, appropriately addressed. I am satisfied that the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA, the objectives of the SDP and the purpose of the proposal.

Recommendation

662. For the reasons above, I **recommend** to the Selwyn District Council:
- (1) **Pursuant to Clause 10 of Schedule 1 of the Resource Management Act 1991 the Council approves Plan Change 69 to the Selwyn District Plan as set out in Appendix A.**
 - (2) **That for the reasons set out in the body of my Recommendation, and summarised in Appendix B, the Council either accept, accept in part or reject the submissions identified in Appendix B.**



David Caldwell
Hearing Commissioner

Dated: 13 May 2022

Proposed Plan Change 69 seeks the following changes to the Selwyn District Plan.

1. To amend the Selwyn District Plan Planning Maps, by rezoning the entirety of the PC69 site Living Z, except for the three (no.) Business 1 zones.
2. To amend Township Volume, Appendix 37 Outline Development Plan- Lincoln by inserting the proposed Outline Development Plan Area 9 (as below).
3. To amend Township Volume, Policy B4.3.62 as follows:

Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Lincoln addresses the specific matters relevant to each ODP Area number listed below:

Lincoln

Outline Development Plan Area 9

- Potential provision of educational facilities.
4. To amend Township Volume, Rule 4.9.32 as follows:

4.9.32 Any dwelling in the Living 1A and Living Z Zone at Lincoln shall be setback not less than 150 metres from the boundary of the area designated for the Lincoln Sewage Treatment Plant, as identified on Planning Maps 122 and 123, except that for the Living Z Zone within Outline Development Plan Area 9 in Appendix 37, a 100m setback shall apply from the edge of the treatment pond within the Lincoln Sewage Treatment Plant.
 5. To amend Township Volume, Rule 4.9.34 as follows:

4.9.34 Within the Living 3 Zone at Lincoln shown on ODP Area 8 and the Living Z Zone shown on ODP Area 9 in Appendix 37, no dwelling or principal building shall be constructed within 50m of the Business 2B Zone boundary
 6. To insert a new rule following Township Volume, Rule 12.1.3.28 as follows:

12.1.3.28A Subdivision of land within Outline Development Plan Area 9 in Appendix 37 shall:
 - (a) not take place until an assessment by a suitably qualified and experienced practitioner has been provided that:
 - i. provides the results of detailed groundwater level investigations across the site; and,
 - ii. specifies construction measures to ensure that shallow groundwater is not diverted away from its natural flow path for those areas where the shallow groundwater is likely to be intercepted by service trenches and hardfill areas. This shall include measures to address potential loss of spring flow due to penetration of the confining layer and shall avoid the pumping of water into downstream water courses to mitigate flow loss in springs.
 - (b) be in accordance with an Ecological Management Plan prepared by a suitably qualified and experienced practitioner that, as a minimum, includes:

- i. wetland delineation in accordance with Ministry for the Environment 2020. Wetland delineation protocols (Ministry for the Environment, Wellington. No. 10 p), related soil and hydrology tools and any updates to these protocols.
 - ii. plans specifying spring head restoration, Springs Creek riparian management, waterway crossing management and wetland restoration and enhancement options segregation of spring water and untreated stormwater.
 - iii. aquatic buffer distances, including minimum waterbody setbacks for earthworks and buildings of:
 - 1. 20m from Springs Creek.
 - 2. 10m from channelized waterways.
 - iv. ongoing maintenance and monitoring requirements that are to be implemented. This includes groundwater level, spring water level and spring flow monitoring and may include ecological monitoring.
 - v. a Riparian Planting Plan.
 - (c) provide for naturalisation of the diversion of the Lincoln Main Drain.
 - (d) provide for a 100m setback for earthworks and buildings from the spring heads identified within the ODP.
7. To amend Township Volume, Rule 12.1.4 by inserting a new assessment matter as follows:
- Lincoln – Outline Development Plan Area 9 (Appendix E37)**
- 12.1.4.107 Whether, following consultation with the Ministry for Education, any land is required to be provided for education purposes within Outline Development Plan Area 9 in Appendix 37.
8. Any other consequential amendments including but not limited to renumbering of clauses.

OUTLINE DEVELOPMENT PLAN AREA 9

Introduction

The Outline Development Plan (ODP) area comprises approximately 190 hectares and is bounded by the Te Whariki and Verdecos subdivisions to the north, Collins Road to the south, an ephemeral waterway termed Western Boundary Drain to the west, and the Ararira / Lili River to the east.

Land Use

The development area shall provide for a maximum of 1710 households beyond which an Integrated Transport Assessment shall be required in association with any resource consent application. In addition, the development area shall achieve a minimum net density of 12 household per hectare, averaged over the area. The zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 12 household per hectare for the overall area can be achieved, will be required.

Medium density areas within the development area are able to be supported by adjacent amenities that include key open spaces, green corridors, waterbodies, and a small commercial centre.

For the Chudleigh Homestead and its immediate surrounds, a larger site size that accounts for the heritage values and setting associated with this building shall be provided for at the time of subdivision.

The spatial extent of the stormwater management area and Living Z zone identified on the ODP is defined by the RL 3.5m and 4.0m contours respectively (New Zealand Vertical Datum 2016 (NZVD2016)).

A dwelling setback of 50m from dwellings to the boundary of the neighbouring Business 2B Zone is provided to avoid potential reverse sensitivity effects associated with activities in that zone.

The 33kV overhead powerlines along the eastern side of Springs Road may affect direct vehicle access and can be addressed at the time of subdivision accounting for the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

Three small local commercial centres are proposed: on Springs Road towards the northern part of the ODP area in a location that complements the nearby Business 2B Zone; and in the eastern and western parts of the ODP area. These centres will provide good accessibility and help to meet some of the convenience needs of residents in the immediate area.

Access and Transport

The ODP employs a roading hierarchy that delivers a range of integrated transport options, including active transport connections at the boundary of the development area to adjacent neighbourhoods that facilitate the use of existing and future public transport routes. Roading connections shall be designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development and can cater for extensions to existing public transport routes and/or new routes.

An integrated network of roads will facilitate the safe and efficient distribution of internal traffic, provide access to properties, assist in connecting the open space reserves network both within and beyond the site and provide an opportunity for road links to adjoining neighbourhoods. This includes provision for a connection to a potential extension of Allendale Lane.

The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Along the indicative roads that adjoin reserves and/or stormwater management areas (as shown on the ODP) dedicated shared pedestrian and cycle paths separated from the carriageway shall be provided and wherever possible other cycle and pedestrian routes shall be integrated into the green and blue network. Cycling and walking will otherwise be provided for within the road reserve and incorporated into the roading design of the overall road network where applicable. Adequate space must be provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements.

Along Springs Road and Collins Road direct vehicular access to private properties shall be provided.

Transport network upgrades are required in order to accommodate growth and traffic from the ODP area. The nature of these works, timing requirements and anticipated funding responsibility is set out in Table 1 below and a consent notice or similar mechanism shall be imposed at the time of any subdivision consent to ensure these outcomes.

Table 1: Transport network upgrades

Upgrade required	Timing	Anticipated funding mechanism
Springs Road / Ellesmere Junction Road / Gerald Street traffic signals	<u>No completion certificate shall be issued under section 224 of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes) within Outline Development Plan Area 9 in Appendix 37, until such time as the Springs Road / Ellesmere Junction Road / Gerald Street intersection is signalised.</u>	Private developer agreement
Springs Road frontage upgrade, including intersection upgrades shown on the ODP	<u>No completion certificate shall be issued under section 224 of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes) within Outline Development Plan Area 9 in Appendix 37, until such time as the Springs Road frontage upgrade, including intersection upgrades shown on the ODP have been completed to the satisfaction of the Council</u>	Developer funded
Collins Road frontage upgrades	<u>No completion certificate shall be issued under section 224 of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes) for any site in Outline Development Plan Area 9 in Appendix 37 that provides either:</u>	Developer funded

Upgrade required	Timing	Anticipated funding mechanism
	<p>(a) a vehicle frontage to; or</p> <p>(b) a road intersection with;</p> <p><u>Collins Road, until such time as the Collins Road frontage of the ODP Area has been upgraded to the satisfaction of Council.</u></p>	
Moirs Lane connection and Ellesmere Road seal widening south of Edward Street	<u>No completion certificate shall be issued under section 224 of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes) beyond the 1354th residential allotment in Outline Development Plan Area 9 in Appendix 37, until such time as the Moirs Lane connection to Ellesmere Road, and the seal widening of Ellesmere Road, south of Edward Street, has been completed to the satisfaction of Council</u>	Developer funded
Ellesmere Road widening (north of Edward Street)	<u>No road connection shall be formed to Moirs Lane from land within Outline Development Plan Area 9 in Appendix 37 until such time as Ellesmere Road, north of Edward Street to Knights Stream Bridge, has been widened to the satisfaction of Council</u>	Development contributions (works already funded in 2021-31 LTP)
Ellesmere Road / Edward Street / Lincoln Tai Tapu Road intersection	<u>No road connection shall be formed to Moirs Lane from land within Outline Development Plan Area 9 in Appendix 37 until such time as the Ellesmere Road / Edward Street / Lincoln Tai Tapu Road intersection has been upgraded to the satisfaction of Council.</u>	Development contributions (works already funded in 2021-31 LTP)
A park and ride facility catering for at least 75 cars	<u>No completion certificate shall be issued under section 224 of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes) within that part of the Outline Development Plan Area 9 in Appendix 37 east of Springs Road, until such time as a park</u>	Developer funded

Upgrade required	Timing	Anticipated funding mechanism
	<u>and ride facility catering for at least 75 cars has been provided to the satisfaction of Council.</u>	
A pedestrian and cycle crossing on Springs Road located on the Lincoln University road frontage	<u>No completion certificate shall be issued under section 224 of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes) within Outline Development Plan Area 9 in Appendix 37, until such time as a pedestrian and cycle crossing on Springs Road located on the Lincoln University road frontage is constructed, to the satisfaction of Council.</u>	Developer funded
A road and pedestrian/cycle link to Kaitorete Drive, subject to Council approval of the use/conversion of the utility reserve for this purpose	Subject to and following Council approval of the use/conversion of the utility reserve for this purpose	Developer funded, including any compensatory stormwater facilities

Open Space, Recreation, Community and Educational Facilities

Recreation reserves are provided throughout the ODP area in addition to green links and reserves that provide open space and facilitate attractive pedestrian connections. The location of these reserves has been determined based on the number of reserves established in the wider area and to ensure people living within the development block have access to open space reserve is within a 500m walking radius of their homes.

There is an opportunity to integrate the collection, treatment, and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

An approximate 20m wide recreation reserve with possible pervious cycleway and riparian planting is provided along Springs Creek and provides connectivity to the Te Whariki subdivision and its existing green links through recreation / local purpose (utility) reserves.

The proposed reserve network provides an opportunity to create an ecological corridor. Plant selection in the new reserves and riparian margins will include native tree and shrub plantings. Reserves will ensure that dwellings are setback an appropriate distance from waterbodies.

The provision of new educational facilities can be provided within the block or in the wider area albeit subject to a needs assessment.

Water Bodies and Freshwater Ecosystems

Springs Creek is a spring fed tributary of the Ararira/LII River with headwater springs situated within the grounds of the historic 'Chudleigh' homestead. The creek alignment has been modified over time to straighten the channel and improve its drainage function, however development of the ODP area provides potential for higher

ecological values to be re-established at the site through restoration and enhancement. This shall include protected reserve space, native planting, naturalisation and instream enhancement of Springs Creek, the spring-fed drains within the site and increased biodiversity connections within the wider catchment. Development shall protect and enhance this natural feature and other water bodies and freshwater ecosystems within the ODP area and incorporate these features into the wider green and blue network of the site.

In terms of specific measures to be addressed at the time of subdivision in order to protect and enhance fresh water values and ecosystems, development within the ODP area shall:

- a. Include an assessment by a suitably qualified and experienced practitioner that:
 - i. Provides the results of detailed groundwater level investigations across the site; and,
 - ii. Specifies construction measures to ensure that shallow groundwater is not diverted away from its natural flow path for those areas where the shallow groundwater is likely to be intercepted by service trenches and hardfill areas. This shall include measures to address potential loss of spring flow due to penetration of the confining layer and shall avoid the pumping of water into downstream water courses to mitigate flow loss in springs.
- b. Be in accordance with an Ecological Management Plan prepared by a suitably qualified and experienced practitioner that, as a minimum, includes:
 - i. Wetland delineation in accordance with Ministry for the Environment 2020. Wetland delineation protocols (Ministry for the Environment, Wellington. No. 10 p), related soil and hydrology tools and any updates to these protocols.
 - ii. Plans specifying spring head restoration, Springs Creek riparian management, waterway crossing management and wetland restoration and enhancement options segregation of spring water and untreated stormwater.
 - iii. Aquatic buffer distances, including minimum waterbody setbacks for earthworks and buildings of:
 1. 20m from Springs Creek.
 2. 10m from channelized waterways.
 - iv. Ongoing maintenance and monitoring requirements that are to be implemented. This includes groundwater level, spring water level and spring flow monitoring and may include ecological monitoring.
 - v. A Riparian Planting Plan.
- c. Provide for naturalisation of the diversion of the Lincoln Main Drain.
- d. Provide for a 100m setback for earthworks and buildings from the spring heads identified in Figure 1 below.

Consent conditions (which may include consent notices or similar mechanisms) shall be imposed at the time of any subdivision consent to ensure these outcomes.

Note: for the avoidance of doubt 'wetlands' referred to in this ODP shall include those covered by the definitions under the Resource Management Act 1991 and the National Environmental Standards for Freshwater.

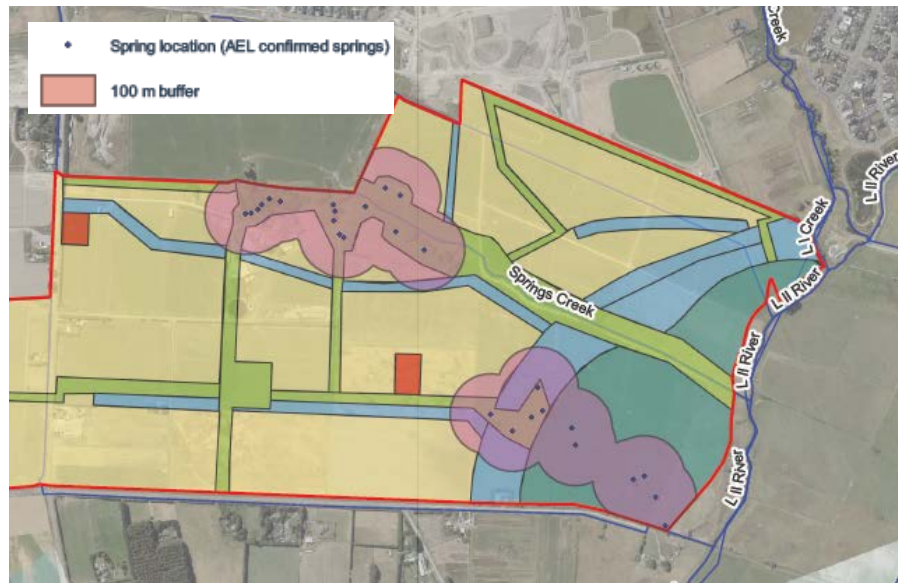


Figure 1: 100m spring setbacks

Servicing

Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. This will require appropriate modelling to show that effects of flooding can be appropriately mitigated.

Development within the ODP area shall be designed to account for the effects of floodplain filling and this may dictate subdivision construction methodology and minimum floor levels and mitigation to avoid effects from floodwater on third parties.

The spring-fed Lincoln Main Drain (LMD) crosses the northeast portion of the site from northwest to southeast and serves as the main drain outlet for the Te Whariki subdivision. The drain is to be diverted and detailed design will ensure its ongoing function is not compromised. There is opportunity to naturalise and enhance the LMD as part of the wider green and blue network of the site and this shall be addressed in the Ecological Management Plan referred to above.

Stormwater management systems will otherwise be designed to integrate into both the transport and reserve networks where practicable.

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

Dwellings shall be setback 100m from the edge of the treatment pond within the Lincoln Sewage Treatment Plant and any residential allotments within 150m of the pond edge shall be subject to a no complaints covenant in favour of the Council in relation to the operations of the Lincoln Sewage Treatment Plant.

Water consents CRC001158 and CRC152245 to take and use groundwater are to be transferred and vested in Council prior to issue of a completion certificate pursuant to section 224 of the Act.

Cultural

The importance of natural surface waterbodies and springs to Manawhenua is recognised and provided for by the ODP and the specific measures described above in regards to water bodies and freshwater ecosystems that will support cultural values associated with the ODP area.

For all earthworks across the site, an Accidental Discovery Protocol will be implemented at the time of site development, in addition to appropriate erosion and sediment controls, to assist in mitigating against the potential effects on wahi tapu and wahi taonga values generally.

PC69 Summary of submissions and further submissions

Appendix B

Submitter ID	Submitter Name	Point #	Position	Summary	Decision Requested	Recommendation
PC69-0001	Amanda Kay	001	Oppose	Opposes the zone changes for the following reasons: <ul style="list-style-type: none"> Pressure on roading infrastructure - the present level of service will not support the increase in traffic. The reduction in rural community feel by way of lack of proposed greenspace. Lincoln having few business and childcare amenities to help support the increasing community. Effect the native wildlife in the area. Currently Lincoln gets Herron, eels, fresh water crayfish, geckos, frogs and other native birds. Removing a large majority of greenspace, which has underground waterways, is concerning to the long-time effect to these waterways and the wildlife. 	Not specified.	Reject for reasons recorded in Recommendation. The issues have all been considered. The greenspace provided is appropriate. The provisions of the ODP as amended now provide for protection and enhancement of waterways and ecological values.
PC69-0002	Nicholas Martin	001	Support	Supports plan change 69 as it is important to provide land for development due to current housing shortage. Lincoln is well suited for expansion.	Requests Council approve plan change 69 in its entirety	Accept. The evidence supports the need for development in the context of a housing shortage.
PC69-0003	Jeff Denley	001	Oppose In Part	Opposes zone change as the small residential sections proposed are not the best for family, children need a place to play outside. Submitter would support this development if sections are a size and similar to that of the existing Lincoln township.	Amend ODP design/layout to increase the section size.	Reject. Living Z Zone allows for a range of section sizes and the density proposed is appropriate.
PC69-0004	Dave Clark	001	Oppose	Opposes plan change as the proposed rezoning will lead to my disruptions through increased traffic and potential pollutants affecting my ability to enjoy our current location.	Reject any subdivision of high value productive farmland.	Reject. Increased traffic, that issue has been appropriately addressed.
PC69-0004	Dave Clark	002	Oppose	Opposes the use of land that provides a value base for growing of food given its highly productive soils. Current subdivision is creating huge stockpiles of soil which are needing to be disposed of and subject to wind blow.	Further investigate with an environment report the cost of loss of topsoil and potential pollution.	Reject. Versatile soils have been considered. In relation to the stockpiling, that is a matter addressed at construction phase.
PC69-0004	Dave Clark	005	Oppose	Opposed to impacts as the LII is currently showing increased signs of silting and plastic contamination. The local reserves and buffer zones near water ways being impacted.	Require a substantial riparian zone around the key waterways to reduce run off and maintain or ideally enhance biodiversity.	Reject. Riparian setbacks and other issues have been appropriately addressed and considered.
PC69-0004	Dave Clark	006	Oppose	Opposes plan change due to results of building and new lighting potential effect on local residents and local biodiversity.	Development occur on less high value areas.	Reject. Plan change is appropriate at this site. Building and lighting issues will be addressed at subdivision stage.
PC69-0004	Dave Clark	007	Oppose	Opposed to rapid growth; higher population leads to increased stress on all infrastructure.	Greater consultation and more lead in time for major projects such as this.	Reject. Growth issues addressed and considered in Recommendation.
PC69-0004	Dave Clark	008	Oppose	Opposed to the rezoning of the Springs Road, Collins Road, leave as an essential high value food source and strategic buffer zone.	Direct development to a lower value lower strategic environmental zone.	Reject for reasons recorded in Recommendation.
PC69-0005	Purvish Panchal	001	Oppose	Opposes plan change 69 as the current infrastructure in and around Lincoln is not equipped to support large-scale population increase. Lincoln is known for its semi-rural lifestyle and agricultural university. The increase in population by 5000 -7000 will result in a change to the identity and character of Lincoln. Such an increase in population in a short period increases issues of road safety. Current town infrastructure does not have full-scale hospital/s, recreational centre/s, and limited primary and high schools. Large scale development should not be approved until at least 2030 in order to develop infrastructure to support sustainable development.	Reject plan change 69 and leave it as a rural area to protect Lincoln's character, heritage, and wetland.	Reject. Issues raised by submitter addressed and considered in Recommendation and note the increase in dwellings and population will occur over a number of years.
PC69-0006	Vicky Brown	001	Oppose	Opposes plan change 69 as the infrastructure of Lincoln is not suitable for this large a scale subdivision. Proposed growth of the area is too fast, and the density proposed is too great. Less sections of larger size would be better. Proposal results in a waste of good farmland. Increased traffic is too substantial.	Not specified, but submitter notes that a smaller area of development would be preferable if something had to happen, but not for another 5 or 10 years.	Reject. Matters addressed in evidence and Recommendation.
PC69-0007	Mark Gleave	001	Oppose	Opposes plan change 69 as the layout of the Lincoln Township and in particular the businesses and residential properties on Gerald Street, along with the nature of the road intersections, do not allow the town to be substantially increased in size whilst maintaining the safety of the road users. There are plans to upgrade the town centre and it is essential that this is done as a matter of priority. If Lincoln is to grow significantly bigger then a road(s) bypassing the town centre will be required to divert traffic away from Gerald, Edward and James Street.	Reject plan change 69 unless there is a major review of the road network in Lincoln and work is completed to upgrade the road layouts before any new subdivisions are commenced.	Reject for reasons recorded in Recommendation and note that the plan change now proposes specific upgrades in relation to transportation issues.
PC69-0008	Daryl Streat	001	Oppose	Opposes plan change as it is at odds with the Greater Christchurch Urban/Future Development Strategy (2019), which concluded (Table 3) that Selwyn likely already has enough land zoned residential to cater for population growth out to 2028.	Reject plan change 69	Reject. Issues have been addressed in Recommendation. Capacity and land supply issues have been addressed in Recommendation.

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				Any uncertainty is managed by zoning additional land as 'Future Development Areas' in Rolleston. Lincoln is intended to develop within existing agreed urban/infrastructure boundaries, thereby 'retaining its village and university character' (pp.25).		
PC69-0008	Daryl Streat	002	Oppose	Opposes plan change 69 as Lincoln has grown too fast. The town currently has a small town/village feel that will not survive the continued residential development. In little over a decade, the population of the 'village' will have doubled and the size of it will have more than doubled adversely impacting the community-feel of Lincoln. A community reflects the community culture of its residents. The recent subdivisions have increased traffic loads, road safety, education etc. Lincoln no longer feels like 'Lincoln'.	Reject plan change 69 until such time that existing developments (i.e., Flemington, Te Whariki, etc) have had sufficient time to become 'Lincoln'.	Reject. Rezoning appropriate. Evidence provided at hearing in relation to existing capacity and demand. Provides significant development capacity in an appropriate manner.
PC69-0009	Shane Halligan	001	Oppose	Opposes the plan change as the indicative Movement and Connectivity plan has a Primary Road plan showing future possible links to Liffey Springs. This link will cut through a reserve opposite the submitters property, resulting in additional noise/traffic and devaluing the submitters property.	To ensure that adequate roading is provided should the plan change proceed, which in particular does not require the need for cutting into the Liffey Springs Reserve for very little benefit and at great disadvantage to the residents of Liffey Springs.	Reject but note possible links to Liffey Springs no longer pursued.
PC69-0009	Shane Halligan	002	Neither Support Nor Oppose	The submitter notes the roading around Lincoln is in a poor state of repair and adding an additional 2000+ homes with the associated traffic will not improve the situation.	To improve roading, Ellesmere road and connecting roads to the motorway will be a must if SDC approve the subdivision. This should commence prior to the subdivision beginning and be fully functional to avoid additional commute time to the current residents of Lincoln.	Reject. Roading upgrades and timing addressed in evidence and ODP.
PC69-0009	Shane Halligan	003	Oppose	Opposes the small lot sizes proposed, which are not in keeping with the small-town character of Lincoln.	Amend plan change 69 to lot sizes to a minimum of ~500-600m ² .	Reject. Living Z zoning enables a range of allotment sizes.
PC69-0010	Graeme Greenslade	001	Support In Part	Supports plan change 69 as there is a great need for more housing as Selwyn is a great to live and growth will be great for district and local business. Submitter does oppose any provision of a bypass road through a residential subdivision.	Amend plan change 69 ODP to remove bypass road.	Accept. ODP no longer references bypass road.
PC69-0011	Sam Wang	001	Oppose	Opposes plan change 69 as the infrastructure, such as roads and supermarkets could not cope with the additional 5000 residents. Lincoln should focus on indoor pools, recreation centres to supply basic needs before considering more residents.	Reconsider the plan change and reduce the additional living areas and focus on supermarkets, indoor pools, gyms and other needs rather than houses.	Reject. Infrastructure, roading and community facilities addressed in evidence and Recommendation.
PC69-0011	Sam Wang	002	Oppose	Opposes plan change 69 due to current state of road infrastructure.	Council to focus on infrastructure before approving additional residential development.	Reject. Infrastructure upgrades appropriately addressed.
PC69-0012	Letitia Rowson	001	Oppose	Opposes high density housing proposed by the plan change. The submitter did not live in Lincoln so it could turn into a place with high density housing, otherwise would have bought in Rolleston. People are attracted to Lincoln because it still feels like a small quiet town, and given people don't even want a second supermarket, residents are not happy with a significant increase in population. The roads are not equipped for the increase in traffic, Ellesmere Road is already a hazard to cars, trucks, bikes, walkers etc and that hazard will only get worse. Crime has also increased steadily in Lincoln over the past 12 months.	Reject plan change 69 and the proposal for the Lincoln South development.	Reject for reasons recorded in Recommendation. Density and LZ zoning appropriate. Evidence that existing subdivisions are largely complete.
PC69-0013	Aimee Patchett	001	Oppose	Opposes the proposal of a link road via Liffey Springs through the reserve. The submitter purchased and built in Liffey Springs, along with most of the other residents because of the reserve. Submitter also does not want the roads getting busier, especially with Ararira Primary School, this is a road used by a lot of school children going to and from school. Using Liffey Springs as an access to the new subdivision and cutting through the beautiful reserve is not good for Lincoln residents. Many families and dog walkers use the walking track that goes along the reserve on Jimmy Adams Tce.	Reject plan change 69.	Accept in part. Link to Liffey Springs no longer incorporated into ODP.
PC69-0014	Helen Hulme	001	Oppose	Opposes plan change 69 as submitter does not consider that traffic impacts of the development will be minor. Submitter notes that the Integrated Traffic Report was prepared in Oct 2020, Lincoln and its surrounding districts are experiencing rapid growth. The vehicle movement figures will therefore be inaccurate. Secondly the report recorded the vehicle movements at only two intersections. No consideration was given to the impact of traffic on Gerald Street, or on other intersections further outside the Lincoln township boundary. In particular, Boundary Road.	Requests the Council require a more appropriate Integrated Transport Plan with respect to the subdivision effect on the Lincoln transport network before considering or dis/agreeing to the proposed plan change.	Reject. Effects on transportation network addressed and upgrades appropriately recorded.
PC69-0266	Theresa Kortegast	FS001	Support In Part	<i>A third party needs to be engaged on behalf of council to determine the true and wider implications of the increased traffic flows and movements from this proposed development. Minimal research has so far been conducted and therefore will be entirely inaccurate. Particular focus needs to be on Collins Road and Springs Road.</i>	<i>Engage a third party to conduct more accurate traffic movements.</i>	<i>Reject. Traffic movements have been further addressed in the evidence.</i>
PC69-0015	M Jones	001	Oppose	Opposes the rezoning of good rural agricultural land to Living X, Z and Business 1 zones and the removal of greenspace and topsoil that cannot be replaced for agricultural purposes.	Reject plan change 69	Reject for reasons recorded in the body of the Recommendation.

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				The submitter is opposed to the addition of so many houses to a town that does not have the facilities to cope. Christchurch City should be building higher density housing and the satellite towns should stay as small local communities. There is no transport system for the residents of these proposed houses which means a huge increase in traffic on the roads which is environmentally damaging. Submitter is opposed to the density of housing being built, there is a surplus of large properties and no higher density housing.		
PC69-0016	Michael Rowson	001	Oppose	Opposes plan change 69 due to: <ul style="list-style-type: none"> The people of Lincoln not wanting high density housing. Residents prefer the generous section sizes, the open space and higher standard of living. Do not want to turn into the next Rolleston. Lincoln does not need a housing project of this scale. There is plenty of other subdivisions in the area. The roading infrastructure could not handle the additional traffic, it struggles currently. Already have had speed reductions to cope with the increase in traffic, as the roads are not up to standard. The land to be rezoned is some of the best farming land in the country. In a time where disasters can strike at any time (for example COVID-19), we need to be able to self-support more than ever. 	Reject plan change 69	Reject for reasons recorded in Recommendation. Density appropriate, evidence as to lack of development capacity not meeting demand. Infrastructure upgrades proposed. Loss of farming land addressed.
PC69-0017	Paul Tougas	001	Oppose	Opposes rezoning as the vast scale of the new housing will irrevocably change the character of Lincoln for the worse. The increased pressure on schools, roads, services and infrastructure will remake Lincoln into just another Christchurch suburb. People like Lincoln and want to live here because of the way it is now.	Not specified.	Reject for reasons recorded in Recommendation.
PC69-0018	Anthony John Amos	001	Oppose	Opposes any connection to Liffey Springs Drive. A bridge to connect to the very large proposed development would see large traffic and high-speed traffic volume with associated detriments to its peaceful and quiet living environment. Additionally, it would see the breakup of the prized green streamside development from a treasured recreational area to a split and dangerous road crossing. Traffic danger at the Russ Drive intersection would substantially increase and this would further endanger the children on their walk from home to the nearby Ararira Springs School.	Not specified	Accept in part. Connection to Liffey Springs Drive no longer pursued.
PC69-0019	Megan Greenslade	001	Support	Supports plan change 69, which will be great for Lincoln and its business.	Approve plan change 69	Accept for reasons recorded in Recommendation.
PC69-0020	Ronald de Vries	001	Oppose In Part	Opposes the potential vehicle access link to Liffey Springs Drive for the following reasons: <ul style="list-style-type: none"> The plan does not show enough connectivity between the proposed subdivision and Te Whariki, which already has all the established roads connecting to the village and amenities. Liffey Springs Drive already has connectivity via Southfield Drive. Submitter supports a walking and cycling link to Liffey Springs Drive to assist with access to the new primary school and the rail trail for health and wellbeing benefits. 	Amend plan change 69 to establish links connecting to roadways in the Te Whariki subdivision.	Reject. Note connection to Liffey Springs Drive no longer pursued.
PC69-0021	William Talbot	001	Oppose	Opposes the use of highly productive soil essential for growing the food we need to have a thriving economy and to feed the world. Submitter understands there is a need to build more houses, however, this highly productive farmland is not where it should be built; this is highlighted in the government's 'Proposed National Policy Statement for Highly Productive Land'.	Reject plan change 69	Reject for reasons recorded in the body of the Recommendation.
PC69-0022	Jack Dixon	001	Oppose In Part	Opposes the use of productive soils around Lincoln for housing and asks - do we really want to be the next Pukekohe?	Council pay more attention to the soil classes and build on soil that is not as productive.	Reject for reasons recorded in the body of the Recommendation.
PC69-0023	Alison Grayston	001	Oppose	Opposes the rezoning as the area is outside of the Projected Infrastructure Boundary and the Greenfield Priority Areas shown on Map A of the Canterbury Regional Policy Statement. It is also a large area to rezone prior to the Proposed National Policy Statement for Highly Productive Land being finalised and may be contrary to the direction of that NPS which seeks to sustainably manage productive land. As identified in the Traffic Assessment by Novo Group, transport network improvements also need to be made to ensure that transport infrastructure is not adversely affected. For these reasons, the submitter considers that it is inappropriate to approve the plan change at this point in time.	Reject plan change 69 and retain the current Rural Outer Plains zoning.	Reject for reasons recorded in Recommendation.
PC69-0024	Tony McKenzie	001	Oppose	Opposes the proposal to not include a sport and recreational park (2.3ha or more) "given the sites close proximity to Lincoln University fields, Lincoln Domain and Lincoln Events Centre". The submitter considers this statement is false as these facilities are located outside the normal walking distance for children and are otherwise oversubscribed. This proposal will exacerbate the existing shortage of sports grounds.	Amend so that a suitable sport and recreational park is included to cater for the proposed population increase.	Reject for reasons recorded in Recommendation. SDC adopts a catchment approach in terms of recreational facilities and Mr Rykers evidence notes further land has been purchased within Lincoln for extension of playing fields.
PC69-0025	Roshean Woods	001	Oppose	Opposes the use of versatile soils for housing development and states the need to protect our highly productive land around Lincoln for food production. Food security is very important now and will continue to be into the future. Food production is most efficient on highly productive land because soil on this land needs the least fertiliser and cultivation (tilling or ploughing) to grow crops and livestock (Lynn et al., 2009). Highly	Reject plan change 69	Reject for reasons recorded in the body of Recommendation.

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				productive land is also less prone to leaching fertiliser and contaminants into the environment than land with shallower or stony soil (Carrick et al., 2013; McLeod et al., 2014).		
PC69-0026	Aaron M Kenny	001	Oppose	Opposes plan change due to increase in traffic without substantial roading investment. Proposal would also make the roads into the city (Selwyn/Shands/Springs/Birch's) more dangerous as compared to diverting traffic to the new motorway if development continued at Rolleston. Submitter considers development should continue at Rolleston by expanding to the designed town limits and Council complete the new district park so there is the infrastructure for the growing town.	Not specified	Reject. Acknowledge concerns in relation to roads but addressed in evidence and Recommendation.
PC69-0027	Sandy de Vries	001	Oppose In Part	Opposes the potential vehicle access link to Liffey Springs Drive at the Eastern Border of the township, which would become a thoroughfare to get to Christchurch. Liffey Springs Drive has Aririra School on Russ Drive frequented by hundreds of school children - a thoroughfare would make walking and biking to school for children unsafe. Liffey Springs Drive already has considerable traffic from Southfield Drive. There would be traffic jams at the end of the road for traffic attempting to get out of Liffey Springs Drive in the mornings - it is already very busy.	Amend the zone change so that vehicle access is closer to the Lincoln township including the Library, restaurants/cafes, events centre, shops and service station.	Reject. Note linking road to Liffey Springs Drive no longer pursued.
PC69-0028						
PC69-0029						
PC69-0030	Suzu Alsop	001	Oppose	Opposes plan change as unlike the recent growth, this is unplanned and outside the agreed Urban Infrastructure Boundary and at odds with the Greater Christchurch Urban/Future Development Strategy (2019), which concluded (Table 3) that Selwyn likely already has enough land zoned residential (i.e., available for housing) to cater for population growth out to 2028. Any uncertainty in this is managed by zoning additional land as 'Future Development Areas' in Rolleston.	Have an evening community meeting to discuss further before any consents are granted.	Reject. Acknowledge growth is outside of the structure boundary. Evidence in terms of capacity identified and addressed in Recommendation.
PC69-0031	John Yin	001	Oppose	Opposes plan change 69 as it would undermine the District Plan's intention to limit residential development in Lincoln to the existing Development Areas. The proposal would impose significant strain on the roading, water, education and other community infrastructure in Lincoln. Unconstrained greenfield development carries a large carbon footprint by increasing reliance on cars, energy consumption and urban sprawl. The proposal contradicts Selwyn 2031 - the proposed development would significantly extend the size of Lincoln and dilute the 'village feel' of the township. The proposal would disrupt the staged development approach set out in the Lincoln Structure Plan and undermine the associated retail and infrastructure development plan for Lincoln.	Reject plan change 69.	Reject. Issues raised addressed and considered in Recommendation.
PC69-0032	Matt Crozier	001	Oppose	Opposes plan change 69 as it does not allow for planning of Lincoln township facilities. No provision for how additional small sections will be serviced by the Selwyn Council. Lincoln is renowned as a spacious town, small sections and therefore roads create social problems. Opposes the development of farmland with first class topsoil, which should be retained for food growing and residential development located in areas with poor quality topsoil.	Reject plan change 69.	Reject. Issues raised addressed and considered in Recommendation.
PC69-0033	Alastair Smithies	001	Oppose	Opposes the potential traffic access link from the new subdivision onto the southern end of Liffey Springs Drive. The presence of this road would adversely affect the existing reserve alongside Jimmy Adams Drive by cutting across it and interrupting the existing continuous public access along the L1 stream from Southfield Drive to the Lincoln Wetland and Liffey Springs reserve. The proposed linking road would have a detrimental effect on the reserve and would increase traffic volume on Liffey Springs Drive to levels well above what was expected when residents made the decision to live here.	Not specified	Reject and note linking road to Liffey Springs Drive no longer pursued.
PC69-0034	Samuel Edward Bridgman-Smith	001	Oppose	Opposes the proposed idea to subdivide 190 hectares to the south of Lincoln primarily due to the loss of high-quality soil. The soil that I use to grow crops is superb. With minimal applications of inputs to maintain structure, it yields outstanding results. The proposed subdivision will permanently deprive future generations the opportunity to grow food in some of the best soils in the country. A superior solution is vibrant inner city living (desperately needed in Christchurch) defined by attractive buildings with commercial businesses on the ground floor, followed by three to four stories of residential apartments all laid out around communal parks and squares.	That the Plan Change 69 be rejected in its entirety; and that a permanent, unchanging boundary be marked on the map of Lincoln around developed areas to prevent further urban encroachment onto quality soils to ensure future generation's prosperity.	Reject for reasons addressed in Recommendation. Issues raised re urban boundary not in scope.
PC69-0035	Robert Brian Wynn-Williams	001	Oppose	Opposes the rezoning of elite (Class 1 or 2) agricultural land (Templeton, Wakanui or Temuka soils) to residential. The lack of national policy on the use of elite land. If the change is approved the subdivision design be conditional on meeting best environmental and energy practices. SDC must put caveats on subdivision orientation such that the long access of sections must run east west (+/- say 5 degrees).	Decline the plan change request.	Reject. Issues of versatile soils addressed in Recommendation. Issues of design and caveats are matters which may be addressed at subdivision.

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				Consideration should also be given to building covenants to modify temperatures through the use of reflective surfaces and lighter roof colours; and water use and wastewater disposal through rainwater storage and gutter configuration.		
PC69-0036	Shaun & Natasha Roper	001	Oppose	Opposes plan change 69 on the basis that there is not the infrastructure to support 2000 more residential sites in Lincoln. There is one primary school and one high school and one Medical Centre. Existing residents bought in Lincoln for the small-town vibe.	Request Council reject plan change 69.	Reject. Evidence on infrastructure provision provided. ODP and proposed rules identify potential for schooling subject to needs assessment.
PC69-0037	Professor Keith C. Cameron	001	Oppose	Opposes plan change 69, the main reason being that it would result in the loss of more 'highly productive land' in the Selwyn District. Approval of Private Plan Change Request 69 would be in direct conflict with the New Zealand Government's proposed National Policy Statement (NPS-HPL) designed to protect Highly Productive Land.	Reject private plan change 69 request.	Reject for reasons addressed in Recommendation. NPS-HPL not operative.
PC69-0038	Polly (Pauline) Warren	001	Oppose	Opposes plan change 69 as the nature reserve should not be tampered with in any way. Need to protect the natural environment and habitat for future generations.	Not specified.	Reject. ODP provides for protection and potential enhancement of habitat.
PC69-0039	Elizabeth Ruth Mitchell	001	Oppose	Opposed to the link between development and Liffey Springs Drive. This is green space with native birds (some protected) would be turned into an arterial road which is not acceptable. Property was built with an understanding of no more subdivisions in such wet areas.	Not specified.	Accept in part. Link to Liffey Springs Drive no longer proposed.
PC69-0040	Denis Dumaine	001	Oppose	Opposes plan change 69 to protect the remaining Highly Productive Land resource within Selwyn District for future generations. As more houses are needed, suggests: <ul style="list-style-type: none"> Stopping a model of urban development based on spread out villages later on becoming towns and destroying the wilderness around by multiplying houses and small sections. Stop reproducing a horizontal urbanisation based on an old model of low population and slow growing population. Should rather think in terms of verticalization of our model with 5-6 storey buildings with multiple apartments around and a small communal garden. Encourage the urbanisation on poorer soils between Rolleston and West Melton where the infrastructure is already present in terms of shops and roads. 	Not to approve private plan change request 69.	Reject. Versatile soils addressed in Recommendation. Other matters better considered through wider processes and not on site specific plan change.
PC69-0041	Jill Smithies	001	Oppose	Opposes the potential road between the proposed subdivision and Liffey Springs Drive acknowledging that the developer does not currently own the land necessary to make this connection, but this could change. The potential road would cut through a beautiful tree lined reserve that is an asset to not just the residents of the Liffey Springs subdivision but to all of Lincoln. As a connector road for the proposed subdivision it is likely that Liffey Springs Drive would become the preferred route to the centre of Lincoln for the residents in the eastern part of the subdivision. The increase in traffic would make it less safe for children crossing the road when going to and from the Ararira Springs Primary School or accessing the reserve. The potential road from the proposed subdivision would degrade the nature of both the Liffey Springs Drive and the reserve surrounding the Liffey Springs subdivision.	Remove the potential road going through the reserve to Liffey Springs Drive.	Accept in part but note road linkage to Liffey Spring removed from ODP.
PC69-0042	Eleonore Dumaine	001	Oppose	Opposes the development on a versatile soil, class 1 and 2, which are the best soils. Only 5% of all soils in NZ are this quality. Once you've covered a land with concrete and houses, there is no going back. Submitter considers it is time to think of vertical urbanisation instead of horizontal, answering both the need for more housing and more land to grow food, and decrease our human footprint on the environment.	Not specified	Reject. Versatile soils addressed in Recommendation and the NPS-UD anticipates a variety of dwellings including standalone and attached dwellings and in different locations.
PC69-0043	Clare Mateara	001	Oppose In Part	Opposes the potential effects to Liffey Springs Drive either directly creating the road as a "main road" like Edward Street or indirectly, where roads along the area would inadvertently encourage the road to be used as a shortcut, thoroughfare. The increase in traffic means increase noise will destroy the sanctuary created for the nature created around Liffey Springs and also the people living in the area. Submitter presumes fears may be unwarranted based on proposal now before Council, but considers it prudent to make my submission base on that fear, and trust that you would consider our concerns should it ever come up as a proposal in the future.	Not specified	Reject in part. Link to Liffey Springs Drive no longer proposed.
PC69-0044	Susan Lysaght	001	Oppose In Part	Opposes the traffic access link through Liffey Springs Drive. The access link would cut through a reserve which is used by the community. Submitter has no objection to a pedestrian crossing so school children can access the school, however putting a road through would change the nature of the community feel. Submitter bought in Lincoln for the reserves and does not want more to be lost. The loss of the reserve would be damaging to the environment and the nature that currently live there.	Not specified.	Reject in part. Link to Liffey Springs Drive no longer proposed.

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PC69-0045	Cass McGimpsey	001	Oppose	Opposes the proposed access link through Liffey Springs Drive to the proposed subdivision for the following reasons: would require a bridge over the Liffey Stream which would not be in harmony with the surrounding wildlife area. Pollution from transport and potential for rubbish to be littered around the bridge area would be tragic for the fragile eco system. Increase in traffic movement would create many hazards for the local children and adults who enjoy access freely and safely. The area alongside the stream is popular for picnicking and games, having a bridge and road access in this area would make the area unsafe to use for recreational uses. Liffey Springs Drive as an access road would devalue the properties in the Liffey Springs Subdivision.	Reject the plan change or alternatively amend the access to Moirs Lane and out to Ellesmere Road with no access link to Liffey Springs Drive.	Reject. Note link to Liffey Springs Drive no longer proposed.
PC69-0046	June and Ian Burney	001	Oppose	Opposes plan change due to insufficient infrastructure in the Town Centre to support the level of proposed growth. The creation of additional business zone outside of the town centre fragments the township further. Focus should be on retaining the country community character and general town centre of Lincoln.	Reject plan change 69.	Reject. Infrastructure addressed. Additional Business Zones provide for daily needs of residents only and does not fragment the township.
PC69-0047	Lincoln Envirotown Trust	001	Oppose	Opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> Plan change does not exhibit the housing density and housing model that we feel is essential to Selwyn's balanced growth. Low density housing proposed by this plan carries results in effects. Continuing to sequester large land areas for high area houses will not be sustainable and will not enhance the Selwyn District. The developers cite the need for housing in New Zealand as an important reason to allow the proposed plan change. However the large housing units proposed will be expensive not provide the quantity of affordable housing that could occupy our land areas. Large housing units are invariably less energy efficient than smaller housing units. Loss of large areas of agricultural land involved in the current low-density models. Reliance on private transport carries long term implications not only for the residents themselves, but the wider Selwyn area to say nothing of the continuation of an unsustainable carbon foot print. Perpetuates the lack of communal green space as an essential part of family and community living in Selwyn. The green space shown on the plan looks negligible and is stated as being subject to change. 	Reject plan change 69 as presented.	Reject for reasons recorded in Recommendation. Living Z zoning allows for variety of housing. Green space appropriate.
PC69-0265	Don Babe	FS001	Support	<i>The proposed housing density is low. This is likely to be caused by the requirement of each dwelling to have 2 or more motor vehicles. There is no planning for any alternative transport options. Most car journeys are less than 5 kms so this subdivision needs to reduce those car journeys by offering realistic options. There is no evidence of this planning. One example could be the addition of cycle parking at bus stops in Lincoln Village so people travelling to town could cycle to the bus stop and leave their bike securely whilst enjoying the bus trip. Children need to be able to access schools and recreation facilities independently from an early age.</i>	<i>Require the plans to be re-submitted with better transport options and a variety of housing options.</i>	<i>Reject. Transportation issues and variety of housing addressed. Living Z zone enables a variety of housing. Park and Ride facility included. Cycling and pedestrian linkages provided.</i>
PC69-0265	Don Babe	FS002	Support	<i>The housing crisis will not be solved by a business as usual model.</i>	<i>Let Rolleston have the cookie cut new sections, Lincoln needs to build on its University and Research centre heritage and provide housing that is appropriate. There could also be a requirement that a certain percentage of the units built be passive houses.</i>	<i>Reject. Living Z Zone appropriate.</i>
PC69-0264	Christchurch - Little River Railtrail Trust	FS001	Support	<i>The subdivision is designed for car use so there will be as many cars in the area as there are dwellings, probably more. A number of these will use Moirs Lane for access and egress. Moirs Lane has been recognised as part of the Christchurch - Little River Railtrail. It is important that any upgrade to Moirs Lane includes the provision of an off-road cycle path. Furthermore, we would like to provide the residents of the two adjoining subdivisions with easy access to the bike trail by the provision of cycle ways suitable for people aged from 8 to 80 years old from Springs Road to Moirs Lane. Shared paths on the edge of main roads do not meet this description.</i>	<i>Ask the planners to re-submit their application with due consideration of other means of transport especially for those journeys of 5km or less. That will include access for children to get to school and to Lincoln township for those supplies not available in the proposed retail areas.</i>	<i>Reject. Evidence that upgraded Moirs Lane will include recognition of the rail trail. Cycling and walking access addressed.</i>
PC69-0048	Mark Mateara	001	Oppose In Part	Opposes the potential effects to Liffey Springs Drive either directly creating the road as a "main road" like Edward Street or indirectly, where roads along the area would inadvertently encourage the road to be used as a shortcut, thoroughfare. The increase in traffic means increase noise will destroy the sanctuary created for the nature created around Liffey Springs and also the people living in the area. Submitter presumes fears may be unwarranted based on proposal now before Council, but considers it prudent to make my submission base on that fear, and trust that you would consider our concerns should it ever come up as a proposal in the future.	Not specified.	Accept in part. Link to Liffey Springs Drive removed.
PC69-0049	Andrew Barclay	001	Oppose In Part	Opposes plan change in part due to the resultant limited competition in residential sections for some time and that this development would limit the approval other subdivisions until these are developed,	Approve plan change 69 and simultaneously rezone land around the perimeter of Lincoln, of equal	Reject in part. Rezoning of additional land around the perimeter of Lincoln not within jurisdiction.

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				which given the scale will take many years. The location of this development skews Lincoln heavily to the south. Already the town is rather disparate with little "town centre" feel. The hub of the town is the current town centre, high school, sports fields, churches etc. Shops and houses exist side by side in this area, making it difficult to become a centre. More effort is needed to create a thriving town centre full of commercial and community-based activities, that the residents want to be part of and travel to.	distance to the centre. This will provide opportunity for other landowners providing more competition. and respect the current town centre as the hub of the town.	
PC69-0050	Gordon Hope	001	Support	Supports the proposed subdivision going ahead in that: It helps the Government's requirement for more land to be made available for housing; and When completed, will be enclosed by natural boundaries, which makes sense. The argument that too much "good" land is going into housing is true, but when towns were first established in New Zealand they were built on "good" land, because people had gardens to grow vegetables in order to survive, no handy supermarkets then, so of course "good" land was going to be built on. Would like more information on the proposed Business Zone. Other than that, can't think of any reason why the subdivision should not proceed.	Not specified.	Accept for reasons recorded in Recommendation. Additional Business areas included.
PC69-0051	Murray and Judy Reid	001	Oppose In Part	Opposes any motor vehicle access to Liffey Springs Drive, but supports a footbridge allowing pedestrian.	Remove any provision for vehicle access down Liffey Springs Drive from plan change 69.	Accept in part. Liffey Springs link removed.
PC69-0052	Bruce Dobbs	001	Oppose	Opposes the continued use of productive farmland for the construction of housing, of either low- or high-density although the latter is obviously a more efficient use of any residential land. Submitter considers that residential and/or business development should be confined to land of poor agricultural/horticultural value which, in general, means the lighter, stonier soils in our region. Also, I believe, as a nation we need to move from the single (low density) residential property to a higher density, possibly vertical (3 - 5 floors) construction with surrounding communal green space and recreational areas.	Not specified.	Reject for reasons recorded in Recommendation. Living Z zone appropriate.
PC69-0053	Bill and Debbie Ogg	001	Oppose	Opposes plan change 69 as such a significant development of this scale will negatively impact on the quality of life of the existing rate payers and residents in Lincoln. These impacts are summarised as follows: <ul style="list-style-type: none"> Increased traffic congestion as a result of significant low and medium density living introduced. Potential loss of existing recreational areas for Verdeco Park by allowing construction of a by-pass. Loss of existing features marketed by Verdeco Park. Significant traffic congestion created in Springs Road South and the wider area. Increased demand on existing infrastructure and services. Introduction of increased dust and environmental pollution as a result of the development. 	Not specified.	Reject. Issues addressed and considered in Recommendation.
PC69-0054	Frederick Bustin	001	Oppose	Opposes plan change based on potential vehicles travelling on Liffey Springs Drive. Young children use this road on their way to Russ Drive school. The reserve is widely used by locals and people outside the area because of the pleasant stream boundary and bird life it attracts; a road going through would detract from this.	Not specified.	Reject but note Liffey Springs link removed.
PC69-0055	Bruce and Joanne Dobbs	001	Oppose	The submitter acknowledges the need for more housing in the Selwyn District, but opposes plan change 69 in order to protect fertile land and the environment. Society can no longer afford to adhere to the current model of one dwelling to each section, in order to house the burgeoning population. To avoid the risk of destroying more of our valuable farmland and wildlife areas, we now need to consider other options such as more high-density housing. A model of several apartments with an area of common ground (play area, etc) could be an acceptable alternative. Poorer soils which are less suitable for agriculture and horticulture could be used for housing, leaving the better-quality Plains soils like Templeton Silt loams for the purpose for which they are best utilised.	Not specified.	Reject but note Living Z rules enable potentially more intensive development.
PC69-0056	Chris Chisholm	001	Oppose	Opposes plan change 69 due to the use of Class 1 soils and that existing infrastructure cannot support this development.	Reject plan change 69.	Reject for reasons recorded in Recommendation.
PC69-0057	Michael and Joanne Moore	001	Oppose	Opposes any connection to Liffey Springs Drive and any other through road, which would ruin the subdivisions and ruin the environment, water ways and park like areas that residents enjoy walking and cycling around.	Remove any road connection to Liffey Springs Drive.	Reject. Note road connection to Liffey Springs Drive removed.
PC69-0058				Not allocated		
PC69-0059				Not allocated		

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PC69-0060	Scott Loeffler	001	Oppose	<p>Opposes plan change 69 for the following reasons:</p> <ul style="list-style-type: none"> Insufficient infrastructure capacity to adequately deal with the development in terms of roading, sewage systems, sports field and other parks and community centres. Fees paid by the developer per section sold to council is only enough for maintenance of current roading, sewage and facilities, not enough to purchase and produce new ones. Does not address adequately any of the issues in the Climate Change Response Amendment Act 2019. Use of good soils for housing means longer travel times and more greenhouse gases due to not being able to use good arable land to grow food near to the greater Christchurch area. Lincoln soils are classed in the top 2% of arable land in Canterbury. It is creating problems for future generations by utilising these good soils for housing. Does not contribute to the amenity of Lincoln township. 	Not specified.	Reject. Issues raised appropriately addressed and considered in Recommendation.
PC69-0061	Deborah & Kevin Powell	001	Oppose	<p>Opposes plan change 69 for the following reasons:</p> <ul style="list-style-type: none"> Proposed bypass cuts directly through a Council reserve. Verdecos Park maintains a connection between nature, happiness and healthy living. A bypass road, traffic and noise pollution are in direct conflict with the very nature of the Verdecos Park environment. Pressure on existing education facilities. There is already displacement of young children who were educated off site as their local school could not accommodate them. Upgrading roading and improving transport links takes many years to come to fruition. Lincoln roads will not be able to cope with the increase in traffic, which in turn causes time delays. 186 hectares of high-quality land, with soils proven to be unique in quality composition and structure, should be maintained for further horticultural purpose and not transformed for intense housing. Plan Change 69 does not include amenities to support the recreational, social and cultural needs of a growing community. Lincoln's infrastructure would be insufficient, and this would have a direct effect on all residents and their community needs. Lincoln is a rural township with agricultural businesses and a University that supports research and development of cropping and dairy farming. The township has grown over a 12-year period with new housing spread across large areas. However, a further 2,000 section high intensity subdivision would change the special nature of this special township. 	Reject plan change 69.	Reject. Issues raised addressed and considered in Recommendation. Bypass not included in ODP.
PC69-0062	Charlotte Crittenden	001	Oppose	<p>Opposes plan change 69 as:</p> <ul style="list-style-type: none"> There is a need to protect against the permanent loss of the high-quality soil in this area. The beauty about NZ/towns like Lincoln is the amount of land with no infrastructure ruining the country look and feel. Cramping in a large number of properties in an area of that size is ugly and overcrowding. When will a new High School, Primary School and supermarket be built to cater for this increase in people? Land and house packages add no character to the area. 	Reject plan change 69.	Reject. Issues raised addressed and considered in Recommendation.
PC69-0063	Richard Morris	001	Oppose	Opposes the proposal due to potential contradiction between guidance provided by the NPS-UD and NPS-HPL.	Reject the request for plan change 69.	Reject for reasons recorded in Recommendation.
PC69-0064	Yurie Tiltman	001	Oppose	Opposes plan change rezoning, which should be considered as part of SDC's long-term plan. This would require a considerable amount of infrastructure work.	Reject plan change 69 at this time.	Reject for reasons recorded in Recommendation.
PC69-0065	Sarah Pollard	001	Oppose	Opposes plan change resulting in the construction of 2500 new houses in areas that do not have the roading infrastructure. Springs Road and Shands Road are at capacity now. What are the Council's plans to deal with this?	Request that Council put on hold any development until the infrastructure can deal with extra traffic.	Reject. Improvements to address transportation issues now incorporated into plan change.
PC69-0066	Brenton Crittenden	001	Oppose	<p>Opposes plan change as the main street/area of Lincoln was not designed appropriately for all this extra infrastructure. With 2000 extra proposed properties there will be demand for another primary school, high school, supermarket and other residential facilities.</p> <p>Building over high-quality soil would be a huge loss - we must protect it.</p> <p>Lincoln used to have such a community feel to it and that is slowly decreasing with the increased infrastructure. Lincoln is becoming less attractive and too crowded.</p>	Reject plan change 69.	Reject for reasons recorded in Recommendation.
PC69-0067	Roger McLenaghan	001	Oppose	<p>Opposes plan change 69 as approval would be in direct conflict with the New Zealand Government's proposed National Policy Statement designed to protect Highly Productive Land, with an overall purpose of maintaining its availability for primary production for future generations and protect it from inappropriate subdivision, use and development.</p> <p>The soil types represented in the proposed development are mostly Wakanui and some Templeton soils (Landcare s-map). Both of these soils have a good depth of topsoil that is stone free and have a relatively</p>	Requests the Selwyn District Council be proactive and protect the remaining Highly Productive Land resource within Selwyn District for Future Generations.	Reject. Issues addressed in Recommendation.

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				high available water capacity (Landcare s-map). They are therefore classified as class 1 soils (Cox J.E. 1978). Only 5 percent of the land in New Zealand are class 1 soils (Curran-Cournane, 2021), making these soils the most productive soils for food production due to their versatility. According to Selwyn District Council's baseline Assessment of Versatile Soils only 1 percent of Selwyn is class 1 soils.		
PC69-0037	Professor Keith C. Cameron	FS001	Oppose	<i>I oppose Plan Change 69 because of the loss of Highly Productive Land that would occur. I therefore ask Selwyn District Council to reject Private Plan Change 69 Request at what would be the "11th hour" before the New Zealand Government's National Policy Statement on Highly Productive Land comes into effect later this year. Approval of Private Plan Change Request 69 would be in direct conflict with the New Zealand Government's proposed National Policy Statement (NPS-HPL) designed to protect Highly Productive Land.</i>	<i>Oppose in Full</i>	<i>Reject. Issues addressed in Recommendation.</i>
PC69-0068	Tony Bywater and Judy Derby	001	Oppose	Opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> The proposed subdivision is on the most productive class of agricultural land (Land Use Capability class 1) which is in short supply both regionally and nationally. This land should be retained for food production and not used for housing. Road transport provisions both within and surrounding Lincoln are already under stress and the addition of such a large subdivision will add significantly to congestion within the township and between Lincoln and other centres (Rolleston and Christchurch in particular). Provision for increased traffic flows, particularly within the township, must be addressed before any major expansion. Further retail development must occur in the vicinity of Gerald St in the centre of the township and not be dispersed throughout the various subdivisions. The destruction of an existing reserve area to allow road access. Any further development must preserve and enhance the character of the Lincoln township in terms of the vitality of its centre and the provision of reserve areas.	Not specified.	Reject for reasons recorded in Recommendation.
PC69-0069	Anthony Campbell	001	Oppose	Opposes plan change 69 due to: <ul style="list-style-type: none"> The size of properties and houses to be constructed - small cheap housing will create a "ghetto" type area which will also bring more crime into Lincoln. Lincoln does not have the infrastructure to support the proposed development in terms of schools, sports field and roading/transport links. In the event that this subversion is granted, the Selwyn District Council will be obliged and need to upgrade many facilities in and around Lincoln, the cost of course always is burdened back to the ratepayer. All new housing in New Zealand should be developed on poorer type soils. NZ is a food producing country and if we continue to let our top fertile soils go into unnecessary housing mainly because a developer wants to, we will be reliant on imported food. 	Not specified.	Reject for reasons recorded in Recommendation.
PC69-0070	Kim and Steve McDrury	001	Oppose	Opposes plan change due to concerns around more traffic/people on current roads and infrastructure. The use of good soil and that Lincoln needs another supermarket, garage, buses and sports grounds. The placement of a road through a reserve.	Reject plan change 69.	Reject for reasons recorded in Recommendation.
PC69-0071	Kerry Blake and Gary Eggers	001	Oppose	Opposes plan change due to two main concerns: <ul style="list-style-type: none"> the visual/sensory impact of a road and bridge instead of green space that is pleasing to the eye and utilised for recreation. the negative effects on the waterway, fauna and wildlife. 	Not specified.	Reject for reasons recorded in Recommendation.
PC69-0072	Olivia and Ben Thompson	001	Oppose	Opposes the impact on educational facilities based on insufficient planning regarding land required for the development of schools and kindergartens/early childhood centres.	Amend the ODP to make land available for schools and kindergartens/early childhood education centres; or alternatively require an undertaking from the developer that land will be made available for educational facilities in accordance with consultation with the Department of Education and the Selwyn District Council.	Reject. Note ODP now enables consideration of need for land for educational facilities.
PC69-0072	Olivia and Ben Thompson	002	Oppose	Opposes the impact on community facilities based on insufficient planning regarding land required for the development of community facilities. A larger Lincoln will require additional facilities, such as a swimming pool, another supermarket, another petrol station, increased medical facilities. Not having amenities close to the proposed subdivision will require people to travel further which will increase traffic.	Amend the ODP to make land available for community facilities including, but not limited to, a supermarket, petrol station, swimming pool and medical facilities; or alternatively require an undertaking from the developer that land will be made available for community facilities in accordance with consultation with the Selwyn District Council.	Reject for reasons recorded in Recommendation.

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PC69-0266	Theresa Kortegast	FS002	Support In Part	<i>A development proposal of this size should include major community amenities to ensure community engagement remains within the immediate neighbourhood and provides activities for existing and future residents. Current amenities involve further car movements to the Northern area of Lincoln, increasing traffic in all parts of the township and demoting the need for walkable communities.</i>	<i>Have developer disclose more detailed plans of the proposed subdivision including addressing current and future amenities</i>	<i>Reject for reasons recorded in Recommendation.</i>
PC69-0072	Olivia and Ben Thompson	003	Oppose	Oppose the proposed Western Bypass road and request that it be declined outright and removed from the proposed Lincoln South ODP. The proposed bypass road will run through an area currently designated as a reserve and storm water management area. It would remove the only playground in Verdecos which is a key community space, exponentially increase the traffic through Verdecos Park and split the subdivision in two. The introduction of a collector road and significant increase to traffic through the development would adversely impact on pedestrian and traffic safety, aesthetic, and the acoustic values for the community.	Delete the bypass road from the ODP.	Reject. Western Bypass road no longer proposed as part of PC69.
PC69-0072	Olivia and Ben Thompson	004	Oppose	Opposes the roading element of the plan change based on the disproportionate impact the development will have on Springs Road traffic volumes and road safety. The Springs Road / Edward Street roundabout / interchange is expected to operate at full capacity once Te Whariki is completed. The proposed plan change would add an approximate 14,000 car trips per day to Springs Road, passing through the interchange without any improvements being planned. Submitter is concerned about the significant increase of traffic movements on Springs Road and the safety relating to vehicles turning in/out of the Verdecos Park and Te Whariki subdivisions and cars turning into driveway properties which are accessed directly from Springs Road. Increased vehicle movement will impact on pedestrians crossing Springs Road to access Lincoln amenities located in the Lincoln Township and Te Whariki including the zoned primary school for Verdecos Park, Ararira School located east of Verdecos Park in Russ Drive.	Amend the plan change to require the developer to: <ul style="list-style-type: none"> contribute to the upgrade of the roundabout to an interchange with traffic lights; to plan and construct, alternatively contribute to, safe road crossings for Springs Road; to plan and construct, alternatively contribute to, a turning lane into Verdecos Park 	Reject. Amendments proposed now include appropriate transport related upgrades and indicative funding.
PC69-0266	Theresa Kortegast	FS003	004	<i>Support In Part</i>	<i>Further to this, the Springs Road and Collins Road intersection would need an intense upgrade in order to provide for increased traffic movements.</i>	<i>Reject for reasons recorded in Recommendation. Note indicative gateway treatment in ODP.</i>
PC69-0072	Olivia and Ben Thompson	005	Oppose	Opposes the stormwater proposals in the proposed plan change based on the lack of information as to the impact of the proposal on wetlands and downstream catchments and properties. The proposed plan does not make adequate provision for ponds and wetlands to manage stormwater and is likely to increase flooding risk and does not explain how the filling that will be required will impact on downstream catchments and properties, including on Verdecos Park. The Plan Change area includes several natural springs which will be intercepted with the new development. Further clarification would be required to understand how the realignment of drainage channels, interception of springs and ground water would meet the requirements outlines in the National Policy Statement for Fresh Water Management (2020).	Require the Applicant to provide further clarity on how the realignment of drainage channels, interception of springs and ground water would meet National Policy Statement for Fresh Water Management (2020) and explain plans to mitigate flooding risk and associated impacts on community resilience as a result of the filling required to give effect to the proposed plan change.	Reject. National Policy Statement for Fresh Water Management (2020) addressed in evidence. Further information provided in relation to groundwater, drainage channels and springs.
PC69-0266	Theresa Kortegast	FS004	Support In Part	<i>Agree. Existing drains on Collins Road properties have not been factored into calculations and how natural springs not within the Greenslade property would be determinately affected.</i>	<i>Ensure full Geotechnical reports are provided and robust storm water management plan is implemented.</i>	<i>Reject. Geotechnical evidence provided.</i>
PC69-0072	Olivia and Ben Thompson	006	Oppose	Opposes the wastewater solution proposed by the developer based on the risk to Lincoln residents, wetland wildlife and potential impact on Selwyn rates payers to ensure suitable upgrades are done. Proposing that peak time wastewater overflow ponds be utilised to compensate for lack of treatment capacity at local wastewater treatment plants is not an acceptable engineering solution. Approval of the plan as presented by the Developer will transfer an unacceptable cost to Selwyn ratepayers to upgrade the wastewater treatment facility. These ponds have been designated as emergency storage for the Lincoln Township. Any regular discharge to this pond would remove a portion of this emergency storage capacity.	Reject the request to amend Rule 4.9.32 and maintain the requirement of a setback of at least 150m from the boundary of the Lincoln Wastewater Treatment Plant and Allandale Pump Station and require the developer to upgrade the wastewater treatment plant or make an appropriate contribution to the upgrade; or alternatively the number of proposed sections in the ODP must be reduced to fit within the capacity of the existing infrastructure.	Reject. Setback of 100m incorporated. Upgrades, if necessary, funded through appropriate mechanisms.
PC69-0266	Theresa Kortegast	FS005	Support In Part	<i>Agree. No residential development should be able to proceed without basic wastewater capacity. This reiterates the scale of the proposal and how the township would not be able to cope. Overflow ponds are not a modern-day solution.</i>	<i>Upgrade wastewater facilities prior to development</i>	<i>Reject. Upgrade to Pines WWTP facility planned and funded.</i>
PC69-0072	Olivia and Ben Thompson	007	Oppose	Opposes the location, scale and density elements of proposed plan change 69 based on the development's lack of compliance with the Selwyn District Plan and the Greater Christchurch Urban Development Strategy as well as the potential impact of development in areas that pose risk to high water tables and poor soil conditions. The proposed layout of the development is not in keeping with the semi-rural character of Lincoln and, more specifically, Verdecos Park and will place smaller, high density sections next to semi-rural sections. The densification of land away from the existing town centre will adversely affect the urban design of Lincoln and connection of amenities for residents.	Amend the ODP to be in keeping with Lincoln's character and better match proposed development to existing neighbourhoods; the number of proposed sections in the ODP must be reduced to be more proportionate to Lincoln's existing size and Local Government's planning intention to focus development in Selwyn on Rolleston.	Reject. Living Z Zone rules appropriate. Acknowledge focus of development in Rolleston but Lincoln also identified as a Key Activity Centre with some growth anticipated.

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				High water tables increase flooding risk not only to roads but also to properties and allowing development in areas that are prone to natural disasters (flooding) is not appropriate land planning and does not support community resilience. There is little or no precedence of medium comprehensive density in Lincoln (350m ²) which is proposed for the Plan Change Area and this scale is unsuited to the semi-rural nature of Lincoln Township.		
PC69-0266	Theresa Kortegast	FS006	Support In Part	<i>Increase in impervious areas will result in higher risk of flooding for existing properties in the area, particularly 36 Collins Road, as well as future homes to be built. There has also been no provisions to transition the housing density of this proposal to the rural properties along Collins Road. These lots would need to be large lifestyle blocks to fit with the rural nature of Lincoln and surrounding properties and ensure no vehicle access comes off Collins Road.</i>	<i>Provide more detailed plans for storm water and lot sizes.</i>	<i>Reject. Flooding issues addressed in evidence and will be further addressed at subdivision stage. Density anticipates lower density towards Collins Road.</i>
PC69-0072	Olivia and Ben Thompson	008	Oppose In Part	Oppose the ecological elements of plan change 69 on the basis that the developer has not put adequate plans in place to ensure that springs and wetlands in the proposed development area will be protected. Gaps in the ODP's ecological assessment was identified as part of the Council's RFI. One aspect requiring further work relates to location, state and protection of springs. While Aquatic Ecology identifies some aspects that will contribute to preserving springs (such as through understanding of the local geohydrology, stormwater conveyance and treatment) as well as measures required to protect and enhance wetlands and springs (preserving discharge, combined with a wider, more biodiverse riparian buffer), no statements from either Aquatic Ecology or the developer suggests that plans are in place to implement these measures as part of the ODP.	Amend the ODP to include plans to protect springs and wetlands in accordance with the measures identified in the ecological response.	Accept in part and record considerable amendments to ODP to address the protection and enhancement of springs and wetlands and riparian areas.
PC69-0073	H Ward	001	Oppose	Opposes plan change 69 due to temperature rises, constant dust produced when further land is developed, noise pollution, light pollution, pollution from heavy machinery and the resulting increased traffic volumes will see the carbon monoxide, carbon dioxide, nitrous oxides, hydro carbons, volatile organic compounds and particulate matter levels increasing and will alter the ecosystems and patterns of behaviour of the wildlife. In addition the water run-off will increase, putting pressure on water systems, both natural and man-made. Liffey Springs has a unique and natural beauty and is an important habitat of water ways and the associated wildlife - this is under threat by the sudden large-scale alterations proposed and the human activity will impact this area irreversibly. The 'Templeton Soils' in the areas directly to the south of Lincoln that would be affected by Plan 69 include some of the most outstandingly rare and highly productive 1st class soils of the Canterbury Plains which have taken up to 6,000 years to form. It is my belief that our quiet rural town and its links to the famous Lincoln College, of which generations of families have attended, should remain small and surrounded by fields of animals and crops, conserved for our future generations to enjoy. There is no provision for additional traffic on roading to and from Lincoln - Christchurch routes, sports fields or schools. The domain is too small currently to support our community's activities.	Reject plan change 69 outright. Failing that, delete the possibility of any future road connecting into the end of Liffey Springs Drive.	Reject for reasons recorded in Recommendation. Note future road connection to Liffey Springs Drive no longer included.
PC69-0074	Not allocated					
PC69-0075	David Page	001	Oppose	Submitter is concerned that additional traffic from the proposed development will impact Springs Road and environs and potentially resident safety. Recommends that Council investigates and makes provision for roading improvements at intersections including Verdeco/Springs Road intersection, that speed limits south of Verdeco Boulevard on Springs Road is decreased. Submitter is aware that Verdeco Park traffic design has volume limitations (narrow roads, on-street parking) and a connection from the proposed development to Verdeco Park appears to be a safety and noise risk, and will impact lifestyles. Request to analyse traffic volumes and if the proposed volumes of traffic from the proposed development impact the roading design parameters and hence noise, and safety then not proceed with this connection. In Verdeco Park, sewerage macerators were required by Council in Building Consent process of larger sections. This caused additional unplanned costs. Flooding risk.	Not specified.	Reject. Matters raised in submission have been addressed but note setting of speed limits are not a matter for determination at plan change stage.
PC69-0076	Rebecca	001	Oppose	Opposes plan change 69 due to concern that continued development of this magnitude is contradicting environmental goals and Lincoln's Envirotown image. Good fertile farming land being lost to urban spread, will push farming activities to land of lesser quality requiring heavy land preparations, meaning more nitrates will be released into the water table. Inevitable increase to traffic volumes of those mostly commuting to the city for work, school, and recreation. Decisions around public transport options and frequencies did not take into consideration a population growth such as this.	Reject plan change 69.	Reject for reasons recorded in Recommendation. Issues identified in submission have all been addressed and considered.

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				The available infrastructure in Selwyn such as water treatment is already needing to have upgrades in order to meet the required standards never mind to support the increased population. Lincoln's roading will not be able to support the population resulting in an increase in congestion, delays and repairs making the Lincoln roads more hazardous. Jobs and services in recent years have been relocated from Lincoln to Rolleston, most recently the maternity hospital. Should PC69 go ahead there will be more people but a smaller pool of available local resources and jobs. Selwyn has grown rapidly in the last 10 years, this has not been supported with an increase in local schools.		
PC69-0077	Nigel J Heslop	001	Oppose	Opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> The roading infrastructure can't support the additional vehicle traffic that will be created by the new subdivision. From a climate change point of view this proposal goes against everything the world, New Zealanders, the government and the Selwyn District council is advocating for. The government is drafting up legislation that will (hopefully) protect productive land that is required to grow food from being taken and used as subdivision for housing. This land the proposed new subdivision is going on is such prime productive land that should be protected so that it can continue to produce food. Lincoln has a unique character in that it is small, and build around the LII stream, the springs and the University. It has many walkways along such features. The new subdivision plans to increase the population in Lincoln by 67% so that will automatically take away that small village character thus adversely affecting everyone who currently lives here. The proposed subdivision proposes to put a road bridge through the reserve at the top end of Liffey Springs drive connecting the new subdivision with Liffey springs Drive. This will leave a large scar in the reserve which is currently enjoyed by cyclists, dog walkers, and the general public. 	Council reject plan change 69.	Reject for reasons recorded in Recommendation. Issues raised have been addressed and considered through the hearing process. Note Liffey Springs Road linkage no longer proposed.
PC69-0078	B J G & M S Prendergast	001	Support In Part	Supports the proposed ultra fast broadband available in the proposed subdivision. However, submitter lives on the other side of Collins Road and would like this to be made available.	Amend plan change 69 to include ultra fast broadband on both sides of Collins Road.	Reject. Provision of ultra fast broadband to sites outside site not within jurisdiction of the plan change.
PC69-0078	B J G & M S Prendergast	002	Support In Part	Supports road widths within the subdivision being of a size that cars parked on both sides of the road will allow easy movement of emergency vehicles and traffic in both directions. Retain the existing width of Collins Road with the inclusion of the proposed walkway/cycle way. Also, road to be retained in current or better condition and all areas to be free of contaminants. Truck movements to be limited on Collins Road during construction. Upgrading of Collins/Springs Road corner. Roads within subdivision to be connected to existing roads in existing subdivisions creating through roads and taking traffic off Springs Road.	Amend plan change to achieve the outcomes set out above.	Accept in part. Matters raised have been addressed and considered but matters of detail are for subdivision stage.
PC69-0266	Theresa Kortegast	FS007	Support In Part	<i>Upgrade of Collins Rd and Springs Rd intersection would be a must due to its current dangerous layout. It is also suggested that new properties on the Northern side of Collins Road are not granted vehicle access from Collins Road but are serviced from the rear within the new subdivision.</i>	<i>Enforce roading upgrades and limit vehicle access to properties off new roads, not existing</i>	<i>Reject. Upgrading proposed but not appropriate to limit vehicle access to properties off new roads.</i>
PC69-0078	B J G & M S Prendergast	003	Oppose In Part	Submitter would like all dust to be contained within the work site during construction and would like contact details of contractor if this was not complied with. We would also like to be informed on a timely manner of any disruptions to power or road works that may affect us. Also all necessary road works to be completed together as we have faced the same piece of road being worked on and resealed during Verdeco Park being developed. Do it Once. Do it right.	Not specified.	Reject. Matters to be addressed at subdivision stage.
PC69-0078	B J G & M S Prendergast	004	Oppose	Opposed if the uptake of water from the proposed subdivision would effect the quality of quantity and volume of submitters existing well.	Amend plan change to ensure sufficient water supply.	Reject. No evidence of well interference. Requirement included in ODP to transfer take and use consents.
PC69-0078	B J G & M S Prendergast	005	Neither Support Nor Oppose	Submitters are using an Oasis wastewater system and would like the option to be able to connect into the proposed reticulated system.	Amend to include both sides of Collins Road.	Connections to reticulated system are matter for subdivision stage and are limited to the plan change site.
PC69-0078	B J G & M S Prendergast	006	Neither Support Nor Oppose	Submitter would like to be able to consult with the developers to have a meeting for the affected neighbours.	Not specified.	Reject. While noting request for a meeting between developers and affected parties, that is a matter that is appropriate but not one that can be mandated.

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PC69-0266	Theresa Kortegast	FS008	Support In Part	Some meetings have taken place however there has been an absolute lack of response and cooperation from the Rolleston Industrial Developments Ltd.	Developer to hold a community meeting and provide more detail.	Reject. While noting request for a meeting between developers and affected parties, that is a matter that may be appropriate but not one that can be mandated.
PC69-0079	David Richards and Kerry Driscoll	001	Oppose In Part	Submitter has concerns regarding the proposed increase in traffic and being able to enter and exit Verdeco Park safely.	Reduce size of development under plan change 69 so traffic is manageable.	Reject. Issues in relation to traffic management appropriately addressed.
PC69-0079	David Richards and Kerry Driscoll	002	Oppose In Part	Opposes the small commercial development proposed for what is a very large development. This is inadequate and the siting on Springs Rd will add to congestion. No school or kindergarten/preschool is shown. The need to transport children will increase traffic movements down Springs Road.	Increase facilities within the plan change 69 development area to service needs of residents.	Reject. Note increased commercial areas included in plan change and policy and rule addressing schooling issue.
PC69-0079	David Richards and Kerry Driscoll	003	Oppose	Opposes plan change as it would destroy the entire character of Verdeco Park and would impair the drainage and obliterate the children's playground.	Not specified.	Reject.
PC69-0080	Deborah Bratton	001	Oppose	Opposes plan change and considers every household in Lincoln, should be given a vote on whether they support or oppose. The land is fertile soil, with not much of that left in Canterbury, also there would have to be another school, more money spent on infrastructure. There are no construction jobs in CHCH anymore. Insurance has changed for homes in Lincoln, this now classes Lincoln as a flooding zone in the next 50 years, so it would be ridiculous to build on flood lands. Big subdivisions cause many social problems and this is my biggest issue.	Reject plan change 69.	Reject. Residents have had opportunity to submit and be heard. Other issues raised addressed. No evidence that subdivision will cause social problems.
PC69-0081	Carl Bratton	001	Oppose	Oppose plan change as: <ul style="list-style-type: none"> The rare soil is not to be retained The infrastructure is not capable of another 2000 homes; Our rates would have to go up, to pay for this; Not enough jobs in the area; Schools would have to be built; and New sewerage works required. 	Reject plan change 69.	Reject. All issues identified and considered in Recommendation.
PC69-0082	Angela Bustin	001	Oppose	Opposes the proposed bridge over the reserve at the end Liffey Springs Drive. The reasons for this is the council have spent a huge amount of time and money making the area a place for people to enjoy and feel safe. If the road is made busier with more traffic, it will endanger the school children in this area.	Not specified.	Reject but note Liffey Springs Drive has been removed.
PC69-0083	Nicola McDowell	001	Oppose	Opposes the plan change for the following reasons: <ul style="list-style-type: none"> Services within Lincoln have not been designed or planned to cope with an additional, substantial increase to the Lincoln population. Lincoln High School is already at capacity. Plan Change 69 would require a whole new High School, which takes many years to plan and build. Increasing the population of Lincoln will greatly increase traffic, esp commuters, which is bad for air quality and for climate change. Selwyn can only practically sustain one large population base of centralised services (Rolleston) and housing should be created close to those services. The rural roads with controlled intersections around Lincoln are treacherous. An increase in traffic movements, and the risk of serious and fatal crashes, will be unacceptably high. 	Reject plan change 69.	Reject. Issues all addressed and considered in Recommendation.
PC69-0084	Clare E Scott	001	Oppose	Opposes the plan change for the following reasons: <ul style="list-style-type: none"> the road through the current Liffey Springs Reserve and the building of an access bridge. Liffey Springs Drive becoming a busy thoroughfare endangering children walking, biking and scootering to school. Extra heavy vehicles, trades vans, and cars on Liffey Springs Drive because of their increased emissions and the impact on climate change. Subdivision being developed on arable farmland because of the seriously diminishing Versatile Soil, of which there is less than 2% left in Canterbury. 	Not specified.	Reject. Versatile soils addressed in Recommendation. Note Liffey Springs Drive connection has been removed.
PC69-0085	Matthias and Jane Kerkmann	001	Oppose	Opposes plan change as it does not accord with NPS-UD Objective 3, 6, 7, 8 and Policy 10c. The development of such large urban housing complex contributes to climate change effects. The proposed development results in a significant loss of productive agricultural land. Other environmental issues with negative impact: - Noise from increased traffic and housing - Light pollution from housing and street lighting - Air quality (traffic, urbanisation).	Reject Plan Change 69.	Reject. NPS-UD considered including climate change effects. Loss of agricultural land considered. Changes to ODP in relation to potential provision for schooling following needs assessment. Traffic assessment updated in evidence and changes to ODP. Issues of policing and emergency response outside of plan change.

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				<p>Schools in Lincoln are already at the capacity and cater barely for the current residents. With no further upgrade on the horizon parents forced to find schooling in the surrounding communities.</p> <p>Lincoln will change to an urban environment and has sadly nothing left of its village character.</p> <p>The surrounding environment comprising the agricultural land making Liffey-Springs a high-quality living environment. All those aspects I am seeing compromised by further residential subdivision at our doorstep.</p> <p>The transport assessment of the PC69 Appendix D is flawed.</p> <p>Observed an increase in crime rate in community and wonders how the council is addressing the increasing demand in policing and emergency response.</p>		
PC69-0086	Fiona Lynch	001	Oppose	<p>Opposes plan change 69 as the Selwyn District Council proposed plan over the last 20 years has never included rezoning this land to the south of Lincoln.</p> <p>Lincoln is already at capacity with the current infrastructure and population number we have. A new Primary School was recently added to cope with the new growth, but not for another 6000 new residents, our sporting facilities are also at capacity.</p> <p>If a road extension is made from Liffey Springs Drive to the proposed subdivision through a current Reserve area this will have a hugely negative effect on the eco system and what was so carefully planned and executed successfully around this area. The extra traffic would also have a negative impact on children walking, cycling and scootering to the new primary school.</p> <p>The change application promotes intensification of rural land, reduction of versatile, highly productive soils (less than 2% of NZ can claim to have the high quality of soil found in Lincoln and surrounds), would bring over 12,000 additional cars to the area putting stress on already compromised roading networks and increasing carbon emissions. There is no provision for alternative power sources such as wind turbines or solar power.</p>	To reject plan change 69 and retain the planning zoning of land for urban use as in the Proposed District Plan notified in 2020.	Reject. Issues relating to infrastructure addressed in Recommendation. Road extension through Liffey Springs Drive no longer proposed. Potential traffic effects addressed.
PC69-0087	Katrina Hunter	001	Oppose	<p>Opposes the plan change unless there is some reconsideration to ensure that it considers the impacts the rural community it will be encroaching on, in particular:</p> <ul style="list-style-type: none"> The proposed subdivision will mean that the views of the Port Hills and Southern Alps will be impeded/lost. The high-density housing on the opposite side of Collins Road which will substantially increase the light pollution (from houses and street lighting) and will change the rural feel of the street. The plan change will result in 2 accessways into Lincoln and traffic will increase substantially as people use it as a means to bypass Lincoln central. The noise and dust pollution from a subdivision being built will impact our day to day living for a number of years. 	Reject the plan change in its present form; alternatively amend the ODP to include 4,000m ² lifestyle properties on the north side of Collins Road.	Reject for reasons addressed in Recommendation. Noise and dust from construction can be assessed and addressed at construction phase.
PC69-0266	Theresa Kortegast	FS009	Support In Part	Light pollution from the proposed subdivision will encroach on existing rural properties to the South of the plan change area.	Developer to provide a large green belt as a buffer zone	Reject. Lighting can be addressed at subdivision stage.
PC69-0266	Theresa Kortegast	FS010	Support In Part	001	Enforce properties along Collins Road to be larger lifestyle blocks.	Reject. Subdivision design addressed at subdivision stage.
PC69-0088	Bernadette Amos	001	Oppose	<p>Opposes any connection to Liffey Springs Drive as part of the plan change. The submitter purchased land and built in the Liffey Springs subdivision in the full knowledge that it was a well-planned and no exit. Liffey Springs Drive is a peaceful residential area and provides a safe environment for children as they walk or ride to Ararira Primary School without the fear of heavy traffic volumes.</p> <p>Infrastructure particularly roading into and out of Lincoln and through Prebbleton is currently only adequate. Ellesmere Road as exists is dangerous with deep open ditches both sides.</p> <p>The scale of the development is immense for the township and the proposal needs to include significant contributions to infrastructure projects.</p> <p>The development on any new subdivision in Lincoln should be within the existing plan parameters and not be a further intrusion into the surrounding rural area containing top class soils.</p>	Not specified.	Reject. Note Liffey Springs Drive connection has been removed. Infrastructure addressed in Recommendation and soils considered.
PC69-0089	Marion Dumaine	001	Oppose	<p>Opposes plan change as am doing a bachelor's in environmental science and have learned much about preserving good soils for the right land use. This means not using soils that are of great quality and highly fertile suited to multiple land use for urban development.</p> <p>Plan change 69 would further reduce the beauty of Lincoln, increase traffic and noise in the area, and disturb nature and wildlife.</p> <p>Should look into building vertically, with housing units on top of each other with a small balcony and shared garden. This may not suit families, but would be a good option for elder people, students, or couples.</p>	Not specified.	Reject. Soils addressed in Recommendation. Amenity effects addressed and considered in Recommendation.

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PC69-0090	Andrew Savin	001	Oppose	Oppose the change owing to the adverse impact to the Lincoln township infrastructure to support the additional population. Lincoln is a rural, rustic township with roots to farming as reflected by the University ethos and the SDC's own website and advertising as a great place to live. It does not have the amenities and infrastructure to support this direction.	Reject plan change 69.	Reject. Infrastructure and amenities addressed in Recommendation.
PC69-0091	Christopher (Chris) Ward	001	Oppose	Opposes plan change 69 as does little to meet the purpose of sustainable management found in the RMA. The protection of the versatile soils is vital and the zoning of the land covered by Plan Change 69 should remain as it is. The on-going development of the areas that have been approved have seen an increase in the dust in the air, aggravating respiratory conditions amongst the inhabitants. There is already pressure on the existing facilities in Lincoln and an increase in housing lots as proposed would add significantly to this pressure. Any capacity increase in the three waters' facilities required should be solely at the cost of the developer in these situations and not be a further burden to the general ratepayer base in Selwyn. Springs and Ellesmere Road are already inadequate for the volumes of traffic using these roads. The Plan Change does not fully acknowledge the effect it would have on these roads and the upgrades that would be needed. Open space will be lost in the development as proposed and is not adequately provided for. Lincoln Schools have been under pressure brought on by the very large increase in student numbers as a result of new housing areas. It is unsatisfactory to have planning for such facilities happening "after the fact" with the resulting delays in getting new facilities up and running, detrimentally affecting student learning in crowded classrooms.	Reject plan change 69.	Reject. Issues considered and purpose of the Act met by the rezoning. Dust management issue for construction phase. Infrastructure and open space and potential schooling addressed in Recommendation.
PC69-0092	Valma Jean Soper	001	Oppose	Opposes plan change due to the loss of productive soils, village appeal and lack of adequate infrastructure/services. The land in question is highly suitable for production of food and it would be irresponsible to put houses on some of the best soil types in Canterbury or even in NZ. Many people choose to live in Lincoln for the village appeal. One can walk most places and the community is supportive and caring. It is a rural township. The services in Lincoln are already struggling to support the current population. You cannot easily get a Doctor. Any further population growth of the magnitude planned would put extra stresses on services.	Reject the plan change and keep this land zoned rural.	Reject for reasons addressed in Recommendation. Services such as access to doctors is not a matter which can be addressed at the plan change.
PC69-0093	Joanna Condon and Stephen Higham	001	Oppose	Opposes plan change based on: Impact on transport infrastructure due to unplanned significant population increase is likely to increase the number of injuries and deaths caused by road accidents. The unplanned population increase that this change would bring has not been factored into the development of community facilities such as libraries, sporting and recreational facilities, parks and nature reserves. The current school and early childcare facilities have not been planned to accommodate the population increase that would be created by this plan change. Impact on the special character of the Lincoln township. Loss of highly productive soils.	Reject proposed plan change 69.	Reject. Number of changes to transport infrastructure included. Recreational facilities respond and sporting and reserve modelling incorporates growth from the plan change. Highly productive soils addressed in Recommendation.
PC69-0094	D Ward	001	Oppose	Opposes plan change 69 as it will alter the identity and image of Lincoln detrimentally forever. The proposed plan change will increase the population of Lincoln by 67% and require additional infrastructure to provide services, schooling, parks, etc. Schools typically can take up to 6 years to be ready for students and so the existing schools will be under pressure to cope with an influx of new students resulting in larger classes and a poorer education experience. This proposed plan change will turn quiet, beautiful, and safe neighbourhoods into busy, traffic filled and potentially dangerous ones. For example, provision for a bridge to built across reserve land to connect to Liffey Springs Drive. The land that is the subject of the proposed plan change is "some of the most fertile land in Canterbury". In fact it is part of the top 2.5% most fertile land in Canterbury and once it is lost to development. Increased dust in the air, or the increased noise from further, previously unplanned, building activity, the stresses for local residents will increase to unprecedented, and unacceptable levels.	Reject plan change 69.	Reject. Effects on character of town and versatile soils addressed in Recommendation.

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PC69-0095	John and Loraine Somerville	001	Oppose	Opposes plan change 69 as the proposal changes the character of the town. Class 1,2,3 versatile land should be preserved as is. The roading cannot cope. Proposal indicates a minimum road width of 13 metres. The current supermarket and medical facilities are undersized for the current population. Would like to see a quota on smaller sections and a higher min size than 400sq m. Smaller sections do not lend themselves to healthy living.	Reject proposal for plan change 69.	Reject. Effects on character of town, versatile soils, transportation and facilities addressed in Recommendation. Quota of small sections inappropriate.
PC69-0096	Anne Caldwell	001	Oppose	Opposes plan change 69 as patients already have difficulty accessing the GP following major surgery. The traffic is already busy. Elderly people are struggling already going to the supermarket and parking. Concerned regarding the traffic and safety.	Reject plan change 69.	Reject for reasons recorded in Recommendation. Also note traffic related upgrades required.
PC69-0097	Peter and Catherine Smith	001	Oppose	Opposes plan change due to loss of quality agricultural and horticultural soils has reached a crisis. Believe time has come to focus on a long-term view and not be drawn into the argument - must save our best soils for current and future food production. Established as New Zealand's first Envirotown, Lincoln has a strong community ethic relating to sustainability and the quality of the living environment. Ring-fencing quality grade soils, such that they can never be encroached upon by urban development, will also create a secure future for farmers.	Reject Plan Change 69 to the Operative Selwyn District Plan.	Reject for reasons recorded in Recommendation.
PC69-0098	Bruce & Valmai Gemmell	001	Oppose	Opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> This land would better left as farm land. Shopping Centre in Lincoln would need to be improved. Road are not up to standard anymore volume of traffic. There has been two developments going on along Springs Road Te Whariki and Verdecos. No one from those two developments has approach us about sewerage line going in along Springs Road. Dust from development works. Can ground take water in wet winter and the amount springs that in that development 69. Footpaths need looking at. Will there be cycleway going along Springs Road? 	Not specified.	Reject. Issues identified in submission addressed in Recommendation. Shopping centre in Lincoln not a matter within the plan change but 3 business zones incorporated. Groundwater issues addressed in Recommendation and indicative cycle route along Springs Road.
PC69-0099	Distinguished Professor Philip Hulme	001	Oppose	Opposes plan change as it completely ignores the Selwyn District Council Climate Change Policy and has not considered the risks to the proposed site arising from future climate change, particularly flooding risk form rising sea levels. By 2100 most of the area proposed for subdivision will be below sea level.	Reject housing developments planned in areas that are likely to be below sea-level by the end of this century.	Reject. Submission addressed and considered in Recommendation and evidence. Removal of Living X zone assists and modelling for subdivision will include sea level rise inputs.
PC69-0099	Distinguished Professor Philip Hulme	002	Oppose	Opposes further development of impervious land surfaces as a result of new housing and roading infrastructure will exacerbate the existing risks of flooding due to weather bombs similar to that experienced at the end of May 2021. Current stormwater management is insufficient to deal with the current run-off let alone run-off that will arise from new subdivisions in the area.	Reject further subdivision in areas prone to flooding in the future and in particular in the low-lying areas south of Lincoln, especially where current stormwater management is insufficient to deal with extreme rainfall events.	Reject. Living X removed. Stormwater management addressed in Recommendation and will be further addressed at consenting stage.
PC69-0266	Theresa Kortegast	FS011	Support In Part	<i>Will there be adequate stormwater management systems in place to ensure exiting properties are not affected by the extra stormwater runoff that will be a result of the increased impervious areas? Has research been conducted to determine an approximate FGL of the sections and FFL of the homes to ensure residences stay dry in large rain events?</i>	<i>Guarantee from Council and Developer there will be no effects on 36 Collins Rd in regards to stormwater.</i>	<i>Reject. Stormwater management systems will be addressed at consenting stage. Issue addressed in Recommendation.</i>
PC69-0100	Hamish Biggs	001	Oppose	Opposes proposed change for the following reasons. <ul style="list-style-type: none"> The impact of existing subdivisions on the schooling, roading, community facilities and other infrastructure is yet to be realised. It would be irresponsible to rezone an area for an additional 2000 households before the impact of the existing developments have been analysed and quantified. Other concerns are: increased traffic on children's safety; noise pollution; light pollution; water quality and quantity (i.e. non-chlorinated drinking water and non-polluted river water); and the overall environmental impact of the development. The economic assessment of the proposal does not adequately quantify the cost of the proposed development. 	Reject the proposed district plan change.	Reject. Impact on the environment considered in Recommendation and will be addressed further at consenting stage. Economic assessment of the proposal expanded upon by evidence at the hearing.
PC69-0101	Martin and Nelia Outram	001	Oppose	Opposes plan change as it is outside of the Projected Infrastructure Boundary and the Greenfield Priority Areas shown in Map A of the CRPS. Concerned that it is a large area of rural land that is being zoned to urban use ahead of the NPS on Highly Productive Land. Transport network improvements should be addressed prior to the land being rezoned. Concern over impact on rates for existing residents in Lincoln/Selwyn. Hazard risk of Te Waihora/Lake Ellesmere.	Reject the proposal and retain the current Rural Outer Plains zoning.	Reject for reasons addressed in Recommendation including capacity demand assessments, relationship between CRPS and NPS-UD, transport improvements and funding for infrastructure upgrades addressed. Hazards adequately

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						addressed and will be further addressed at subdivision stage.
PC69-0102	Jeanette Tucker	001	Oppose	Opposes the proposed bypass road that will run through an area currently designated as a reserve and storm water management area. The proposed bypass road will directly negatively impact on submitters property and its value, their enjoyment of the property and negate the reason they chose to purchase in Verdec Park. Note: supporting information provided.	Remove the bypass from all development plans.	Accept in part. Bypass no longer included on ODP.
PC69-0102	Jeanette Tucker	002	Oppose	Opposes the ODP not indicating any plans for safe road crossings to be installed at Springs Road to allow children from Verdec Park to safely cross the road to go to schools in Lincoln. Springs Road does not currently have safe turning lanes/slipways to and from Verdec Park. With increased traffic, these will be required. The proposed roads connecting the new Lincoln South development with Verdec Park are proposed in areas where there is no clear connection point as it is adjacent to large semi-rural sections that are already in development. Note: Supporting information provided.	Requests Council require the developer to contribute to the upgrade of the roundabout to an interchange with traffic lights; Require the developer to provide safe road crossings for Springs Road and a turning lane into Verdec Park.	Reject. Traffic upgrade now specified in ODP address issues identified.
PC69-0102	Jeanette Tucker	003	Oppose In Part	Opposes the plan change as it does not state how it intends to comply with National Policy Statement for Fresh Water Management (2020) with regards to interception of ground water and work adjacent and within existing wetlands and streams. Does not explain how the filling that will be required will impact on downstream catchments and properties, including in Verdec Park and the L2 River catchments. Note: Supporting information provided.	Request the developer give further clarity on how the realignment of drainage channels, interception of springs and ground water would meet NPS and document plans to mitigate flooding risk as a result of the filling required.	Reject. NPS-FM addressed and considered in Recommendation and interception of groundwater and work adjacent to existing wetlands and streams assessed in Recommendation.
PC69-0266	Theresa Kortegast	FS012	Support In Part	No reference to ensure existing wetlands, streams and drains will not be adversely affected.	Guarantee from Council and Developer there will be no effects on 36 Collins Rd in regards to stormwater and existing drains.	Reject. Wetlands, streams and drains adequately addressed in evidence, Recommendation and ODP.
PC69-0102	Jeanette Tucker	004	Oppose In Part	Opposes plan change using wastewater overflow ponds to compensate for lack of treatment capacity. Note: Supporting information provided.	Reject the request to amend Rule 4.9.32 and maintain the requirement of a setback of at least 150m from the Lincoln Wastewater Treatment Plant and Allandale Pump Station. Amend plan change to require the developer to upgrade the wastewater treatment plant; or make an appropriate contribution to the upgrade; reduce the number of sections to fit within the capacity of the existing infrastructure.	Reject.. 100m setback and associated provisions included are appropriate. Funding of any upgrades addressed under the Local Government Act.
PC69-0102	Jeanette Tucker	005	Oppose In Part	Opposes the lack of education facilities, dog park, swimming pool, medical facilities and commercial facilities, to accommodate the increased population allowed for in the current ODP. Note: Supporting information provided.	Amend the ODP to make land available for schools and council facilities; or alternatively require an undertaking from the developer that land will be made available.	Reject for reasons addressed in Recommendation. Note additional business zones and reference to educational facilities in ODP and rules.
PC69-0102	Jeanette Tucker	006	Oppose In Part	Opposes the lack of plans in place to protect springs and wetlands. Lincoln is an EcoTown and the same principles should be applied to the proposed Lincoln South development. Note: Supporting information provided.	Amend the ODP to protect springs and wetlands in accordance with the measures identified in its ecological response.	Accept in part. Issues relating to protection of springs and wetlands addressed and provisions strengthened.
PC69-0102	Jeanette Tucker	007	Oppose In Part	Opposes the scale of the plan change being disproportionate to the existing size of Lincoln. Layout is not in keeping with the semi-rural character of Lincoln. The proposed Lincoln South development does not contribute to a well-functioning urban environment and does not comply with Objectives 1, 3, 6 and 8 of NPS-UD. Note: Supporting information provided.	Reject the plan change in its current form, or alternatively reduce the number of sections.	Reject. Reduction in number of sections may impact on meeting a number of the objectives and policies of the NPS-UD and Council's function to provide at least sufficient development capacity.
PC69-0103	Donna Rurehe	001	Oppose	Opposes the plan change in full.	Reject the plan change.	Reject for reasons recorded in Recommendation. Rezoning most appropriate.
PC69-0104	Maureen Mulcahy	001	Oppose	Opposes plan change as has concerns about the impact of the planned traffic lights and increase of traffic, traffic noise due to the stop/starting of cars directly outside house and the increased vehicle pollution affecting health and devaluing property. Opposes use of productive land for housing. Lincoln does not have the capacity in the current Community Centre, sports fields, library etc to cater for the increase of the population.	Reject plan change 69.	Reject. Issues identified addressed in Recommendation in terms of productive land, capacity for community facilities and benefits of traffic lights to address existing and future traffic capacity issues.
PC69-0105	Ngaere Carolan	001	Oppose	Opposes the proposed plan change; main objections being the increased traffic flow using Springs Road to the north of Lincoln. This would impact on Prebbleton residents as they go about their daily business.	Reject plan change 69 until the necessary infrastructure is in place.	Reject. Matter considered in Recommendation. Works being undertaken to address impact on Prebbleton residents.

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				The addition of several hundred senior residents living in the two planned Retirement Villages further adds to our vulnerable and at-risk residents.		
PC69-0106	Janine Sidery	001	Oppose	Opposes plan change 69 due to climate change, environmental issues (including recognition of soil quality and uniqueness), flooding schooling and recreation demands, unique character (and history) of Lincoln, transport and traffic issues (which are now at their limits with regards to safety), and post-Earthquake demand for new housing. The applicant has not indicated how it will ensure that each piece of land it sells will have an 'affordable' home built on it. Any use of the reserve lands to make Liffey Springs Drive a thoroughfare to the new subdivision will negatively impact on the reserve values and the eco system. Proposal is inconsistent with the NPS-UD, Objectives 1, 2, 6, 7 & 8.	Reject Change 69 to Operative Plan.	Reject. Issues identified addressed in evidence and Recommendation. Economic evidence in terms of benefits of additional supply on land values. Proposal consistent with the NPS-UD. Connection through to Liffey Springs Drive no longer proposed.
PC69-0107	Jo Wager	001	Oppose	Opposes plan change 69 as it would have significant adverse effects across the community. Housing should be built closer to Christchurch City to reduce the environmental effects of travel by car. Disruption caused by noise, pollution, traffic accidents, overloaded roading network. Good, productive farmland should not be built on. Disruption to the enjoyment of users of the Rail Trail cycleway with the addition of roads, housing, etc. Lincoln is a rural community with a village feel this can be sustained with the addition of a huge subdivision. Lincoln would become another "Rolleston".	Reject plan change 69.	Reject. Potential adverse effects addressed in Recommendation. Productive farm land addressed and considered. Character effects assessed and roading network not considered to have any effect on rail trail cycleway.
PC69-0108	Richard Wager	001	Oppose	Opposes the proposed plan for the following reasons: <ul style="list-style-type: none"> The road network does not cater for such development and its creation would divert SDC funds from projects of greater benefit to the community. The nature of Lincoln as a community and country town would be permanently changed. It is not a sustainable direction for Christchurch or Selwyn to progress with more and more housing further from Christchurch city, requiring a large increase in car travel, pollution and traffic noise and risk of accidents. The loss of yet more prime agricultural land to housing. The loss of the amenity of reserve area and open countryside. 	Reject plan change 69.	Reject for reasons recorded in Recommendation. Matters addressed and considered.
PC69-0109	Chris Feltham	001	Oppose	Opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> This will change the small village feel of Lincoln. There is limited infrastructure in Lincoln as it is and to more than double the population needs huge investment into the area to cope with the population increase The water and sewage infrastructure would also need upgrading as even now in the summer there are water restrictions. Liffey Springs Drive does not have much traffic; the proposal at a later stage to carve a road through the river and into Liffey Spring Drive would mean possibly up to 2000 extra cars on the road which is unacceptable. We have seen no details but the plan if it was to proceed would need at least one extra school, sports grounds, children's playground, parks and shops to be able to cope with the increase. Also a new supermarket. The land is good for farming ground and there is limited amount of this type of land in the Canterbury Plains. 	Reject plan change 69.	Reject for reasons recorded in Recommendation. Note connection to Liffey Springs Drive no longer proposed.
PC69-0110	Sue and Ken Beechey	001	Oppose	Opposes plan change having the following concerns and objections: <ul style="list-style-type: none"> The land is on valuable pasture and crop soils and is part of only 2.5% of the remaining fertile soils left in Canterbury and should not be used for housing. The roads are already extremely busy without more demand from having such a huge population growth in the district. The proposal does not allow for additional schools and sports fields which would be required. The current infrastructure would not cope with such a large development. The main attraction of moving to Lincoln for us was the village feel which would be lost with the almost doubling up of households. The density of housing on the plan does not fit with countryside living and would seem more suitable for the city. 	Reject plan change 69.	Reject for reasons recorded in Recommendation. Matters addressed and considered.
PC69-0111	Tiffany McCrean-Lennon and Dave Lennon	001	Oppose	Opposes plan change having the following concerns and objections: <ul style="list-style-type: none"> The land is on valuable pasture and crop soils and is part of only 2.5% of the remaining fertile soils left in Canterbury and should not be used for housing. The roads are already extremely busy without more demand from having such a huge population growth in the district. 	Oppose	Reject. Issues addressed and considered in Recommendation. Living Z zone appropriate. No evidence to suggest GV of current housing in the area will be lowered. Assessment of likely effects appropriate rather than consideration of GV.

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				<ul style="list-style-type: none"> The proposal does not allow for additional schools and sports fields which would be required with the population growth. The current infrastructure would not cope with such a large development. There would have been no long-term Lincoln Future Planning for such a huge increase of population. The main attraction of moving to Lincoln for us was the village feel which would be lost with the almost doubling up of households. The density of housing on the plan does not fit with countryside living and would seem more suitable for the city. There is also a concern that sections and houses will be a small, allowing cheaper builds and lowering the GV of current housing in the area. 		
PC69-0112	Alison Goodfellow	001	Oppose	Opposes plan change 69, the main concern being the negative effect new housing development would have on roads, traffic and public safety throughout the wider area. Selwyn roads, particularly Springs and Shands Roads are already overburdened and inadequate for current usage. A further 2500 households in Lincoln would seriously exacerbate pressure on our roading system generally. Our roads and traffic control measures are simply inadequate for such an increase. The safety and wellbeing of our communities should be our priority.	Reject plan change 69 until ratepayers can be assured that our roads, and communities, will not be subjected to unsustainable traffic pressure.	Reject for reasons addressed in Recommendation and discussions on transportation related issues.
PC69-0113				Not allocated		
PC69-0114	Jennifer and John Anderson	001	Oppose	<p>Opposes plan change 69 due to:</p> <ul style="list-style-type: none"> Wasting valuable farmland which has some of the best soil in the world. Lincoln was never designed for high density housing. Lincoln does not have the infrastructure to cope with all the extra traffic this would bring. Building a road through a council reserve to go down Liffey Springs Drive would make this a main thoroughfare. There are not the medical facilities to cope with approximately an extra 6000 people. Concerned at fire services ability to cope with this development. Built in Lincoln with a semi-rural lifestyle in mind. Further expansion should be in Rolleston. 	Reject plan change 69.	Reject. Issues addressed and considered in Recommendation. While Rolleston is the focus of growth, Lincoln is a KAC and growth anticipated.
PC69-0115	Rebecca	001	Support	Supports the rezoning approximately 190ha of farmland to residential and business areas as it will help increase housing supply and hence help improve housing affordability. It will help to improve the business sector in Lincoln and provide a more self-reliant district. This will also help to reduce traffic flow to Christchurch City. Furthermore, it will help to take the pressure off housing demand in Christchurch City. Rezoning this section of farmland will help to achieve Objective 2 of the NPS on Urban Development 2020, which states that local authorities must provide at least sufficient development capacity.	Not specified.	Accept. In terms of Objective 2 of the NPS-UD and growth, will assist business sector in Lincoln.
PC69-0116	Hamish & Mary Hamilton	001	Oppose	<p>Opposes plan change 69 as considers SDC current and proposed plans regarding zoning of land should be followed based on their historic record of accommodating climate change, environmental issues (including recognition of soil quality and uniqueness), schooling and recreation demands, unique character of Lincoln, transport and traffic issues, post-Earthquake demand for new housing.</p> <p>Connectivity to Christchurch city is a huge issue, Ellesmere, Springs Road Edward & Gerald St are becoming traffic intense.</p> <p>Current sports facilities and schools are not capable of providing for the additional 6000 new residents.</p> <p>Opposes any proposal that links with Liffey Springs Drive.</p> <p>Consideration needs to be given to the retention of first class productive soil for future sustainability and economic reasons.</p>	Reject Plan Change 69.	Reject for the reasons addressed in Recommendation. Issues raised all addressed and considered. Note proposed linkage to Liffey Springs Drive no longer proposed.
PC69-0117	Diane Sparks	001	Oppose	Opposes the subdivision as would not want the vehicular road to come through Liffey Springs Drive (don't mind a cycle way or walkway). Believe it would be necessary with access through other roads. Insufficient infrastructure for this many properties.	Reject plan change 69.	Reject. Note proposed linkage to Liffey Springs Drive no longer proposed. Infrastructure issues addressed and considered.
PC69-0118	Ian McIntosh	001	Oppose	<p>Opposes plan change 69 as land has high agricultural value & should therefore be protected from residential development, especially with some sections being 3,000-4000m²; this is squandering productive land.</p> <p>The infrastructure of Lincoln is not sufficient to handle such a large development.</p> <p>The traffic intensity on Springs Road will become too intensive.</p>	Reject the plan change; or alternatively amend to ensure that all sections are no bigger than 1,000m ² .	Reject. Agricultural values/soil addressed. Living Z zone provides for range of section sizes. Traffic and infrastructure issues addressed.
PC69-0119	Gifford Alexander Scott	001	Oppose	<p>Opposes the plan change 69 on the basis that:</p> <ul style="list-style-type: none"> Puts a road through the current Liffey Springs Reserve and the construction of an access bridge. We bought our property simply to enjoy our park- like outlook as well as the reserve. 	Not specified.	Reject but note proposed linkage to Liffey Springs Drive no longer proposed. Versatile soil issues addressed and considered and traffic related matters also addressed in Recommendation.

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				<ul style="list-style-type: none"> Liffey Springs Drive becoming a busy thoroughfare and the detrimental impact on the value of our home. Extra heavy vehicles, trades vehicles, and commuting cars because their increased emissions will have a detrimental effect on our health. Subdivision being developed on an area of arable farm land of Versatile Soil, and there is less than 2% of these soils left here in Canterbury. 		
PC69-0120	Jacoba Hurst	001	Oppose	<p>Opposes the rezoning, reasons being:</p> <ul style="list-style-type: none"> Transport Infrastructure - the new motorway has done nothing to improve our driving time into Christchurch. The problem is that the new motorway was really to connect Rolleston. It is very hard to even get onto Shands road from Weedons Road. Going to school and having to cross Gerard Street from either Vernon drive or West belt street is a nightmare in the mornings with the amount of cars on the road. Schooling - concerned that proposal will result in immense pressure and overpopulation of students due to the rapid growth in Lincoln. Lincoln Primary had to split the school for the juniors to go off campus to a new site for close to 2 years. The stress and unsettledness it caused the students, teachers and family was huge. Adding another 2,000 homes will put even more pressure on the system 	Reject plan change 69.	Reject. Transportation matters addressed and considered. Issues relating to crossing Gerald Street addressed in evidence of Mr Mazey and subject to a separate process. Changes made to the ODP and plan provisions in relation to potential schooling needs.
PC69-0121	Tania & Charles Hefer	001	Oppose	<p>Opposes the proposed bypass road that will run through an area currently designated as a reserve and storm water management area. The proposed bypass road will directly negatively impact on submitters property and its value, their enjoyment of the property and negate the reason they chose to purchase in Verdec Park.</p> <p>Note: supporting information provided.</p>	Remove the bypass from all development plans.	Reject. Note Bypass removed.
PC69-0121	Tania & Charles Hefer	002	Oppose	<p>Opposes the ODP not indicating any plans for safe road crossings to be installed at Springs Road to allow children from Verdec Park to safely cross the road to go to schools in Lincoln. Springs Road does not currently have safe turning lanes/slipways to and from Verdec Park. With increased traffic, these will be required. The proposed roads connecting the new Lincoln South development with Verdec Park are proposed in areas where there is no clear connection point as it is adjacent to large semi-rural sections that are already in development.</p> <p>Note: Supporting information provided.</p>	<p>Requests Council require the developer to contribute to the upgrade of the roundabout to an interchange with traffic lights;</p> <p>Require the developer to provide safe road crossings for Springs Road and a turning lane into Verdec Park.</p>	Reject. Decisions requested addressed in the ODP other than turning lane into Verdec Park.
PC69-0121	Tania & Charles Hefer	003	Oppose	<p>Opposes the plan change as it does not state how it intends to comply with National Policy Statement for Fresh Water Management (2020) with regards to interception of ground water and work adjacent and within existing wetlands and streams. Does not explain how the filling that will be required will impact on downstream catchments and properties.</p> <p>Note: Supporting information provided.</p>	Request the developer give further clarity on how the realignment of drainage channels, interception of springs and ground water would meet NPS and document plans to mitigate flooding risk as a result of the filling required.	Reject. Further information provided through the hearings process in relation to issues identified. Appropriate methods to mitigate flooding risk and will require full assessment at subdivision and stormwater discharge consent stage.
PC69-0121	Tania & Charles Hefer	004	Oppose In Part	<p>Opposes plan change using wastewater overflow ponds to compensate for lack of treatment capacity.</p> <p>Note: Supporting information provided.</p>	<p>Reject the request to amend Rule 4.9.32 and maintain the requirement of a setback of at least 150m from the Lincoln Wastewater Treatment Plant and Allandale Pump Station.</p> <p>Amend plan change to require the developer to upgrade the wastewater treatment plant; or make an appropriate contribution to the upgrade; reduce the number of sections to fit within the capacity of the existing infrastructure.</p>	Reject. 100m setback and associated provisions included and appropriate. Funding of any upgrades addressed under the Local Government Act.
PC69-0121	Tania & Charles Hefer	005	Oppose In Part	<p>Opposes the lack of education facilities, dog park, swimming pool, medical facilities and commercial facilities, to accommodate the increased population allowed for in the current ODP.</p> <p>Note: Supporting information provided.</p>	Amend the ODP to make land available for schools and council facilities; or alternatively require an undertaking from the developer that land will be made available.	Reject for reasons recorded in Recommendation. Potential for education facilities addressed in ODP and rules.
PC69-0121	Tania & Charles Hefer	006	Oppose In Part	<p>Opposes the lack of plans in place to protect springs and wetlands.</p> <p>Lincoln is an EcoTown and the same principles should be applied to the proposed Lincoln South development.</p> <p>Note: Supporting information provided.</p>	Amend the ODP to protect springs and wetlands in accordance with the measures identified in its ecological response.	Accept in part. Amendments to ODP made to protect springs and wetlands including increased setback, management plans and evidence on construction techniques available.
PC69-0121	Tania & Charles Hefer	007	Oppose In Part	<p>Opposes the scale of the plan change being disproportionate to the existing size of Lincoln. Layout is not in keeping with the semi-rural character of Lincoln. The proposed Lincoln South development does not contribute to a well-functioning urban environment and does not comply with Objectives 1, 3, 6 and 8 of NPS-UD.</p> <p>Note: Supporting information provided.</p>	Reject the plan change in its current form, or alternatively reduce the number of sections.	Reject for reasons recorded in Recommendation including findings that PC69 does contribute to well-functioning urban environments.

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PC69-0122	Robyn and David Painter	001	Oppose	Opposes plan change as it would result in unacceptable use of highly productive agricultural land, have adverse effects on Lincoln Liveability, have adverse effects on horizontal infrastructure capacity, have adverse effects on transport vehicle emissions and disrupt Selwyn District present and future transport and traffic systems. Plan change is not supported by the National Policy Statement on Urban Development 2020 and National Policy Statement for Highly Productive Land (due to take effect late this year, 2021). Note: supporting information provided.	Reject plan change 69.	Reject. Issues identified in submission have been addressed in Recommendation and evidence. Findings made in relation to NPS-UD with particular regard had to capacity provided.
PC69-0123	Tracey MacLeod and Nicki Turner	001	Oppose	Opposes plan change 69 due to climate change, environmental issues (including recognition of soil quality and uniqueness), flooding schooling and recreation demands, unique character (and history) of Lincoln, transport and traffic issues (which are now at their limits with regards to safety), and post-Earthquake demand for new housing. The applicant has not indicated how it will ensure that each piece of land it sells will have an 'affordable' home built on it. Any use of the reserve lands to make Liffey Springs Drive a thoroughfare to the new subdivision will negatively impact on the reserve values and the ecosystem. Proposal is inconsistent with the NPS-UD, Objectives 1, 2, 6, 7, 8 & 10.	Reject Change 69 to Operative Plan.	Reject. Issues identified addressed in evidence and Recommendation. Economic evidence in terms of benefits of additional supply on land values. Proposal consistent with the NPS-UD. Connection through to Liffey Springs Drive no longer proposed.
PC69-0124	John and Rosemary Hewson	001	Oppose	Opposes the plan change proposal in full as: <ul style="list-style-type: none"> The land is on valuable pasture and crop soils and is part of only 2.5% of the remaining fertile soils left in Canterbury Roads are already extremely busy without more demand from having such a huge population growth in the district. The main access roads are already under stress and will not cope with the additional heavy traffic load. The proposal does not allow for additional schools and sports fields which would be required with the population growth. Current infrastructure would not cope with such a large development. Village feel being eroded due to current developments and would be totally lost with almost doubling up of households. Number and size of the proposed sections would completely change the demographic of Lincoln. Density of housing does not fit with countryside living Appears to be sufficient sections available for Lincoln's projected population growth. 	Reject plan change 69 in full.	Reject. Issues identified in submission have been addressed in the evidence and Recommendation. Expert evidence is that there is a considerable lack of section capacity.
PC69-0125	Barbara Forbes	001	Oppose In Part	Roads must be wide enough and there must be adequate provision made for parking to allow emergency vehicles to access houses and ability for bus routes. If sufficient allowance is not made for bus access more residents will drive their cars adding to NZ's carbon emissions.	Request that the density of housing and roading allows for access for emergency vehicles & buses.	Reject but note emergency access and bus routes provided for. Park and ride facility now incorporated.
PC69-0125	Barbara Forbes	002	Oppose In Part	The amount of space reserved does not appear to be sufficient to be consistent with the District's policies.	Amend plan change to increase the amount of green space to be consistent with the Selwyn District policies.	Reject for reasons recorded in Recommendation. Evidence of Mr Rykers and others illustrates green space is consistent with relevant policies.
PC69-0125	Barbara Forbes	003	Oppose In Part	The proposed rezoning does not allow for sufficient diversity of housing and provision of living zones which are less busy and more spacious than in residential areas in metropolitan centres.	Amend to increase the amount of land zoned for low density.	Reject. Living Z zone provides for appropriate range of allotment sizes.
PC69-0125	Barbara Forbes	004	Oppose In Part	Opposes the development having a significant impact on facilities and infrastructure in Lincoln. Zoning should allow for adequate facilities such as schools and businesses.	Amend to increase the amount of land zoned for schools, daycares, medical clinics, businesses and other facilities as appropriate.	Reject. Land zoned Business 1 is increased with the addition of two further areas. Amendments to rules and policies to ensure, subject to a needs assessment, that additional land for schooling would be considered.
PC69-0126	Maree Lysaght	001	Oppose In Part	Oppose the proposed connection to Liffey Springs Drive. Connection is proposed to go over a reserve that follows the Liffey River and is used by the community as a green space. A pedestrian crossing could be used here instead to allow children to walk to the school, but remain a green safe place for all of the community to use. Secondly there is a proposed development to go ahead in the 23-hectare block bounded by Edward Street, Ellesmere Lane and the Liffey River. This will put considerable pressure on the Russ – Liffey Springs Drive intersection, which would in turn be exacerbated were a direct connection to the new subdivision facilitated by Plan Change 69 be provided. This intersection is next to a school and no consideration has been given to this.	Not specified.	Reject but not connection to Liffey Springs Drive no longer proposed.
PC69-0127	David Whale	001	Oppose	Opposes plan change 69 being concerned regarding: <ul style="list-style-type: none"> Enhanced risk of flooding on lower lying land and increase in L2 levels. Raised land levels for building platforms and hard surfaces will increase runoff rate. 	Reject Plan Change 69.	Reject. Flooding and traffic issues addressed in evidence and Recommendation, and changes to

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				<ul style="list-style-type: none"> Increased traffic on Ellesmere Road from development of Moirs Lane and the likelihood that Collins Road is formed to join Hudsons Road. Increased likelihood that there will be pressure to develop the land East of this proposal adjacent to Ellesmere & Hudsons Roads. Will convert Lincoln into nothing more than a dormitory town for those working in Rolleston and Christchurch, totally destroying its current character. Should be striving for improvement rather than status quo. <p>There is no analysis of the impacts on the environment around the proposal and instead draws on the fact that other developments have been allowed and should be seen as a precedent for this proposal.</p>		the ODP. Impacts on the environment have been undertaken and changes to the ODP made.
PC69-0128	Bob Heinz	001	Oppose	Opposes plan change due to impact on Liffey Springs Drive. The proposal to connect a road from a huge new subdivision through the reserve into Liffey Springs Drive spells disaster for the area, which will inevitably become a busy main road with speeding vehicles a major concern. Arariua school is only a few metres away, children on bikes and scooters as well as pedestrians will be in constant danger and many residents can expect to find their properties devalued.	Reject plan change 69.	Reject but note connection to Liffey Springs Drive no longer proposed.
PC69-0129	Jane Heinz	001	Oppose	Opposes plan change as Lincoln does not have the roading and infrastructure to cope with all the people that this subdivision will produce. Opposes the use such high quality arable soil for housing. If a road extension is made from Liffey Springs to the proposed subdivision truck and trade vehicles will use this road as a thoroughfare, shortcut, endangering children and have a negative impact on the ecosystem and beautiful green space that SDC has so carefully planned and executed in this area.	Reject plan change 69.	Reject. Roading, infrastructure and soil issues addressed in Recommendation and appropriately addressed by plan change. In terms of connection to Liffey Springs Drive, this is no longer proposed.
PC69-0130	Tim Presland	001	Oppose	Opposes plan change due to increased traffic to Liffey Springs Drive, to effectively become a thoroughfare for vehicles, increasing unnecessary traffic and road noise creating 'bottleneck' with safety implications. Creates no direct benefit and encroaches on existing public reserve space and outlook.	Delete secondary road (possible future connection) to Liffey Springs Drive. Restrict any such access to be Cycle or Walkway only. Promote Road Access via Ellesmere Road.	Accept in part noting connection to Liffey Springs Drive no longer proposed.
PC69-0130	Tim Presland	002	Support In Part	Supports roundabout solution to assist traffic flow from all directions. Will act as a natural speed deterrent from those travelling from Tai Tapu direction towards Lincoln, improve Safety and reduce excessive road noise in this area.	Approve installation of a Roundabout at Edward Street/Ellesmere Road/Lincoln Tai Tapu Road Intersection.	Accept in part. Issue addressed.
PC69-0131	Canterbury District Health Board	001	Oppose In Part	Considers that the proposed area is outside the growth area identified in the Canterbury Regional Policy Statement and the Urban Growth Overlay (Proposed Plan). The Canterbury DHB are not satisfied that the section 32 evaluation adequately assessed the impact on social wellbeing or demonstrated the social benefits of the proposed plan change. The Canterbury DHB questions whether a development of this scale would require changes to current amenities that would be inconsistent with the character of Lincoln as small semi-rural town. The community has continually indicated a desire for a consolidated urban form. While the proposal is located adjacent to an existing township it detracts from the existing strategic planning that has carefully considered areas for future growth and rapid transport planning. Continued building in the current form of medium-low density residential subdivisions in Lincoln, although economically feasible, may be flawed in a number of ways, both socially and environmentally, including impractical in the long-term unless uncoupled from fossil fuel dependency.	Requests that the proposal be granted subject to a detailed social or integrated impact assessment concluding that this level of growth is desirable to the Lincoln community and the wider region.	Reject. Overall I am satisfied that there are benefits from the plan change in terms of social well-being which are achieved from a number of aspects of the proposal. These include provision of housing capacity in an area where, on the evidence, there is high demand, and poor supply. Providing that supply in an area of high demand improves social well-being. There are economic benefits which have been addressed in Recommendation. Increased employment opportunities and increased spending tend to create a more self-sufficient town and again can contribute to social well-being. I acknowledge that there may be some diminution in the appreciation of the status quo but I do not consider that of itself raises any real concern in relation to social well-being. In any event, such is recognised by Policy 6(b) of the NPS-UD. I also consider the benefits of urban development, given my findings in relation to Policy 1 of the NPS-UD, and overall, I am satisfied that this plan change in this location is desirable. It is in a consolidated form and well designed urban growth can provide real social benefits.
PC69-0131	Canterbury District Health Board	002	Oppose In Part	Opposes development of highly productive land. The Land Use classification is 1, 2 and 3 (highly productive land). If this land is built over, that productive soil for food production is lost forever. As is the local connection for residents to the land and where and how food is grown. To move food growing to less productive land requires increased usage of fertilisers and water.	Requests that the proposal be granted subject to the applicant demonstrating that the ODP proposal is the most appropriate option based on a consideration of the feasibility of alternative locations and options to provide for the demand, and an assessment of the full	Reject. Addressed the highly productive land issues in Recommendation and in the circumstances of the demonstrated shortage of development capacity, I am satisfied that the

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				<p>The draft National Policy Statement on Highly Productive Land (NPS-HPL), currently under Ministerial review, proposes that councils will be required to consider the availability of highly productive land within their region or district for primary production now and for future generations. The urban expansion policy in the proposed NPS-HPL would only allow urban expansion to occur on HPL when there is a shortage of development capacity (as defined in the proposed NPS-UD) to meet demand and it can be demonstrated that it is the most appropriate option.</p> <p>The Canterbury DHB are not satisfied that the Section 32 evaluation adequately assessed the impact on the full range of benefits and costs, especially social wellbeing, of the proposed development.</p>	range of benefits and costs (social, economic, environmental and cultural) from allowing urban expansion onto HPL compared to continued use of that land for land-based primary production; and the ODP including more green space that could be used for community gardens to enable local food production and increase food resilience.	rezoning is the most appropriate option for this land.
PC69-0131	Canterbury District Health Board	003	Oppose In Part	<p>The Canterbury DHB supports the aim of the plan change 'to create diversity and variety of housing typology without compromising lifestyle. The provision of smaller residential lot sizes are recognised as an important method to reduce sale prices and meet the demands of a greater proportion of the community, particularly first home buyers seeking a warm, energy efficient home that meets modern lifestyle needs. The density provides for a mix of dwelling types and lot sizes to cater to a wide range of the residential market. It allows for people of different ages and incomes to mix and create a diverse community, as well as for people to move within the development as their needs change'.</p> <p>The Canterbury DHB notes the proposed plan only enables medium-high density housing in a small area, it does not prescribe it. The majority of the proposed Living Zones are medium to low density. To satisfy the objectives of the NPS-UD enabling greenfield development outside of strategically agreed areas more medium to high-density housing would be required.</p> <p>The Canterbury DHB is not satisfied the proposed ODP would deliver enough diverse or affordable housing.</p>	The Canterbury DHB seeks that the proposal be granted subject to increased provision for medium-high density housing and ensures it is prescribed; and enables homes to be built that can cope with the effects of climate change.	Reject in part. The Living Z zoning provides for a mix of dwelling types and lot sizes.
PC69-0131	Canterbury District Health Board	004	Oppose In Part	<p>Canterbury DHB disagree with the findings of the Section 32 assessment that the ODP has "suitable provision for business, through a small local centre that will service local needs and supplement the services otherwise found in the Lincoln commercial centre." The size of the development is not considered suitable to service the many needs of residents of 2000 homes.</p> <p>The Canterbury DHB is not satisfied that it would be viable for local services to service such a large increase in population or that they would be accessible enough. The ODP is outside a recommended walkable catchment of 500m to existing services and amenities in Lincoln.</p> <p>The Canterbury DHB would like details on how the proposal reflects the values and tikanga of local iwi Te Taumutu Rūnanga outside of the impact on natural resources.</p>	The Canterbury DHB seeks that the proposal be granted subject to increasing the size of commercial/business zones; undertaking a community planning study or social plan; ensure drinking fountains and accessible amenities are incorporated into the designs of green corridor, the reserves and other public spaces; and incorporate the principles and policies identified in the Ngāi Tahu Subdivision and Development Guidelines into the development designs.	Accept in part. The additional two business zones provide for local services that are readily accessible.
PC69-0266	Theresa Kortegast	FS015	Support	Agree the proposed amenities and small local centre need to be much larger in order to support a development of this size.	Increase commercial and retail space so residents have better access to amenities that are within walking distance.	Accept in part. Additional business zones now incorporated.
PC69-0131	Canterbury District Health Board	005	Support In Part	<p>The 2021-2031 Selwyn Long Term Plan indicates that no improvements to the Springs Road/Gerald Street/Ellesmere Road area is planned until after 2031. Although a park and ride facility is planned it is unlikely to be within a walkable catchment of the ODP. The proposal notes a development contribution to the Ellesmere Junction Road/Springs Road/Gerald Street traffic signals and to Edward Street. Traffic volumes generated by the proposal would mean the intersection would be over capacity. A further bypass road would not necessarily help as this would not provide direct access to Lincoln or Shands Road – the main arterial into Christchurch.</p> <p>The Canterbury DHB supports the provision of walking and cycling trails to enable active transport. It recommends the 'orange' Green Link and cycle way indicated on the Movement and Connectivity map be confirmed to enable better connection to the Lincoln town centre and current education facilities which are currently outside of the 800m walkable catchment.</p>	The Canterbury DHB seeks that the proposal be granted subject to confirmation of the orange potential cycle way; ensuring road links through Verdecos Park, Te Whāriki and Liffey Springs Road are possible to ensure permeability, accessibility, and create alternate driving routes to Lincoln Town Centre; and adequate provision for public transport infrastructure (including road size) is built early, and work closely with Environment Canterbury to ensure public transport options are available.	Accept in part. The cycle links through the cycleways and walkway links are appropriate. Infrastructure has adequate provision for public transport, including the park and ride facility for up to 75 vehicles now proposed. While road links through Te Whāriki are limited, there are benefits in not proceeding with the proposed Liffey Springs Drive link and in my view that has real benefits including in terms of social well-being.
PC69-0131	Canterbury District Health Board	006	Oppose In Part	Opposes the reliance on private vehicles for residents to access services and employment. Current amenities (education, commercial, retail, medical and community facilities) are outside of the 800m walkable catchment. The net greenhouse gas emissions from the location and size of the development would far exceed any small reductions for short local trips.	Requests that the proposal be granted subject to confirmation the orange potential cycle way on Map as a confirmed option; EV charging infrastructure be integrated in the plans; proactive planning be undertaken to ensure public transport routes will service development as early as possible.	Accept in part. EV charging infrastructure can be addressed at subdivision stage. The inclusion of the park and ride facility will increase opportunities for public transport servicing.
PC69-0131	Canterbury District Health Board	007	Support In Part	The Canterbury DHB support the connection to the reticulated network. As there are several proposals for drinking water supply, any granting of the plan change should be conditional to ensuring that the current system has capacity and/or facilitates the necessary upgrades.	The Canterbury DHB requests the proposal be granted subject to the ODP being connected to the reticulated water network and any required network upgrades are undertaken as a development contribution; the	Accept in part. ODP able to be connected to reticulated water network and any required network upgrades would be contributed to. PC69 now includes greater certainty in relation to protection of groundwater flow and the

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				Maintaining groundwater flow to the springs is paramount to their future viability. Freshwater is also vulnerable to climate change, as water in our rivers, lakes, estuaries and wetlands will become warmer as air temperature increases.	development incorporating all key design features recommended in the Ecological Assessment.	maintenance and potential enhancement of waterways and wetlands.
PC69-0131	Canterbury District Health Board	008	Support In Part	The Canterbury DHB support the connection to the reticulated wastewater network. Any granting of the plan change should be conditional to ensuring that the current system has capacity and/or the applicant partners with Council to facilitate necessary upgrades.	The Canterbury DHB seeks that the proposal be granted subject to any required wastewater network upgrades deemed necessary to meet system capacity requirements are undertaken as a development contribution.	Accept in part. Satisfied that any wastewater network upgrades deemed necessary will be contributed to either through development contributions, or met.
PC69-0131	Canterbury District Health Board	009	Support In Part	The Canterbury DHB supports the proposal for a wetland, detention basin and first flush basin to facilitate treatment of stormwater. Tārekeautuku Yarrs Lagoon is nearby to the proposed site and is only mentioned in a limited manner in the infrastructure assessment. Given the importance of this wetland/lagoon for freshwater quality, a more detailed assessment of the impacts from the proposed plan is recommended. Domestic stormwater holding tanks provide significant additional capacity during heavy rainfall events and reduce pressure on the stormwater network. Rules requiring the installation of these should be given consideration.	The Canterbury DHB seeks that the proposal be granted subject to a more detailed assessment of the impacts on the Tārekeautuku Yarrs Lagoon is undertaken. That rules requiring the installation of domestic stormwater holding tanks be given consideration.	Accept in part. Detailed assessments can be undertaken at subdivision stage but I am satisfied that is appropriate.
PC69-0266	Theresa Kortegast	FS016	Support	<i>Each new residential lot should be in some way responsible for stormwater management either through a crate or soak ring system. This will reduce water run off during the large rain events.</i>	<i>Investigate viability of crate systems per lot and enforce as a condition of any RC.</i>	<i>Reject. A matter for subdivision/stormwater discharge consent.</i>
PC69-0131	Canterbury District Health Board	010	Support In Part	The Canterbury DHB supports the proposal to raise the minimum floor level. This is particularly pertinent given the location of the proposal in the lower catchment of the Selwyn-Waihora Zone.	Not specified.	Accept in part. Minimum floor levels can be addressed at subdivision stage. Removal of Living X zone renders that appropriate.
PC69-0131	Canterbury District Health Board	011	Support In Part	Reverse sensitivity in and around the Canterbury region has led to a reduction in amenity value and consequent odour complaints. The Canterbury DHB note that this proposal has the potential to facilitate further odour complaints.	Not specified.	Accept in part. Odour effects and reverse sensitivity have been addressed in the evidence and considered in Recommendation.
PC69-0132	John and Jillian Lindsay	001	Oppose	Opposes plan change 69 as: <ul style="list-style-type: none"> It is not consistent with SDP Objective B3.3.3 and Policy B4.3.1. The remaining rural areas of productive farmland should be protected and remain as is. Will have a major detrimental impact on the existing Lincoln infrastructure, including but not limited to: Climate change, environmental issues including the soil quality of the proposed area, transport, and traffic issues. Does not adhere to recommended Township objectives and policies for Living Z zone. Does not adequately meet the requirement of Objective 2. It is unclear whether the proposed bridge and road through an existing reserve onto Liffey Springs Drive is still in the Development Plan or not. 	Refuse plan change 69.	Reject for the reasons recorded in Recommendation. Objective B3.3.3 is met with the provision for a larger site around the Chudleigh Homestead and its immediate surround that accounts for heritage values and settings associated with the building which are to be provided at the time of subdivision. Inconsistency with Policy B4.3.1 relating to existing zoned land and greenfield priority areas is acknowledged but NPS-UD provides for unanticipated and out-of-sequence proposals to be considered. Proposed bridge and road connection to Liffey Springs Drive no longer proposed.
PC69-0133	Robin Spreag	001	Oppose	Opposes plan change to protect what is left of the highly productive land resource within the district for the benefit of present and future generations. The present rate of growth around Lincoln is un-sustainable and will ultimately ruin its character and appeal. Finally, the need for housing should be satisfied by the urbanization of less productive areas like Rolleston and West Melton where the land is productively poor yet has better amenities and roading.	Reject plan change 69.	Reject for reasons recorded in Recommendation.
PC69-0134	Gareth Oldman	001	Oppose	Opposes rezoning and loss of extremely fertile soil if this development went ahead. There are better locations. Lincoln does not have the infrastructure to support a significant growth in population. Concerned about Liffey Springs Drive becoming a main thoroughfare to this proposed development. With Ararira Springs primary school nearby, the vast increase in traffic raises the potential for collisions with schoolchildren. Wishes for Lincoln to retain it 'country life' aesthetic.	Plan change 69 be denied.	Reject for reasons recorded in Recommendation in relation to soils and infrastructure. Liffey Springs Drive connection no longer proposed.
PC69-0135	Leah Oldman	001	Oppose	Opposes rezoning and loss of extremely fertile soil if this development went ahead. There are better locations. Lincoln does not have the infrastructure to support a significant growth in population. Concerned about Liffey Springs Drive becoming a main thoroughfare to this proposed development. With Ararira Springs primary school nearby, the vast increase in traffic raises the potential for collisions with schoolchildren. Wishes for Lincoln to retain it 'country life' aesthetic.	Plan change 69 be denied.	Reject for reasons recorded in Recommendation in relation to soils and infrastructure. Liffey Springs Drive connection no longer proposed.

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PC69-0136	Michael James	001	Oppose	<p>Opposes plan change 69 as:</p> <ul style="list-style-type: none"> Does not want to see new access roads & bridges through an existing green space reserve area, specifically the south end of Liffey Springs Drive. Does not want to see 'high-density' housing on small sections. This type of living accommodation is not yet warranted in New Zealand. Lincoln currently has the infrastructure to accommodate the residents associated with 2000 new sections, examples high school capacity, sewerage, traffic flows, amenities. Do not support the use of prime farming land being converted to housing. Land for producing food is a basic human requirement. Questions the real need for such a large development given the amount of land around Lincoln currently being developed for housing. Further the housing developments around the greater Canterbury area (Halswell, Kaiapoi, Rangiora, Marshlands, Pegasus, etc) should be quite sufficient to accommodate projected population growth for the foreseeable future. 	Reject the plan change and the proposed subdivision not proceed.	Reject. The proposed connection to Liffey Springs Drive is no longer sought. Infrastructural issues addressed and considered in Recommendation. Conversion of the land from farming use to residential has been carefully considered and to be the most appropriate option. In terms of the need for such a large development, NPS-UD seeks a variety of housing options including by way of location. Lincoln is an area of high demand. Expert evidence for the Applicant has identified insufficient capacity in Lincoln, and indeed in Selwyn.
PC69-0137	Andrew Dollimore	001	Oppose	<p>Opposes plan change as:</p> <ul style="list-style-type: none"> The location is unfair to the owners of Verdeco Park semi-rural sections and it is understood that some existing reserve land is proposed for a new road traffic will increase exponentially. The number of proposed residences is completely disproportionate to the existing Lincoln. The proposal is inconsistent with the GCUDS. The SDP focuses on Rolleston. Approving this proposal would undermine SDC's planning credibility. Concerns about various springs and wetlands in the relevant area and the lack of a plan for protection. Existing schools will become insufficient. Parks and other community facilities will also all become insufficient and poorly located (if this proposal goes ahead). Such an extreme increase in Lincoln's size and population will obviously place the existing three waters under huge strain. Springs Road cannot carry an extra 14,000 trips per day. If this proposal proceeds Springs Road will turn into a very difficult issue for the people of Lincoln and Prebbleton. 	Reject plan change 69.	Reject for reasons recorded in Recommendation. While growth is focused on Rolleston, growth in Lincoln is also anticipated. It is a KAC.
PC69-0138	Broadfield Estates Limited	001	Support In Part	<p>Submitter is supportive of the intent of Plan Change 69, as it will assist in addressing the recognised shortfall of suitable land zoned for residential purposes in Lincoln. However, the submitter is opposed to the identification of an 'Indicative Road', characterised as a 'Secondary Road', on the Proposed Planning Maps, proposing a connection to Liffey Springs Drive.</p> <p>Although the submitter acknowledges that most movements will be to Springs and Collins Roads and Moirs Lane, it must be expected that a reasonable proportion of movements would occur to the Liffey Springs Drive area. It is also noted that Russ Drive will become a great deal busier as an east – west throughfare as a result of the development of the 23-hectare block bounded by Edward Street, Ellesmere Lane and the Liffey River.</p> <p>This will put considerable pressure on the Russ – Liffey Springs Drive intersection, which would in turn be exacerbated were a direct connection to the new subdivision facilitated by Plan Change 69 be provided. The ITA does not appear to address this prospect.</p> <p>The imposition of a road over the Liffey Springs Reserve would compromise the attractive, low-key amenity and character of that reserve and would be inconsistent with the Operative Outline Development Plans that apply with respect to the Liffey Springs area (E35 and E36 respectively).</p>	<p>Approve Plan Change 69, subject to the deletion of:</p> <ul style="list-style-type: none"> The 'Indicative Road' shown on the 'Outline Development Plan (ODP) Lincoln South' Proposed Planning Map, extending in a north – south direction from a connection with the proposed east – west route between Springs Road and Moirs Lane; and The 'Secondary Road' shown on the 'Movement and Connectivity' Proposed Planning Map in the same position as the 'Indicative Road' referred to above. 	Accept in part. Note Liffey Springs Drive connection no longer proposed.
PC69-0139	Nicola Russell	001	Support In Part	<p>Partially supports the plan change as Lincoln is an area of extreme growth and houses need to go somewhere, however, the number of houses in one development is too large. The pressure on the current road, which is already under stress, would be too great.</p>	Amend plan change 69 to ensure the correct roading is in place or is put in place (without damaging reserve land). Stipulate that the developer must provide space for a supermarket within the subdivision. Require the developers to stage the development to allow infrastructure to catch up.	Accept in part. Roading upgrades specified and incorporated into ODP. Two additional business areas now incorporated. Development will occur through a natural staging of around 250 dwellings per year.
PC69-0139	Nicola Russell	002	Oppose In Part	<p>Opposes the road through reserves. The environmental impact would be huge and is not necessary. Use and improvement of existing roads is what's needed.</p>	Remove roads through reserve land.	Reject. Note Liffey Springs Drive connection no longer proposed.
PC69-0140	Michelle McLachlan	001	Oppose	<p>Opposed to the "possible future" road connecting the subdivision to Liffey Springs Drive. Submitter purchased on the understanding that this would always be a closed off subdivision, other than the road leading out onto Southfield Drive. A road in would create extra traffic which is not needed or wanted along Liffey Springs Drive, especially with there being school children from the new Ararira Springs Primary School.</p>	Not specified.	Reject. Note Liffey Springs Drive connection no longer proposed.

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PC69-0140	Michelle McLachlan	002	Support In Part	Supports proposed roundabout on Edward St/Ellesmere Street. This would help the flow of traffic.	Not specified.	Accept in part.
PC69-0141	Judy Collins	001	Oppose	<p>Opposes plan change 69 for the following reasons:</p> <ul style="list-style-type: none"> Impact on bird life. Impact on elite soils. This area contains a percentage of elite soils in NZ. Traffic problems, Lincoln is already overflowing with traffic and many times it is impossible to get near the main shops for minimal parking. <p>The roads intended to come out on to Collins Road are situated at dangerous points with impaired views.</p> <ul style="list-style-type: none"> Schooling - the two local schools are almost at capacity. Emergency Services - A manned police station is overdue and there has been a major increase in break ins, thefts around especially the new areas of Lincoln. High density housing will lower the value of surrounding property. Historic Places - There is a Pearson Bros water trough on Springs Road. Flooding - This is swampy land proposed for living. Thought has to be given to the future, not just 10 years, but longer. Lincoln is no longer a community, but a disjointed sea of housing. 	Reject plan change 69.	Reject. Issues raised have largely been addressed in evidence and in Recommendation. No evidence in relation to lowering of property values and in any event are not particularly relevant. Historic places around Homestead recognised. The environmental management and enhancement now proposed likely to benefit in terms of bird life.
PC69-0142	Mike and Corinne Bailey	001	Oppose	<p>Opposes plan change as it is not supported by the SDC current and proposed plans regarding zoning of land.</p> <p>NPS-UD 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.</p> <p>Lincolns playing fields are already at capacity.</p> <p>The new primary school has been provided with the Proposed Plan in mind not for an additional 6000 new residents</p> <p>If a road extension is made from Liffey Springs drive to the proposed subdivision, trucks and trades vehicles will use this road as a thoroughfare and short cut, and endangering children, as well as negatively impacting the eco system.</p> <p>NPS-UD: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions. Less than 2% of NZ can claim to have the quality of versatile soil as Lincoln and immediate surrounds.</p>	Reject Change 69.	Reject. Issues addressed and considered in Recommendation. Note Liffey Springs Drive connection no longer proposed.
PC69-0143	Jessica Nelson	001	Oppose	<p>Opposes plan change as Proposed Plan which did not include rezoning this area of land to the South of Lincoln.</p> <p>Lincolns playing fields are already at capacity.</p> <p>The new primary school has been provided with the Proposed Plan in mind not for an additional 6000 new residents</p> <p>Traffic is already a serious issue in Lincoln. Adding 6000 more residents than planned for will add to this burden. Increased density of traffic will have a negative impact on the non-car travel of children to schools, and years of trucks and trades vehicles travelling to and from the development area will endanger children.</p>	Not specified.	Reject. Issues addressed and considered in Recommendation. Note Liffey Springs Drive connection no longer proposed.
PC69-0144	Melanie Burns	001	Oppose	Opposes Chudleigh Homestead being right beside medium density zone.	Amend so the Chudleigh Homestead is surrounded by low density sections.	Reject. Chudleigh Homestead is set in a larger lot which is sufficient.
PC69-0144	Melanie Burns	002	Oppose	<p>Opposes plan change 69 as there has been no consideration to the increased traffic along Southfield Drive because of children attending Ararira Primary School. The school is already at capacity for parking with the current student numbers.</p> <p>Public transport – there is no mention of proposed bus routes.</p> <p>The proposal would result in an overall change in character from open and rural to one that is more dense and suburban in nature. The proposed subdivision with its smaller medium density lots, is not in keeping with the character of Lincoln.</p> <p>There are a number of development sites in Lincoln at present (at least four). The cumulative effects of multiple subdivisions currently in development is having more than minor adverse effects as a result of dust, emissions, noise, vibration, and traffic congestion.</p> <p>The proposed subdivision will have a proposed density that ranges between 12 to 15 hh/ha.</p> <p>There is currently no ambulance service in Lincoln and limited police numbers.</p> <p>This proposal will result in loss of versatile soil.</p>	Reject plan change 69.	Reject for reasons recorded in Recommendation including the pedestrian and cycle linkages provide appropriate accessibility. Public transport addressed to the degree possible and particularly noting inclusion of the park and ride. Development effects addressed at subdivision stage and appropriate density.

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PC69-0144	Melanie Burns	003	Neither Support Nor Oppose	There is no mention of proposed bus routes this does not support accessibility of transport and reduction in energy use and greenhouse gas emissions.	Request the Council consider an extension of the existing public transport routes.	Reject. CRC may wish to consider requesting an extension of existing public transport routes. It is not a matter in the Applicant's direct control. Layout will enable public transport and park and ride facility.
PC69-0145	Mike Nash	001	Oppose	Opposes the proposed bypass directly behind my property. This will seriously affect my standard of living and diminish the local environment and have an adverse effect on property values. It will also become a "rat run" as people try to avoid overcrowded junctions due to increased traffic. The increase traffic is highly likely to increase incidents of accidents in the local surrounding area.	This bypass must be removed from all current and future plans.	Accept in part. Bypass has been removed from the ODP.
PC69-0145	Mike Nash	002	Oppose	Opposes the reference in the ITA to crashes within 100m. The change to traffic lights and increased dimensions will increase accident risk. The lack of pedestrian crossings will increase the risk to university students and staff crossing the main roads. The current infrastructure is notorious for accidents within 1200m. Increased traffic at 100kmh will only add to potential accidents. Most traffic will use Springs Road as opposed to the suggestion that Shands Road would be more popular. Traffic will significantly increase on Springs road, already a road in poor condition, will become worse. All the traffics will do is create a short-term fix to a major problem.	Requests all roading be improved from Lincoln to Christchurch to increase safety.	Reject. Number of issues raised by the submitter have been addressed including crossings of Springs Road to the University, changes to the frontages and impact on vehicle speed.
PC69-0145	Mike Nash	003	Oppose	Opposes plan change due to Ellesmere Road and Tai Tapu Road junction in poor condition and considerable traffic uses this road now to short cut to Halswell or Wigram. The additional traffic will disproportionately affect the traffic loads on roads really aimed at farm traffic. This plan will change the whole village feel of Lincoln. The current infrastructure of Lincoln will not cope with 2000 more houses, let alone the 8000 people. Current medical facilities are over stretched. Let Lincoln settle and grow into itself before creating more housing and people inundate it.	Reject the proposed plan change 69.	Reject for reasons recorded in Recommendation and in response to the numerous submissions that have raised the same or similar issues.
PC69-0146	Ross Lee	001	Oppose	Opposes plan change 69 for the following reasons: Traffic flow on the surrounding arterial roads of Lincoln (mainly Shands, Springs and Ellesmere) not only will not cope and cause substantial increases in commuting times into Christchurch City at peak times. The desire to direct traffic away from Prebbleton and onto Shands Rd to get onto the CSM is counter intuitive. Developments such as this should take advantage of the new CSM Stage 2 by being closer to the new infrastructure and limit commuting times. Development extends beyond the town limits and proposed commercial zones take people away from the centre of the village, being disjointed unplanned mess just like Rolleston. This is productive land which once built on is lost forever. There better land for building on closer to the CSM and the infrastructure associated with it and Rolleston. There is no provision for additional sports fields. Lincoln High is already redrawing its Zone to limit intakes to a site that is at capacity. The additional 2500 houses will contribute a large number of students for LHS. Children currently at Lincoln Primary will be directly impacted by overcrowding at LHS during their High School education.	Reject this plan change application.	Reject for reasons recorded in Recommendation and in response to other similar submissions. Proposed commercial zone will meet the local day-to-day needs of the residents.
PC69-0147	John Jenner	001	Oppose	Opposes any proposed roading link to subdivision via Liffey Springs Drive (as depicted on the video plan of the proposed new subdivision). Liffey Springs would become a throughfare which will bring an enormous amount of traffic. Liffey Springs Road legended as a primary or secondary road was not drawn on the Movement and Connectivity Plan, so there is confusion as to what proposal or plans are valid. It seems on the latest plan Moirs Lane is the only entrance from the Eastern side.	Remove any plan that involves ground works in the completed subdivision of Liffey Springs and destroys any part of the completed Reserves and rivers which are now natural habitats to wildlife that all who live here enjoy.	Reject. Note Liffey Springs Drive connection no longer proposed.
PC69-0147	John Jenner	002	Oppose	Opposes the development of a new subdivision in Lincoln by way of plan change 69. While Urban planning is necessary it's primary concerns should involve the protection of the environment and the wellbeing of the public. Lincoln is a delightful rural town that has been surrounded by continual development on former hugely productive farm land. Verdecos Park, Rosemerry, Flemington, Te Whariki, Barton Fields are all multistage developments that have acquired 100's of hectares and are many years from completion. Questions whether Lincoln needs another subdivision. Council should focus on the social and environmental bottom lines, get what has started finished and then reassess future planning.	Reject any new Rural development projects in Lincoln until all other ongoing subdivision projects have been completed. Complete an environmental and CO2 emissions analysis when the 5 multistage subdivisions being developed in Lincoln have been completed to determine the sustainability of any planned new developments in the future.	Reject for reasons recorded in Recommendation and evidence is clear in terms of need for additional capacity.
PC69-0148	Katherine Powell	001	Oppose	Opposes plan change 69 for the following reasons: • The proposed bypass road will run through an area currently designated as a reserve and storm water management area negatively impacting the surrounding properties and devaluing them.	Reject plan change 69.	Reject but note the bypass road is not proposed. Safety issues and ability to cross the road for Verdecos residents addressed. Provision of amenities on site in relation to supermarket and similar are matters for subdivision stage but note

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				<ul style="list-style-type: none"> The proposed bypass road will exponentially increase the traffic through Verdeco Park and the streets within the subdivision are not designed for increased numbers. Streets are too narrow and do not offer appropriate parking to allow for two way traffic in many cases. If the traffic increased by more than the planned Verdeco subdivision this would cause safety issues for people walking out of their homes and trying to cross the road. The connection and subsequent traffic would diminish the lifestyle feel of the low-density sections in Verdeco Park subdivision. Require the developers to plan for and build key amenities that provide necessities. Examples include a supermarket and doctors surgery etc. Plus require the developer to contribute to upgrading current amenities within Lincoln so that they are suitable for the larger number of people (library, post office, public parks and playgrounds). The primary schools are both set to hit capacity and the high school is already struggling with the current load. Concerned that the proposed layout and size of lots are not consistent with the surrounding subdivisions and the Plan Change would adversely change the character of Lincoln. Opposes medium comprehensive density (400m²), this scale is unsuited to the semi-rural nature of Lincoln Township. 		additional business zones now included. Development contributions will be assessed. Living Z zone and density provisions appropriate.
PC69-0149	Reza Zarnekabi	001	Oppose	Opposes plan change on the basis lots that agriculture land changing to residential is not sustainable. Providing and maintenance of infrastructures and facilities for low density residential areas is very high compared to high residential buildings/towers and high density areas. Developers should build multi-story buildings or towers. It saves land as well as cost of infrastructures and facilities in long term.	Reject plan change 69.	Reject for reasons recorded in Recommendation. The NPS-UD seeks a variety of dwellings including standalone.
PC69-0150	Veronica Robinson, Paul Robinson, Liam Robinson	001	Oppose	Opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> Increased cars on roads, the increased population in the Lincoln South subdivision will cause increased traffic on the Springs, Shands and Ellesmere Roads into Christchurch. Public transport is better used in areas where there is a higher population. Once houses are built, the ground is lost to farming. The ground near the river is thought to have organic soil, which is possibly good for growing vegetables. The land has a high water table meaning less need for irrigation. Stormwater is going to be diverted into the Ararira River, how will the river and Te Waihora cope with this extra water. Employment/Schooling/Health Hub/Recreation/Retail - should be considering reducing carbon emissions, and living close to work, school, recreation and health facilities. Rather than double up on these amenities to need to more fully utilise the ones that are already exist. 	Reject plan change 69.	Reject. Traffic, public transport, loss of farm land addressed in Recommendation. Increase in population around the Lincoln KAC may encourage development of amenities.
PC69-0151	S & B Powell	001	Oppose	Opposes plan change 69 on the basis of: <ul style="list-style-type: none"> Increased traffic through Verdeco Park into the new development. The current road construction in Verdeco Park is not designed to handle the proposed traffic volume. Lack of consideration and allowances for additional public facilities that will be required with proposed population growth. The neighbouring Verdeco rural sections are 3000m² to 6000m² (Living 3); having living zone Z sections neighbouring rural sections is not in keeping. Current SDC infrastructure cannot handle proposed waste water infrastructure. Additional development next to my property will put additional strain on the creek at the western side of Verdeco Park and have detrimental consequences on my property. Current flood mapping provided by SDC does not take into account this new development and FFL of proposed houses and any adverse effects to neighbouring properties need to be considered. 	Reject plan change 69 and all traffic links into Verdeco Park.	Reject. Traffic links into Verdeco Park limited. Bypass road no longer forms part of the ODP roading network. Infrastructure addressed and flooding issues addressed in Recommendation and subject to further assessment at subdivision and stormwater discharge consent stage.
PC69-0152	Stephen Topliss	001	Oppose	Opposes plan change 69 on the basis that: <ul style="list-style-type: none"> The proposed bypass road will run through the current stormwater management area within Verdeco Park negatively impact the surrounding properties. The proposed bypass will increase traffic through the Verdeco Park subdivision, which the roading network has not been designed for. The development has not planned appropriately for the amenities required for the number of households. The current supermarket in Lincoln is already under stress to meet the current demand. Similarly, facilities such as doctors offices would have limited capacity to accept new patients. Concerned the development has not fully considered the effects of flood displacement in detail. Concerned that the development does not support usage or introduction of a public transportation system for commuters, but instead is reliant on individual vehicle usage. 	Reject plan change 69 and delete all reference of proposed bypass from development plans.	Accept in part. Proposed bypass reference deleted from ODP. Amenities from a flood displacement, public transportation and character all addressed and considered in Recommendation.

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				<ul style="list-style-type: none"> The change in the character of Lincoln by increasing residence numbers as well as changing the rural plains outlook. The layout of the subdivision does not appear to be consistent with the current developments within Lincoln and the identified future growth model for the village. 		
PC69-0153	Anita Wreford	001	Oppose	<p>Opposes plan change 69 for the following reasons:</p> <ul style="list-style-type: none"> Climate change action - This proposed development will undermine the ability of its residents to reduce their transport emissions, due to dependency on private car and creating further urban sprawl; undermining the ability of the Selwyn District and New Zealand as a whole to reach the country's goal of net zero Carbon by 2050 or its National Determined Commitment under the Paris Agreement. The loss of highly productive land - This proposed development would be on land classified as Class 1, 2 and 3 land, according to the Selwyn District Council's Baseline Assessment Versatile Soils. There is only a limited area of this high quality Class 1 and 2 land in the Selwyn District (~2.5%), and it is vital to protect this limited land resource for food production of future generations. By pushing food production onto less versatile soil, it becomes necessary to use more inputs (e.g. fertiliser) to achieve the same amount of output (food), increasing greenhouse gas emissions from soil (nitrous oxide) and nitrates into waterways. 	Reject plan change 69.	Reject for reasons recorded in Recommendation.
PC69-0154	Melanie Brooks	001	Oppose	<p>Opposes plan change 69 on the basis that the AEE for the Plan Change does not sufficiently address the wider network effects on traffic from the 14,000 vehicle movements per day that the proposed subdivision will generate. There is little consideration of the effects on the roads that connect to the motorway or impact on Prebbleton. Distributing the traffic to Shands and Ellesmere Roads will further congest these roads which are already over capacity.</p> <p>The Operative Plan states that residents have access to adequate community facilities. With a sizable extension to the living zones in Lincoln as a result of the proposed plan change and increase in households it is likely that the existing Primary and High Schools will not be sufficiently sized to meet the increase in demand.</p> <p>The objective B1.1.3 focuses on encouraging activities and management practices that will help to sustain the life supporting capacity of the soils in our District. With climate change we need to be continuing to focus on food and fibre supply close to urban centres.</p>	Reject private Plan Change 69 and retain the land as Rural Outer Plains and only approve further residential developments in Selwyn with direct access off the motorway; where it is within the urban boundary or Living Zones; and to limit development on productive soils outside that already accounted for as part of the District Plan.	Reject for reasons recorded in Recommendation. Transportation network effects have been addressed. Changes noted in relation to consideration of land for additional educational facilities. Objective B1.1.3 considered.
PC69-0155	Malcolm Powell	001	Oppose	Opposes the density of sections proposed as is not in character with adjacent Verdecos Park. Verdecos Park transition zoning from LZ closer to township through to L3 adjacent to rural settings. It would be poor planning that any proposed adjacent subdivision further away from the township wouldn't keep the character or intent of semi-rural outlook intact.	Delete LZ area to west of Springs Road; Amend zoning in keeping with precedence set on adjacent Verdecos Park and transition guidelines to rural areas.	Reject. The indicative road linkage to Verdecos Park is shown to be through the Business 2B zoning. Deletion of the LZ area to the west of Springs Road would result in a significant reduction in development capacity and would be inappropriate.
PC69-0155	Malcolm Powell	002	Oppose	Opposes the reference to an existing green link to North of proposed subdivision (adjacent to Verdecos Park south boundary). This does not exist and would be totally unacceptable to propose one now after people have purchased sections in Verdecos park expecting a low density semi-rural neighbourhood setting without pedestrian links, for the L3 or so L3 sections at rear of Verdecos Park. Submitter would not have purchased section if knew there was a walkway next door, due to privacy and diminishes enjoyment. Bought section because of rural outlook.	Delete greenlink walkways.	Reject. Indicative pedestrian and cycle route location appropriate.
PC69-0155	Malcolm Powell	003	Oppose	Opposes internal road links to North of proposed subdivision bordering south boundary of Verdecos Park. Purchasers of Verdecos park sections in L3 have done so under the pretence of a semi rural feel. It would be unfair to propose road links that should have been planned for.	Delete any proposed roading connections to Verdecos Park.	Reject. Roading connections to Verdecos Park limited and appropriate.
PC69-0155	Malcolm Powell	004	Oppose	Opposes proposed by-pass road, there should not be high traffic roads proposed through semi rural low density Verdecos Park. The negative effects far outweigh any benefit.	Delete by-pass road from the outline development plan.	Accept in part. Bypass road no longer incorporated into ODP.
PC69-0156	Nicole Cave	001	Oppose	<p>Opposes plan change 69 due to:</p> <ul style="list-style-type: none"> The scale of the proposed development is disproportionate to the size of the current Lincoln township. The proposed layout of the development is inconsistent with the semi-rural character of Lincoln. The Greater Christchurch Urban Development Strategy focuses future development on Rolleston. The Selwyn Development Plan focuses on development in Rolleston. Land will need to be made available for further schooling and other community facilities. Significant increase to traffic on Springs Road, current roundabout almost at capacity. 	Reject plan change 69. Undertake independent assessment to understand what educational and community facilities will be required to support such a significant population increase; as well as wider traffic safety impact of the proposed development.	Reject. Urban design and associated matters address issues arising from scale of the proposed development in terms of Lincoln character. While growth is to focus on Rolleston in the documents referred to, growth in Lincoln is also anticipated. Significant changes to the roading network on Springs Road current roundabout are now included.
PC69-0157	Alan Barbour	001	Oppose	Opposes plan change 69 as NZ Government declared a climate emergency and set emissions reduction targets to meet our Paris Accord obligations. Higher density affordable housing on sites closer to the city of Christchurch is required, where families and residents can live, work and play within walking and cycling commuting distance – and reduce transport congestion and emissions.	Not specified.	Reject. NPS-UD anticipates a range of housing type in various locations. Evidence in relation to climate change from Mr Farrelly indicates that reduction in methane production is positive. Highly productive

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				<p>The 23km distance is too far for commuting by bicycle, and the bus service from Lincoln is not convenient or attractive and is scarcely used by commuters.</p> <p>The priority for climate change should be to protect carbon stocks, by maintaining pasture or plant cover. Developing this pastureland will release the carbon stored in the soil into the atmosphere. The land proposed to be developed under this plan change is classified as Highly Productive Land, and that approximately 70% of the land proposed to be developed is classed Highly Versatile Land suitable for a range of crops.</p> <p>The proposed Lincoln South development is totally residential in nature with no employment opportunities. Travel times by bus to Christchurch are regularly in excess of 60 minutes, which will increase congestion. Residents will have a reliance on car-based transport contrary to the NPS-UD.</p> <p>Lincoln High School and the primary schools will struggle to accommodate additional pupils from the new housing currently being developed around Lincoln.</p>		land issues addressed in Recommendation and in response to other submitters.
PC69-0158	Emma Sprott and Jamie Pearce	001	Oppose	<p>Opposes plan change 69 as the proposed small commercial area is not going to meet the convenience needs of future residents.</p> <p>The integrated transport proposals outlined at Appendix D, do not create a "fix" for a predicted increase in the numbers of cars on already busy main roads out of Lincoln (being Springs Road, Shands Road and Birches Road).</p>	Reject plan change 69 or amend to include a shopping centre with an additional supermarket and gas station.	Reject. The provision of additional business zones may assist in meeting day-to-day needs.
PC69-0159	Richard Clark	001	Oppose	<p>Opposes plan change ODP and Appendix D (integrated transport assessment) including reference to an 'indicative road' connecting the proposed subdivision to Liffey Springs Drive. The proposed road would impact the existing subdivision greatly and severely impact on the recreational value of the existing reserve land and spring that the proposed road would cut through. The reserve should be maintained as it is and a proposed road connection not allowed.</p>	Remove all reference and indicative road connections on the outline development plan for a future road connecting to Liffey Springs Drive and redirect all traffic through Springs, Collins and Ellesmere Roads, with upgrades to Ellesmere Road (widening) and the intersection of Ellesmere Road and Edward Street, to accommodate additional traffic movements.	Reject. Note Liffey Springs Drive connection no longer proposed.
PC69-0160	Rachel Sugrue	001	Oppose	<p>Opposes plan change as the Indicative Road connection to Liffey Springs Drive is classified as Reserve land and should be maintained as such. It offers a high level of recreational value and enjoyment and to put in a connecting road to the proposed subdivision would create adverse effects on the residents of Liffey Springs and the wider Lincoln Town.</p>	Remove all reference to the indicative road connection on the ODP for a future road connecting to Liffey Springs Drive. Redirect all traffic through Springs, Collins and Ellesmere Roads, with upgrades to Ellesmere Road (widening) and the intersection of Ellesmere Road and Edward Street.	Reject. Note Liffey Springs Drive connection no longer proposed.
PC69-0160	Rachel Sugrue	002	Oppose	<p>Opposes plan change as could not see any reference as to how the additional growth of this proposed subdivision would be accommodated with the current school (Aparira Springs Primary). The new school was designed to take the additional growth that is already in the township with the likes of the Verdeco Park, Te Whariki and Liffey Springs Subdivisions on the South side of Edward/Gerald Streets. It is was not projected to take the growth of another 2000 households. While not opposed in full to the addition of this subdivision, have serious concerns about how long it takes to get a school operational from design to build.</p>	Require early conversations with the Ministry of Education to ensure that there is not another situation of the local primary school bulging at capacity. Amend to include land for a new school to accommodate the growth.	Reject. Potential of need for land for educational facilities appropriately addressed following discussions between Applicant and Ministry of Education.
PC69-0161	Alastair Ross	001	Oppose	<p>Opposes the plan change as does not take any account of additional public infrastructure that would be required. This is not an incremental increase, this will nearly double the size of the existing township, not including the population growth from development of the substantial parcels of land that have already been zoned for residential development. Lincoln will already need infrastructure to cope with a high rate of growth, this development, with no clear intention of mitigating the effects of this, is a tipping point, and will adversely affect the quality of life of present and future residents.</p> <p>Road safety: the main roads in Lincoln are already very busy, with no provision for assisted crossing for cars across Gerald or Edward Streets as it is.</p> <p>No provision for new sports or school facilities.</p>	To decline Plan Change 69.	Reject. Infrastructure addressed and considered in Recommendation. While the scale of PC69 is significant, it will not be all delivered in one year so to that degree will be incremental. Evidence establishes capacity shortages in Lincoln. Assisted crossings of Springs Road included. Provision of sports facilities addressed in Recommendation and potential for school facilities addressed in amendments to the ODP and rules.
PC69-0162	Glenda Burt	001	Oppose	<p>Opposes the plan change as the Urban Development Policy is to provide residential areas to support well-functioning cities. This increase in population will significantly increase traffic movements on country roads not designed to cope with such high volumes of traffic, significantly increase the loading on water and wastewater services and undermine planning for the township that took place in 2013. The increase in residential footprint will remove valuable agricultural land from food production.</p> <p>The usual access to Christchurch at this end of Lincoln is Ellesmere, Longstaffs and Whinchops Road. There is little provision for cyclists on these roads. The proposed linking to Liffey Springs Drive will endanger the wildlife in this area during the construction and cause a significant loss of amenity.</p> <p>The introduction of higher density housing will reduce the ambience of the village atmosphere in Lincoln making it more like a busy city suburb rather than a village community.</p>	Reject plan change 69.	Reject. Issues addressed in Recommendation. Liffey Springs Drive connection no longer proposed.

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PC69-0163	John and Leslie Greenslade	001	Support	<p>Supports plan change as Te Whariki and Verdecos subdivisions are nearing completion it will be increasingly difficult for our dairy farming operation to continue.</p> <p>There is nearly 4 km of housing along our northern and north eastern boundaries. We have already had a few complaints about the noise from general farm machinery such as irrigators, tractors and motorbikes which will only increase as the houses get closer.</p> <p>Over many years, we have been fencing and protecting the large natural springs that we have on our farm. We believe that the proposed plans will continue the enhancement and they will be something that the whole community can enjoy. The retention ponds will collect run off in settling ponds which will have the effect of improving the waterways and slowing down any potential run off into the LII river.</p> <p>We feel that a better alternative to the primary route indicated in the ODP would be along Collins Road. There would need to be a bridge upgrade to cross over the LII, however this would be a better route for people coming from Springston / Leeston and Tai Tapu / Banks Peninsula.</p> <p>Extra features that could be incorporated into the green areas are a dog park and an area for model boat enthusiasts.</p>	Not specified.	Accept in part. Do not accept that Collins Road should be the primary route as proposed primary route appropriate.
PC69-0164	Laura Burgess	001	Oppose In Part	<p>Opposes the plan change as the roading network in Lincoln is currently under pressure from the existing population. There has been no roading upgrades to the existing road network, except to link new subdivisions. Congestion is common throughout the township. Parking availability in the main shopping areas isn't sufficient during peak times. Impacts of a 67% increase in population are potentially significant and must be understood to consider the plan change.</p> <p>The recent over-crowding of the current schools negatively impacted the quality of schooling for the tamariki affected and it is critical that any further development does not increase the school population ahead of increased school capacity.</p>	<p>Request an assessment of the impact of increased traffic from the development. Required upgrades should be completed before any further population growth. Amend the development to be staged to upgrading of the road network to ensure the population does not increase before the roads are able to safely handle it.</p> <p>The Lincoln Town Centre Plan adopted in 2016 should be implemented to ensure the commercial and amenity values of the town are sufficiently developed to accommodate the population growth.</p> <p>Request the applicant and council consult with the local schools and the Ministry of Education on the subsequent impacts on current school capacity and timing for additional capacity.</p>	Reject. Assessment of impact of increased traffic has been undertaken. Number of upgrades, timing and funding now incorporated into the ODP. Lincoln Town Centre Plan and its implementation is beyond the jurisdiction as a separate process but as noted by the submitter it is adopted. Consultation has occurred between the Applicant and the Ministry of Education.
PC69-0165	Brian Dunn	001	Oppose	<p>Opposes plan change for the following reasons:</p> <ul style="list-style-type: none"> • Would change Lincoln from township to a mini city like Rolleston. • Would require more commercial properties e.g. supermarket. • Roads not suited to further high traffic volume around the township. Christchurch City Council requires less cars travelling into the CBD for work. • Main arterial roads are not suited to the higher volume of traffic travelling into the city. • Expansion of fast-food outlets in the area. • Clean air environment is lost if it goes ahead. • Insufficient public transport in the area to cope with higher density. • Effects of dust on the health of the population. • Insufficient schooling. • Don't want a large bypass road in Lincoln. • Small sections cramped housing not Lincoln country style next there will be apartments with high density living. 	Reject plan change 69.	Reject for reasons recorded in Recommendation. The scale of the activity is not such to render Lincoln a "mini city". Traffic issues appropriately addressed and public transport access to the area appropriately facilitated to the degree possible. Bypass road no longer proposed.
PC69-0166	Caroline Gieseg	001	Oppose	<p>Opposes the plan change as:</p> <ul style="list-style-type: none"> • The land is on valuable pasture and crop soils and is part of only 2.5% of the remaining fertile soils left in Canterbury and should not be used for housing. • Roads are suitable for the increased volume of traffic that will result from change of land to housing. Ellesmere Road already has subsidence on it and no plans for this to be fixed. • Proposal does not allow for additional schools which will put pressure upon the existing schools. There needs to be a cohesive plan with the Ministry of Education around the increase in population. • Lincoln is already low on accessible green space and I don't believe that Plan provides enough green space for the community • Infrastructure in Lincoln Town Centre would struggle with such a large increase in population e.g. for parking, the library, through traffic. 	That the Council reject the change in plan.	Reject. Issues identified have all been addressed in Recommendation. Issues in relation to Ministry of Education and infrastructure appropriately addressed.
PC69-0167	Elaine Bayne	001	Oppose	<p>Opposes plan change as:</p> <ul style="list-style-type: none"> • Public Transport can't provide a service that is quicker and cheaper than a car. 	Reject plan change.	Reject. Issues addressed appropriately and findings recorded in Recommendation.

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				<ul style="list-style-type: none"> Major roads into city couldn't cope with extra cars. Local roads wouldn't handle extra cars. Commercial business would have to be expanded removing the village. Health service would need to be increased. Clean fresh air areas would be replaced with carbon dioxide from cars. Too much pollution with current subdivisions without more. 		
PC69-0168	Amber and Brendon Rawcliffe	001	Oppose	<p>Opposes plan change as:</p> <ul style="list-style-type: none"> The proposed plan change is inconsistent with policy direction in the Canterbury Regional Policy Statement and the strategic sub-regional land use and infrastructure planning framework for Greater Christchurch. Inconsistency with the Canterbury Regional Policy Statement Settlement Pattern. Chapter 6 requires that the PC69 development is located and designed in a way that achieves consolidated and coordinated urban growth that is integrated with the provision of infrastructure. The plan change site is not identified as a Greenfield Priority Area (GPA) for residential development. The plan change request is therefore considered to be inconsistent with Objective 6.2.1 The proposed plan change estimates an additional approximately 1,968 vehicle movements per day along Ellesmere Road with no allowance for pedestrian or bicycle users. No allowance has been made to increase the accessibility of cycling as a mode of transport into the city (where most of resident will likely travel to work). A proposed access point at the end of Liffey Springs Drive would greatly increase the traffic reducing safety and the quiet nature of the Street. Without offering an alternative to cars as a transport option for residents who work in Christchurch City, this plan appears to go against the governments net carbon zero goals with an increase in residents living outside of Christchurch City With an increase of nearly 1/3 of the current town size, it is expected that more allowance would be made into the commercial/retail space within the proposed plan change. The proposed subdivision will provide little to no benefit to the community by way of services and will burden the already at capacity town centre area. This subdivision will provide no long-term employment opportunities once complete and residents will need to commute out of the town to find work. People come to Lincoln for the space, quiet and relaxed feel. 	<p>Reject this plan change, although if it were to go ahead suggest the following is considered in more detail:</p> <p>Additional commercial space; Colins Rd to be extended through to Ellesmere Rd; A through Rd onto Allendale Lane with its improvement and a pedestrian bridge only as access to the school; Additional green space with fields and a dog park; Minimum section size of 600m² to be more in keeping with the current township; Better promote public transport; Create some space available for recreation facilities to prevent commuting out of the town for these activities.</p>	<p>Reject. Acknowledge inconsistent with the policy direction in the CRPS in relation to directive settlement patterns and locational provisions in Objective 6.2.1. An appropriate cycling network is proposed in terms of connections between PC69 site and Lincoln. Cycle networks into the city are a wider matter. Public transport provided for but provision of public transport is a matter for CRC. Economic evidence in terms of employment opportunities with construction are compelling. Increased population may contribute to more opportunities for employment within Lincoln.</p>
PC69-0169	Janet James	001	Oppose	<p>Opposes plan change 69 as it does not accord with 'Our space 2018-2048, Greater Christchurch Settlement Pattern Update'. The target for Selwyn is to provide 7200 sections between 2018-2028. With all the sections that have been developed since 2018 and those still in the process of being developed, plus those in the pipeline, Selwyn will be well in excess of this target and well on the way to meeting the 2048 target of 13,500 sections. Rolleston was identified the main township for growth in the Selwyn District owing to public transport, roading, schooling and all other infrastructure. The targets would have been set taking immigration into account, but those figures were pre pandemic which has rendered immigration practically non-existent and not likely to pick up for several years.</p>	<p>Reject the Proposed Plan Change 69 in its entirety.</p>	<p>Reject. Acknowledge that growth in Selwyn has been rapid. Evidence that demand is still significant and sufficient development capacity is not being provided in Lincoln in particular. Acknowledge Rolleston is identified as the main township for growth. Lincoln is a KAC and is identified for some growth.</p>
PC69-0170	Matt Hopping	001	Oppose	<p>Opposes plan change as the current roading in and out of Lincoln is not adequate for this extra development.</p> <p>Sport parks, facilities will be too small with the extra development.</p> <p>Lincoln Town Infrastructure will need a major upgrade if such a development was to go ahead (water, wastewater, power, Fire service, ambulance service etc).</p> <p>Lincoln has a nice, small town vibe and this is what it is known for and why families, like mine moved here. Adding such a huge amount of extra housing is not what Lincoln wants.</p> <p>The land proposed to be used is some of the best land around for agriculture, to use this for housing development would be a huge waste.</p>	<p>Reject the proposal.</p>	<p>Reject. Issues have been addressed and considered in Recommendation.</p>
PC69-0171	Patricia Mary Coffin	001	Oppose	<p>Opposes plan change as there is plenty of residential housing around Lincoln and more housing means Lincoln would lose its character and the reason people originally shifted there.</p> <p>Residential areas are encroaching on fertile land.</p> <p>Change would mean more vehicles on road and more disruptions.</p> <p>At the present, there does not appear to be provision for cyclists.</p> <p>Questions if local schools will be able to provide enough space for the incoming pupils.</p> <p>With the increased numbers proposed for this subdivision and the existing new areas, would the current medical centre be able to handle the numbers?</p>	<p>Reject plan change 69.</p>	<p>Reject. Issues have been identified and addressed in Recommendation.</p>

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PC69-0172	Keith Elliott	001	Support	Supports the need for additional housing in the Lincoln area.	Accept the plan change with the provision for section sizes and a mix of section sizes compatible with the recent Te Whariki development. No sections below 500 square meters. With the provision for a sports field for cricket/football complete with toilets/change rooms.	Accept in part. Provision of sports field for cricket/football not required. Recreation matters addressed in full in Recommendation.
PC69-0173	Lois Sidery	001	Oppose	Opposes plan change 69 due to climate change, environmental issues (including recognition of soil quality and uniqueness), flooding schooling and recreation demands, unique character (and history) of Lincoln, transport and traffic issues (which are now at their limits with regards to safety), and post-Earthquake demand for new housing. The applicant has not indicated how it will ensure that each piece of land it sells will have an 'affordable' home built on it. Any use of the reserve lands to make Liffey Springs Drive a thoroughfare to the new subdivision will negatively impact on the reserve values and the eco system. Proposal is inconsistent with the NPS-UD, Objectives 1, 2, 6, 7 & 8.	Reject the plan change application for failing to adequately meet the requirements of the NPS-UD.	Reject. Matters addressed in Recommendation. Proposal consistent with the NPS-UD.
PC69-0174	Nicole and Ben Schon	001	Oppose	Opposes the plan change for the following reasons: <ul style="list-style-type: none"> Incompatibility with strategic plans; Inconsistency with the intent and substance of the NPS-UD; Resulting reverse sensitivity; Loss of amenity; Irreversible loss of versatile and productive soils; Lack of suitable transport and infrastructure and its impact on greenhouse gas emissions. Lack of schools and community facilities. Note: supporting information provided.	Reject the plan change in its entirety. Without prejudice to the relief sought, if the plan change is not declined we seek changes to address issues raised.	Reject for reasons addressed in Recommendation. Issues all addressed and considered. Consistent with NPS-UD.
PC69-0175	James Teonea	001	Oppose In Part	Opposes the following aspects of plan change 69, whilst understanding there is a need to provide new housing and an affordable housing market. <ul style="list-style-type: none"> Density: should be in line with existing Township. Development size: the development is too large a change for the community. Highly Productive Land: should be reserved for agricultural purposes. Flooding: prospective landowners should not be exposed to risks of flooding. The cost of repurposing the land. Services: some services (public and private) including: road networks (in particular, Springs Rd) and grocery shopping are already at or over capacity. Development design: native plantings, waterways and walkways incorporated into the Te Whariki subdivision make for a very pleasant environment to live in and are a benefit to the community. 	Amend the proposal to ensure: <ul style="list-style-type: none"> The housing density is kept in line with the existing; The size of the development is reduced so that the number of new households is ~10% of existing households Development does not proceed on land which has been categorised as Class 1. Development does not proceed on land which has been identified as susceptible to flooding or "pooling" of water. The developer should fund any costs involved with repurposing the land. The development should include the development of Public Services, Infrastructure and Private Services, i.e.: public transport, schools, roading repairs, new roading developments (to cater to future road usage), hospitals, emergency services, recreational areas, grocery shopping. The Principles and Policies in the Ngāi Tahu Subdivision and Development Guidelines are incorporated into the development design to the same degree as the Te Whariki subdivision. 	Reject. Housing density appropriate and capacity provided significant. Other issues addressed and considered in Recommendation. Development design, plantings, waterways and walkways appropriate.
PC69-0176	Sam Carrick	001	Oppose	Opposes plan change 69 as it does not meet the key principles of the NPS-UD. The location of PC69 does not enable a productive and well-functioning urban environment. PC69 also undermines the NPS-UD requirement that councils plan well for growth and ensure a well-functioning urban environment. PC69 is not consistent with the policies and objectives of the CRPS. PC69 is not consistent with the outcomes of Our Space 2018-2048 Greater Christchurch Settlement Pattern Update. Our Space 2018-2048 identifies there is sufficient existing development capacity to meet anticipated housing. PC69 claims are not consistent with the March 2021 Selwyn District Council report on housing growth and demand projections to the year 2050.	Decline PC69.	Reject. All issues addressed in Recommendation. Proposal is consistent with and meets the relevant objectives and policies of the NPS-UD, and the relevant objectives and policies of the CRPS. It provides significant capacity in an area of significant demand. It is well integrated with the remainder of the Lincoln community through pedestrian and cycle network.

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				<p>The application site was also not included within the 'Urban Growth Overlay' notified as part of the proposed Selwyn District Plan in October 2020.</p> <p>The Selwyn Long-term plan has only limited commitments to improving the Lincoln community infrastructure, despite the current recognised pressures, let alone the inevitable pressure from the already planned urban growth.</p> <p>PC69 will have potential serious consequences on provision of primary and secondary education in Lincoln.</p> <p>PC69 is planned for an area of recognised versatile soils (Land Use Capability classes 1 -2).</p> <p>Due to the location of PC69 it will effectively operate as a very large residential area isolated from the rest of the Lincoln community.</p>		
PC69-0177	Shona and David Bycroft	001	Oppose	<p>Opposes the proposed bridging of the river and extending Liffey Springs Drive into the subdivision, which would break faith with the residents and seriously disturb the natural environment of the area affecting flora and fauna and the character of the area including a pedestrian friendly recreational precinct.</p> <p>The potentially heavy traffic would create added danger for the children who attend the nearby Ararira Springs Primary School.</p>	Delete any proposal to extend Liffey Springs Drive.	Reject but note Liffey Springs Drive connection no longer proposed.
PC69-0177	Shona and David Bycroft	002	Support In Part	<p>Supports the steady healthy growth of Lincoln but considers it would be wiser for it to be carried out in a more controlled manner. Lincoln has strength in being a smaller town and stretching its size too rapidly will cause it to lose its essential character.</p>	Amend the development so that it takes place more conservatively where the infrastructure can be designed with due consideration to the existing town with the establishment of facilities.	Reject. ODP provides sufficient control.
PC69-0178	Alan Gilmour	001	Oppose	<p>Opposes plan change as there is a requirement for a cross section of section sizes and a balance of sizes to retain the strong sense of local identity. A subdivision with an equal balance smaller and larger section sizes would be more acceptable. A section of 400 sq. metres is too small.</p> <p>Parks and open spaces have been ignored in this proposal. Amenity areas are a vital part of any healthy community</p> <p>This proposed subdivision will dramatically increase stormwater collection areas and the subsequent discharge to ground, with poor infiltration rates and waterways, will place significant loads on infrastructure.</p> <p>Two thousand additional houses will place huge overloads on the existing infrastructure, creating bottlenecks.</p> <p>There is no allowance for schools in this proposal. The local high school is near full capacity and the primary schools are in a similar position. An area must be set aside within this area to cater for educational needs.</p>	Reject plan change 69 in its current form.	Reject for reasons recorded in Recommendation. All issues considered in reaching recommendation. Living Z zoning appropriate.
PC69-0179	Lincoln University	001	Neither Support Nor Oppose	<p>The submitter takes a neutral position regarding plan change 69, but Lincoln University has strongly opposed the concept of the potential bypass from its inception, in particular any potential route either through or adjacent to the University's main campus. The University's position in this regard remains unchanged. Any bypass bisecting the University Campus would split the site, resulting in isolating key components of the University's assets and negatively impacting upon its function. The Plan Change proponent has undertaken further traffic modelling (by Abley Consultants Ltd). While several references in the RFI response are made by the Plan Change proponent that the Plan Change is not reliant on the Lincoln Bypass to mitigate transport effects, it also acknowledges the traffic network would operate better with the bypass than without. It is these comments, and the continued representation of the bypass on the ODP plans, in particular the Movement and Connectivity ODP, which raises concerns for the University and is the key reason for this submission.</p>	Requests that all references to the Lincoln Bypass in any context within PC69 are deleted, including any reference on the ODP's. If any reliance upon the proposed bypass is required to mitigate transport network effects, the University seeks PC69 is rejected.	N/A. Note Lincoln bypass has been deleted and not relied upon.
PC69-0180	Rosemary & Scott Anderson	001	Oppose	<p>Opposes plan change 69 as Lincoln is already at capacity for the current residents (and surrounding rural residents) to cope with facilities, schooling, recreation grounds and traffic.</p> <p>The position of the proposed zone/main road will destroy the preservation of the carefully considered planning for the current reserve, wetlands, rail trail and birdlife.</p> <p>Social impact to the increased housing/zoning in Lincoln is a escalation of social issues and crime. Lincoln has already seen a surge in crime with no resource to police it.</p> <p>Increasing the population in Lincoln does not make sense, when again there are not the mandatory services to support it. This is also goes hand in hand with healthcare (Maternity ward closing) and the St Johns availability which is not sufficient for the area/population.</p>	Reject plan change 69 and do not increase Lincoln population beyond the subdivisions already in progress.	Reject. All issues addressed and considered in Recommendation. Connection to Liffey Springs no longer proposed. No evidence to suggest social impact in terms of social issues and crime arising from the proposal.
PC69-0181	Audrey Ross	001	Oppose	<p>Opposes plan change 69 for the following reasons:</p> <p>Currently the roads around Lincoln and the main links to Christchurch are not suitable for purpose at peak times</p> <p>No provision in plan 69 for sustainable forms of transport.</p>	Not specified.	Reject. All issues addressed and considered in Recommendation. Note provision of park and ride facility. Living Z zone appropriately addresses density and section sizes.

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				<p>Rolleston has the room to grow and the transport links in place with the new motorway, shouldn't be aiming to turn Lincoln into another Rolleston.</p> <p>Lincoln Primary School and Lincoln High school are already at capacity and Ararira Springs Primary School has allowed only for the subdivisions underway.</p> <p>This subdivision in on some of the best soil we have in Canterbury.</p> <p>Plan change 69 is located outside the infrastructure boundary.</p> <p>The main entrance to the subdivision is cutting across the rail trail.</p> <p>Adding that many additional houses to Lincoln without adding recreation facilities would be a huge loss.</p> <p>Plan 69 is proposing to make the majority of their sections very small.</p> <p>Stick to the boundaries created in the Greater Christchurch plan.</p>		
PC69-0182	Kevin and Jennifer Thompson	001	Oppose	<p>Opposed to Plan Change 69 for the following reasons:</p> <p>The land in question is productive land, and we are against housing being built on productive land, which is an important asset and must be preserved.</p> <p>Lincoln is a village with limited jobs, infrastructure, and transport connections to the city. It is many kilometres to the next urban areas. It is not suitable as a sprawling dormitory suburb for workers who primarily work in other parts of Canterbury. The roads from Lincoln to Christchurch City and to Rolleston are not built to carry the thousands of extra cars each day at peak hours that this rezoning application would lead to.</p> <p>Large amounts of extra housing should be put into Rolleston. There are a number of jobs there in the iZone, and there is also a motorway to the city and a chance of a commuter rail connection to the city in the future.</p> <p>Putting thousands of extra households in Lincoln would spoil the quiet village atmosphere and amenity of this pleasant rural place.</p>	Reject Plan Change 69.	Reject. All issues identified and addressed in Recommendation. Note Lincoln is a KAC. Amenity issues addressed.
PC69-0183	Claire Bunt	001	Oppose	Oppose due to loss of community feel of township due to population increase, strain on infrastructure including services and roads, dig up quality land/soil for farming for residential purposes.	Reject rezoning proposed by plan change 69.	Reject. All issues addressed in Recommendation.
PC69-0184	Next Level Developments Limited	001	Support	Supports proposed plan change as it is both appropriate and necessary for the continued sustainable growth of Lincoln Township and to meet anticipated residential development demand. The site is a logical extension of the Verdeco development and will continue to achieve an efficient urban form with good connectivity.	Accept the plan change Council.	Accept for reasons recorded in Recommendation.
PC69-0185	cjy Trust	001	Oppose	<p>Opposes plan change 69 as the proposed bypass road will run through an area currently designated as a reserve and storm water management area; mean taking away the proposed playground and shared community orchard; and exponentially increase the traffic through Verdeco Park.</p> <p>The proposed plan change would add an approximate 14,000 car trips per day to Springs Road, passing through the interchange without any improvements being planned.</p> <p>The development has not planned appropriately for the amenities required for the number of households they are adding to the community.</p> <p>Emergency services, including fire, ambulance and policing, are currently stretched with existing new developments.</p> <p>Parents already in Lincoln are struggling to find preschools that meet their needs. The primary schools are both set to hit capacity and the high school is already struggling with the current load.</p> <p>Proposing peak time wastewater overflow ponds be utilised to compensate for lack of treatment capacity at local wastewater treatment plants is not an acceptable engineering solution.</p> <p>Concerned that the layout and size of lots is not consistent with the surrounding subdivisions and the Plan Change would adversely change the character of Lincoln.</p> <p>There is a distinct lack of consideration to Verdeco park and the character, feel, intent of bordering a semi-rural very low density subdivision.</p> <p>Very little assessment to the effects of flooding on Verdeco park from the waterway to the western end of proposed sub division.</p> <p>The proposed subdivision does not provide house size and diversity.</p>	Amend the plan change to address the submitters concerns.	Reject but note Bypass road no longer proposed. Other issues addressed in Recommendation.
PC69-0186	Warren Ladbrook	001	Oppose In Part	Opposes plan change as it does not consider the negative impact on Springs Road and Prebbleton.	Require additional consultation and consideration of the downstream effects of additional traffic on Prebbleton.	Reject. Effects of additional traffic on Prebbleton considered in Recommendation.
PC69-0187	Nancy Borrie	001	Oppose	Opposes plan change as the SDC Proposed District Plan, ECAN Defined Flood Zones and Plan Change 69 documentation indicate that land has been identified as subject to flood hazard risks. The use of flood prone land for residential housing is undesirable.	Reject the rezoning of the land to Living X for residential purposes;	Reject. Rezoning of land to Living X no longer proposed. Rule 4.9.32 addressed. 100m setback and related provisions appropriate.

Submitter ID	Submitter Name	Point #	Position	Summary	Decision Requested	Recommendation
				The Lincoln Sewerage Treatment facility is still used, 150m buffer zone should be retained so it can meet the ongoing wastewater treatment needs of the Lincoln community. Plan Change 69 relies primarily on an east west road network that channels traffic onto Springs and Ellesmere Roads but provides only 1 indicative road access into the existing Lincoln Township. The Esplanade Reserve should not be incorporated into the storm water treatment area.	Retain Rule 4.9.32 (Township Volume) Selwyn District Operative District Plan; Require the Applicant to create additional road access into the adjoining Te Whariki subdivision; Require the Applicant to form the paper road into Moirs Lane and create an access from that road into Allendale Lane, and Liffey Springs; That a 20m Esplanade Reserve be created along both banks of Springs Creek when the Applicant applies for Subdivision Consent.	
PC69-0188	Caroline Yardley	001	Oppose	Opposes plan change as believes Lincoln does not have the infrastructure to support the additional population. Springs Road cannot handle the additional traffic as it currently is and would need upgrading to be able to handle 2000+ additional households in the community. Lincoln is a small town with a strong community spirit. Increasing the town size by nearly double will affect the town feel and culture. It will no longer be a village feel and decrease community spirit.	Reject the plan change.	Reject. All issues addressed and considered in Recommendation. No evidence that increase in population over the period of development will decrease community spirit.
PC69-0189	Mark Morrison	001	Oppose	Opposes proposed development as it will remove the desirable "village" community feel of Lincoln. Negative effect of traffic on Ellesmere Road and Springs Road. Negative effect on Lincoln Infrastructure. Negative effect on Lincoln village town planning boundary. Negative effect of building on swampy wetland, waterway, low lying area. Negative effect of losing fertile pastures forever.	Reject plan change 69.	Reject. All issues addressed and considered in Recommendation.
PC69-0190	Not allocated					
PC69-0191	Manmeet Singh	001	Support	Supports the rezoning of the land and listed Allendale Lane properties that will facilitate the integrated management of land use and infrastructure, and overall contribute to a more efficient use of natural and physical resources in the general vicinity of Allendale Lane.	Approve Plan Change 69 either in its entirety, or to the extent that it is needed to provide for integrated access and other infrastructure to enable urban residential development to service the listed properties in Allendale Lane. Any consequential or other changes to PC69 as are necessary or appropriate to give effect to the intent of this submission.	Accept in part for reasons recorded in Recommendation.
PC69-0191	Manmeet Singh	002	Support In Part	Supports the proposed ODP as it will provide a comprehensive integrated development in South Lincoln, including enabling the infilling of current rural lifestyle lots situated between Areas 1 (Te Whariki subdivision) and 2 (Liffey Springs subdivision) of the Lincoln ODPs and adjoining the northeast boundary of PPC 69 to provide a more consolidated urban form.	Amend the ODP narrative under 'Access and Transport' to consider the traffic effects of providing this linkage by adding the following text "The roading link to Liffey Drive shown on the ODP in the vicinity of Allendale Lane shall be provided for (as either a local or collector road). This is essential to achieve connectivity and enable 'infill' urban residential development of the Allendale Lane properties".	Reject in part for reasons addressed in Recommendation. Liffey Springs Drive connection no longer proposed.
PC69-0192	DJ Broughton	001	Oppose	Opposes plan change as the proposal is outside the current and proposed Selwyn District Plan and unplanned as part of the Urban infrastructure boundary. The large addition to the village population and its geographic spread will not allow Lincoln to retain this village culture. Will put undue, unbudgeted and unplanned pressure on Lincolns traffic, roading, parking, shopping, medical and other facilities. A substantial part of the proposed development will be built on good quality soil making the land agriculturally and horticultural unproductive. Climate change mitigation has no provision and transport emissions in the area would grow substantially.	Decline the entire plan change.	Reject. All issues addressed and considered in Recommendation.
PC69-0193	David Cunningham	001	Oppose	Opposes plan change 69 as Lincoln is a growing town but is entirely agri based and this has the affect on the populace having to travel to the Christchurch for employment. This will put undue loading on the Roading infrastructure. The density of this subdivision is making Lincoln a "slum" of the future. This will encourage crime. Lincoln is a community that is growing but its infrastructure needs time to catch up so we do not lose this feel.	Not specified.	Reject. Density appropriate. No evidence that subdivision will encourage crime. Significant development capacity provided and infrastructure addressed.
PC69-0194	Margaret Broughton	001	Oppose	Opposes plan change as it does not comply with Selwyn District Plan and Greater CHCH Urban Development Strategy. Most people who live in Lincoln chose it for its small town "village" semi-rural atmosphere. Traffic routes to Christchurch cannot handle the extra traffic load. Too much good agricultural land would be lost. Local infrastructure would be overloaded. There is not provision for climate change mitigation and transport emissions would grow substantially.	Decline Plan Change 69 in its entirety	Reject. All issues addressed and considered in Recommendation.

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PC69-0195	Kate Milne	001	Oppose	Opposes plan change as it is necessary to maintain certain areas for crops/soil. Not to destroy any current reserves. Consider a new police station, schools, swimming amenities, dog parks, grocery stores. Ensure the roads are wide enough - Flemington (in Lincoln) is awful, you cannot drive cars safely.	Amend the plan change to address above concerns.	Reject. Road linkage to Liffey Springs Drive no longer proposed. Matters in relation to schools and amenities addressed and considered in Recommendation. Additional commercial areas will enable grocery stores. Road design at subdivision stage but roading hierarchy is to provide safe and efficient access catering for extensions to existing public transport routes.
PC69-0196	Brian Lester	001	Oppose	Opposes plan change 69 as the rezoning is not consistent with the Lincoln Structure Plan.	Reject the application.	Reject. Lincoln Structure Plan considered as part of overall assessment.
PC69-0197	Christchurch City Council	001	Oppose In Part	<p>Christchurch City Council is supportive of growth in the towns in Selwyn District to support the local needs. The area sought by Plan Change 69 for rezoning is outside of the areas identified for development in the CRPS and Our Space 2018-2038: Greater Christchurch Settlement Pattern Update - Whakahāngai O Te Hōrapa Nohoanga (Our Space).</p> <p>The Council seeks an urban form with a minimum level of density for the development of 15 households per hectare, and that relevant recommendations of the review of minimum densities undertaken under Action 3 of Our Space be incorporated in the Plan Change.</p> <p>The proposal is not anticipated by RMA planning documents as the site is located outside the greenfield priority areas identified on Map A of the Canterbury Regional Policy Statement (CRPS) and has not been included as a future development area in Change 1 to the CRPS.</p> <p>The Council considers that the assumption that 2,000 houses within the Greater Christchurch Partnership sub-region constitutes significant development capacity needs to be further supported by evidence, which has not been included with the plan change material as the plan change focuses on Lincoln and the Selwyn District only.</p> <p>Development beyond the greenfield priority areas and the future development areas is not meeting a capacity shortfall, but rather could delay other growth and urban regeneration areas identified in Our Space (and where infrastructure, and the public transport system, has been already built to served) from being developed and regenerated.</p> <p>Council is unclear how this addition traffic volume will support reductions in greenhouse gas emissions without a funded and implemented public transport network.</p>	That unless the concerns outlined above are addressed, the plan change is refused.	Reject. All issues addressed and considered in Recommendation. Proposed minimum density of 12hh/ha appropriate. Development is assisting in meeting capacity shortfall. No evidence that it would impact on other growth in urban regeneration. Greenhouse gas emissions considered. Public transport network provisions outside of Applicant's control but note inclusion of park and ride facility for at least 75 vehicles.
PC69-0198	Vicky Graham	001	Oppose	<p>Opposes plan change as Lincoln has begun to lose its village feel that made it so attractive to us as a family to live here. Fear that spreading out Lincoln further by adding even more houses and potential shops would be detrimental to the township's village feel and community.</p> <p>Traffic already is a problem as there is often congestion at the many intersections with Gerald Street. The new roading laid recently on Birches road is already torn up by the heavy load of trucks involved in the current busy building projects underway today.</p> <p>Submitters two primary aged children have been separated onto different temporary and permanent school sites whilst new classrooms have been built to accommodate the increased number of children moving to Lincoln.</p> <p>There appears to be no extra sports facilities worked into the new proposal. Prime soils will be built on and once gone can never be regained. Lincoln is lucky to have such an asset.</p>	<p>Amend plan change to incorporate more cycleways to give a safe travel options rather than encouraging us to use cars to access the spread-out facilities.</p> <p>Construct the roading before building commences rather than trying to correct the roading issue once it has become a problem, which is very disruptive.</p> <p>School facilities should be expanded considerably.</p> <p>Not to use prime agricultural land to build housing on.</p>	Reject. All matters identified considered and addressed in Recommendation. Comprehensive cycleways and walkways included. Roading upgrades and timing addressed in amended ODP.
PC69-0199	Beth McEachen	001	Oppose	<p>Opposes building of houses on prime food-producing land when we have so many people in the world and in New Zealand of need of the food that it could produce.</p> <p>Another negative impact of having more houses and more people is the impact that it has on our village in Lincoln and the well-being of our people within this community.</p> <p>People need houses, and these should be provided where there is already infrastructure and transport avenues in place. Central Christchurch and Rolleston should be first considerations.</p> <p>Springs and Shands Road were never designed to carry the volumes of traffic they already are today let alone to increase those volumes of future traffic if this sub division goes ahead. There's no mention in the plan about how the road noise impacts other people living around these roads.</p>	Reject this proposal entirely.	Reject. Issues addressed and considered in Recommendation. Lincoln is a KAC and some growth anticipated. NPS-UD anticipates planning decisions enable a variety of homes including meeting locational needs.
PC69-0200	Andrew Wallace	001	Oppose	<p>Opposes the plan change as it increases the number of dwellings in Lincoln by about 70% without any provision for the infrastructure.</p> <p>Any bypass through the new subdivision would put a major road right through the middle of the residential area, which would create major safety problems for residents. With or without the bypass most of the residents will have to travel to Rolleston or Christchurch for employment and cultural activities and create unacceptable congestion at peak travel times through Lincoln.</p>	Reject the proposed plan change in its entirety.	Reject. All issues addressed and considered in Recommendation. Bypass not proposed.

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				The ongoing loss of good agricultural land should not be allowed to continue just because each proposed area is a small fraction of the region's agricultural area. This area is acknowledged to have a high risk of bypass flow, and the risk of inundation was not investigated in the geotechnical report. If development proceeds the increased flows of storm water could adversely affect land further downstream from this very low-lying swampy area.		
PC69-0266	Theresa Kortegast	FS013	Support In Part	Developer has confirmed that limited geotechnical assessment has taken place. Need more evidence prior to plan change regarding stormwater management	Demand further information	Reject. Adequate geotechnical assessment has occurred and evidence provided.
PC69-0201	Jenny Broomhall	001	Oppose	Opposes plan change as the area has Elite versatile soils and should not be used for residential housing. Opposes the provision of a small commercial area when the local supermarket is so close. Questions the benefits to building so many houses in Lincoln – better to go further west in Selwyn District and build on solid dry non agriculturally beneficial land. Springs/Collins Road intersection is not suited for such an increase in traffic. The proposed plan change would add an approximate 14,000 car trips per day to Springs Road. How does this support Climate Change and reducing the greenhouse gas emissions? Has Pearson Bros water trough on Springs Road been marked as historical and will this be preserved. The surrounding areas are known for swampy land and springs. The wild life needs to be protected – some examples are bell birds / pukeko / white + grey heron / pheasants / quail / paradise ducks / plovers. Impact on emergency services. Many Preschools are currently operating at capacity and have long waitlists. The Primary Schools are both set to hit capacity and the Secondary is already struggling with the current load. Suggest low lights are used in proposed subdivision so current and existing rural properties are not further affecting by the city and township light pollution.	Reject or otherwise amend plan change to address the above concerns.	Reject. Issues all addressed and considered in Recommendation. It is within road reserve and can be addressed at subdivision stage.
PC69-0202	Thomas Johnson	001	Oppose	Opposes plan change as Lincoln will suffer greatly with the increased traffic and emission levels and does not have the infrastructure to support this. Loss of quality agricultural soil. Pressure on the town's infrastructure and public services. Plan is irresponsible in respect to climate change where flood model predictions put Lincoln under significant threat to sea level rises.	Reject the plan change in full.	Reject. All matters addressed and considered in Recommendation.
PC69-0203	Paul Rutherford	001	Oppose	Opposes plan change for the following reasons: <ul style="list-style-type: none"> The size of the proposed development will have significant impacts on the township. Housing needs to be provided in the right places. The planning for Greater Christchurch has anticipated the growth to be in Rolleston rather than Lincoln. Housing density is higher than the recommended density. This is still a rural township and development should be in line with that. Traffic effects. Connectivity to Christchurch seems already challenged, Springs Road is frequently experienced to be struggling with traffic to/from Christchurch City, this will be further impacted by the large scale of this proposed development. This proposed development covers a large area of highly productive land that is of limited quantity in this region considering its high suitability for arable, pastoral and agricultural production. Climate Change. There is the need to move away from car dependency and towards public transport. Flooding - land is known to be susceptible to flooding and to expect future residents to bear through such events when there is safer land available. Items I do appreciate in the proposal include: <ul style="list-style-type: none"> Prioritisation of walking and cycling; Inclusion and accessibility of Recreation Reserves and Green Links; Provision of space near waterways and wetland areas to enable habitat protection and access; Protection and natural enhancement of Springs Creek, L II River and existing springs and wetland areas; Use of low-impact design techniques. 	Reject plan change, alternatively if any such development is to go ahead requests that: <ul style="list-style-type: none"> Any development be staged for the long term The size of the development be reduced considerably, retaining highly productive lands. Housing density be reduced Housing not be permitted in the lower parts of the site that are susceptible to flooding Public Transport be well-integrated into any development. Sections be designed primarily with a northerly aspect Encourage and actively support development of environmentally sustainable housing incorporating the principles of healthy home standards, energy efficiency and universal design The Principles of the Ngāi Tahu Subdivision and Development Guidelines be strongly incorporated into the development design and all other recommendations in the Mahaanui Kurataiao Ltd Statement. 	Reject. Issues addressed and considered in Recommendation. Note the Living X zone has been removed, section design and aspect addressed at subdivision, housing density appropriate.
PC69-0204	Duane Perrott	001	Oppose	Submitter is concerned over the use of versatile land within the proposal and understands there is a National Policy Statement on Versatile soil in draft form and is due to be confirmed soon this year. Requests that any decision on the PC69 development is delayed until such time that this NPS is confirmed. This may have a big impact on the proposal.	Reject the plan change on versatile land.	Reject. Issues in relation to versatile soils have been addressed and considered in Recommendation.

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PC69-0204	Duane Perrott	002	Oppose In Part	<p>Submitter is concerned over lack of infrastructure within the Lincoln area to support such a development. Infrastructure being but not exclusive to schooling to support new volume of families, roading, recreation facilities, shopping, public facilities, etc.</p> <p>High density housing will only contribute to many of the issues highlighted above. Would like consideration being given to reject the high density nature of the proposal and support lower density, larger section sites.</p>	<p>Request an assurance of appropriate infrastructure ahead of any development approval.</p> <p>Amend to lower density proposal.</p>	<p>Reject. Infrastructure issues addressed and considered in Recommendation. Density appropriate.</p>
PC69-0204	Duane Perrott	003	Support In Part	<p>The neighbouring sites of Allendale Lane are currently zoned rural. By approving PC69 this will effectively create an 'island' of rural properties with urban sites surrounding. Not ideal having these zoned as rural, thus allowing bonfires, cattle etc in a largely urban area.</p>	<p>Accept the plan change but give consideration to neighbouring zoning.</p>	<p>Accept in part. Neighbouring zoning considered but scope issues and incomplete evidence render rezoning through this process inappropriate.</p>
PC69-0205	Environment Canterbury	001	Oppose	<p>Opposes plan change due to being inconsistent with policy direction in the Canterbury Regional Policy Statement and the strategic sub-regional land use and infrastructure planning framework for Greater Christchurch.</p> <p>Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga (Our Space 2018-2048) was endorsed by the Greater Christchurch Partnership (GCP) in June 2019 and subsequently adopted by each partner council, including Environment Canterbury and Selwyn District Council.</p> <p>Our Space sets out a proposed approach to meet the projected shortfall, which includes intensification in existing urban areas and the identification of new greenfield areas for urban housing (termed Future Development Areas (FDAs)) in Rolleston, Rangiora and Kaiapoi.</p> <p>Further development capacity in Lincoln is not required to meet medium- and long-term housing targets, identified in Our Space 2018–2048 and expressed in the CRPS.</p> <p>Environment Canterbury acknowledges that Policy 8 of the National Policy Statement on Urban Development (NPS-UD) requires local authorities to be responsive to unanticipated or out-of-sequence plan change proposals and give particular regard to proposals that would add significantly to development capacity and contribute to well-functioning urban environments; this matter is not sufficiently addressed by the plan change.</p>	<p>Decline the plan change in its entirety.</p>	<p>Reject. Issues of consistency with policy direction addressed and considered in Recommendation. NPS-UD provides for a range of locations. The proposal provides significant development capacity. It contributes to well-functioning urban environments. There was considerable evidence provided that Lincoln does not have sufficient development capacity and overall a responsive approach is considered appropriate. The policy direction in the CRPS and other Greater Christchurch documents has been carefully considered. I am satisfied, on the basis of the evidence, that further development capacity in Lincoln is not required.</p>
PC69-0206	Sue Mingard	001	Oppose	<p>Submitter is not against additional growth in Lincoln but feels that this development is too large and that the proposed location is unsuitable.</p> <p>The plan change is inconsistent with policy direction in the Lincoln Structure Plan, the Land Use Recovery Plan, the Canterbury Regional Policy Statement and infrastructure planning framework for Greater Christchurch.</p> <p>The proposed development is likely to cause significant traffic congestion, particularly at the Springs Road/Ellesmere Junction Road roundabout.</p> <p>The location of the proposed development is outside the infrastructure boundary for Lincoln defined in the Canterbury Regional Policy Statement (CRPS).</p> <p>The proposed development includes around 2000 sections and would put significant pressure on the current infrastructure of the town and wider area.</p> <p>This plan change proposal would not result in a "well-functioning urban environment" as required by the NPS-UD.</p> <p>The majority of soils in the proposed plan change area are type 1 and 2 soils which should be protected for agricultural activity.</p> <p>The eastern part of the site has a high water table and is at risk from flooding. It is therefore unsuitable for residential development.</p>	<p>Plan Change 69 is rejected in its entirety. In the event that the Plan Change is approved, request that the size of the development is significantly reduced and that it does not extend to the LII river in the east.</p>	<p>Reject. All issues raised identified and considered in Recommendation including by removal of the Living X zone.</p>
PC69-0207	Neale Elder	001	Oppose	<p>Opposes as the land proposed for housing is flood prone and will become more so as sea level rises.</p>	<p>Reject plan change 69.</p>	<p>Reject. Living X zone has been removed. Flood issues, including sea level rise, can be appropriately addressed at subdivision and resource consent stage.</p>
PC69-0208	Paul Comrie	001	Oppose	<p>Opposes plan change 69 as:</p> <ul style="list-style-type: none"> • It fails to meet Lincoln's vision outlined in the 2001 document. • PC69 is outside the scope of the district plan. • The scale of the proposed development is too large and sections too small. • Does not take account of natural surroundings. • The ODP shows a by-pass road through the University campus. • Does not meet the objective set out in the draft Long Term Plan. • Proposal places unacceptable stress on community services. • The plan change area includes Class 1 and 2 Versatile soils. 	<p>Reject Plan Change 69 in its entirety.</p>	<p>Reject. The issues raised in terms of scale, natural surroundings, community services and Class 1 and 2 versatile soils have been addressed and considered in reaching the overall Recommendation. The Living Z zoning is appropriate and the proposal provides significant development capacity in an area where there is significant demand.</p>

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PC69-0209	Christopher and Mary Baugh	001	Oppose	Opposes plan change as submitter has already witnessed the Lincoln community expand rapidly and observed the congestion in the main street, parking problems, noise, pollution and litter. The main reasons for objection is the loss of productive land required to feed our growing population. There is enough housing in the area and services are already stretched with the character of Lincoln being adversely effected.	Reject plan change 69 to the District Plan.	Reject. Issues addressed and considered in Recommendation. 'Main street' (Gerald Street) are being addressed through separate process and Lincoln Town Centre Plan.
PC69-0210	Lance Roper	001	Oppose In Part	Submitter is concerned that the land to the south of PC69 will remain rural, and will continue to be a working farm and the reverse sensitivity effects which are likely arise as a result: <ul style="list-style-type: none"> Spray drift from agricultural applications Fertiliser application Irregular working hours during peak seasons causing disturbance to residential properties Cultivation in preparation for fine seed bed Increased safety risks with heavy traffic movements on public roads. 	Amend the plan change so that: Developer contribute to 10m vegetation buffer <ul style="list-style-type: none"> 1.8m paling fence on top of 1.5m x 1m bunding along Collins Road to mitigate against reverse sensitive issues. No direct access from or to individual sections from Collins or Springs Road for the proposed PC 69 Contribute to a roundabout at intersection of Collins Road and Springs Road. Upgrading roading infrastructure on Springs Road and Collins Road to deal with increased heavy traffic movements. 	Reject for reasons recorded in Recommendation.
PC69-0266	Theresa Kortegast	FS014	Support In Part	Will a covenant or caveat be in place of new homes to ensure there is no objection to agricultural works taking place in neighbouring properties, including but not limited to farm machinery, spraying of fertilizers and pesticides, all times of day?	Ensure covenants are in place to protect existing rural properties and activities that take place on these lots.	Reject for reasons recorded in Recommendation.
PC69-0211	Lincoln Roper	001	Support In Part	Not stated.	Not specified.	N/A
PC69-0212	Brendan Herries	001	Support	Supports the proposal for the plan change and growth of the Lincoln township in line with the proposed plan change.	Requests that the future infrastructure plan is fast tracked to ensure the township can continue to provide infrastructure for the growing town.	Accept in part. Fast-tracking of infrastructure plan not appropriate plan change matter.
PC69-0213	Samantha Elder	001	Oppose	Opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> Inconsistent with the Canterbury Regional Policy Statement and Greater Christchurch Future Development Strategy (Our Space 2018-48). Undermines and puts at risk the Greater Christchurch Partnership and ongoing collaborative urban planning processes. No 'housing crisis' in Greater Christchurch & importance of repopulating the Christchurch CBD. Planning and funding for infrastructure and services. Natural hazards and climate risk. Poor transport connections. Access to education. Increase in carbon emissions. Doesn't implement the Lincoln Town Centre Plan. Use of highly productive soils. 	Reject the Plan Change 69 in its entirety. Alternatively, if plan change 69 is not rejected seek that the specific matters and recommendations raised in submission are addressed in the decision.	Reject. All matters raised have been addressed and considered in Recommendation. No evidence that the plan change puts at risk the Greater Christchurch Partnership and collaborative urban planning processes on a wider basis. This plan change assessed on its merits. Lincoln and Christchurch CBD are different markets. No evidence of any impact on repopulating the Christchurch CBD. Do not consider it in any way impacts on the implementation of the Lincoln Town Centre Plan.
PC69-0214	Yuwei Li	001	Oppose	Opposes plan change due to use of Versatile soils as defined by ECAN. Inner Plains zone has plenty of land available for residential development through subdivision. Intensification in the Inner Plains zone won't affect the bottom line on versatile land. By focusing residential development in the Inner Plains zone, the Selwyn District council can operate under the RMA and give effect to the NPS-UD. The scope of the ITA with regard to traffic impact is hugely inadequate. There will be great amount of traffic generated between the proposed development and Christchurch. Key corridors are already operating at or near capacity during the peak time. Bottlenecks beyond the scope studied in the ITA but would be significantly affected by the proposed rezoning. The proposed development is not infrastructure-ready and cannot add to development capacity in Selwyn. Abley's modelling report did not address any of the significant flaws of the ITA produced by the Novo Group, most notably the scope of ITA, neglecting the peaking pattern, and the lack of sensitivity analysis. The modelling by Abley is also too limited in scope and without sensitivity analysis.	Reject the rezoning request and keep the land in the Outer Plains zone. Reconduct the peer review of the ITA by opening up the process to competing consults and ensuring peer reviewer's independence from the applicant.	Reject. Issues addressed and considered in Recommendation. Additional evidence provided in relation to the ITA and methods included in the ODP to address any modelling issues.
PC69-0215	Withdrawn					
PC69-0216	Victoria Hoban	001	Oppose	Opposes the plan change as it is well known by the community that current venues are already at capacity, the view regarding the proximity to existing facilities negating the need for more, does not demonstrate understanding of the communities needs or requirements.	Decline plan change 69 proposal.	Reject. All issues addressed and considered in Recommendation. Note the 'new connecting road' referred to no longer proposed.

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				<p>This proposal significantly increases the population and size of Lincoln township it will see the disappearance of the wonderful character and sense of community that the township has had and continues to make it a superb place to live.</p> <p>The current routes in and out of the city and also to the south are simply not adequate for traffic volumes, and already result in prolonged transit times. There is no mass transport option for the area and limited public transport which is also impacted by traffic congestion.</p> <p>Loss of 190 hectares of valuable and much needed versatile soils (LUC Classes 1-3) which are so important for our local areas food production, emission's reduction, and to help with mitigating climate change.</p> <p>The maps appear to show a new connecting road through a wetland/nature reserve. This is unacceptable and in conflict with environmental policy and ideals.</p> <p>The proposal conflicts with the Operative and Proposed District Plan.</p>		
PC69-0217	Verdeco Park Community	001	Oppose	<p>Opposes the proposed bypass road will run through an area currently designated as a reserve and storm water management area negatively impacting the surrounding properties and devalue them as well as adding another busy road that will prevent children from walking/biking to school and also put off people from walking and biking around their immediate neighbourhood.</p> <p>The proposed bypass road will exponentially increase the traffic through Verdeco Park and the streets within the subdivision are not designed for increased numbers. Streets in the rural zoned area are too narrow and do not offer appropriate parking to allow for two way traffic in many cases.</p>	Delete the bypass road and require the developer to remove it from all development plans	Reject for reasons recorded in Recommendation. Note that a number of the key issues in terms of Springs Road transportation have been addressed in the amended ODP.
PC69-0217	Verdeco Park Community	002	Oppose	The developers have suggested roads running into Verdeco Park from the south. This is not in line with the design of the roads within the rural sections of Verdeco Park. The roads are narrow, and effectively operate as one way if there is someone parked on the curb. If the traffic increased by more than the planned Verdeco subdivision this would cause safety issues for people walking out of their homes and trying to cross the road.	<p>Delete all through roads into Verdeco Park; alternatively</p> <p>Amend the design to ensure safety for pedestrians, cyclists and drivers; widen roads; add foot paths to both sides; create parking spaces and safe crossing areas.</p>	
PC69-0217	Verdeco Park Community	003	Oppose	<p>The Springs Road/Edward Street roundabout/interchange is expected to operate at full capacity once Te Whariki is completed.</p> <p>The proposed plan change would add an approximate 14,000 car trips per day to Springs Road, passing through the interchange without any improvements being planned.</p> <p>The ODP does not indicate any plans for safe road crossings to be installed at Springs Road to allow children from Verdeco Park to safely cross the road to go to schools in Lincoln.</p> <p>Springs Road does not currently have safe turning lanes/slipways to and from Verdeco Park.</p>	<p>Require the developer to contribute to the upgrade of the roundabout to an interchange with traffic lights;</p> <p>Require the developer to plan and construct safe road crossings for Springs Road at the Verdeco Park junction and in other key points;</p> <p>Require the developer to plan and construct, alternatively contribute to, a turning lane into Verdeco Park.</p>	
PC69-0217	Verdeco Park Community	004	Oppose In Part	<p>The development has not planned appropriately for the amenities required for the number of households they are adding to the community. Providing appropriate amenities within the proposed Lincoln South area would create a stronger sense of community and provide opportunities for people to connect with each other.</p> <p>Emergency services, including fire, ambulance and policing, are currently stretched with existing new developments, including Verdeco Park.</p> <p>The primary schools are both set to hit capacity and the high school is already struggling with the current load.</p> <p>Proposing that peak time wastewater overflow ponds be utilised to compensate for lack of treatment capacity at local wastewater treatment plants is not an acceptable engineering solution.</p> <p>Concerned that the layout and size of lots is not consistent with the surrounding subdivisions and the Plan Change would adversely change the character of Lincoln.</p>	<p>Require key amenities that so that they are suitable for the larger number of people (library, post-office, public parks and playgrounds).</p> <p>Require the developer to contribute to the expansion of emergency services.</p> <p>Require the developer to work alongside the Ministry of Education and the Selwyn District Council to isolate areas of land that must be set aside for educational facilities.</p> <p>Require the developers to come up with a suitable solution for wastewater management and pay to upgrade or build new facilities as required.</p> <p>Require sections that complement and enhance the surrounding areas, with provisions for open, shared areas and reserves and a focus on stormwater management.</p>	Reject. Consider that reserves are appropriate. Has been consultation with the Ministry of Education and amendments to the ODP to address potential school needs. Wastewater management issues addressed and considered in Recommendation. The reserves and stormwater management issues appropriately addressed.
PC69-0218	Janine Waites	001	Oppose	Opposes plan change as Lincoln has the most fertile land in the country and do not agree with using this land for housing. Lincoln is a wonderful small town with a country feel that is being lost. There are not enough schools to cope with another large subdivision. There are not enough amenities, supermarkets, adequate roading for all of these extra people and roading. The traffic in Lincoln is already getting worse and worse every day and it will be so much worse. The beauty of Lincoln is being lost with subdivisions and overcrowding. The main street is already struggling with parking and traffic.	That plan change 69 not go ahead.	Reject for the reasons recorded in Recommendation. Issues all addressed and considered in Recommendation.

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PC69-0219	Britta Liberty	001	Oppose	Opposes the proposed bypass road will run through an area currently designated as a reserve and storm water management area negatively impacting the surrounding properties and devalue them as well as adding another busy road that will prevent children from walking/biking to school and also put off people from walking and biking around their immediate neighbourhood. The proposed bypass road will exponentially increase the traffic through Verdeco Park and the streets within the subdivision are not designed for increased numbers. Streets in the rural zoned area are too narrow and do not offer appropriate parking to allow for two-way traffic in many cases.	Delete the bypass road and require the developer to remove it from all development plans.	Accept in part. Bypass road deleted from ODP.
PC69-0219	Britta Liberty	002	Oppose In Part	The developers have suggested roads running into Verdeco Park from the south. This is not in line with the design of the roads within the rural sections of Verdeco Park. The roads are narrow, and effectively operate as one way if there is someone parked on the curb. If the traffic increased by more than the planned Verdeco subdivision this would cause safety issues for people walking out of their homes and trying to cross the road.	Delete all through roads into Verdeco Park; alternatively Amend the design to ensure safety for pedestrians, cyclists and drivers; widen roads; add foot paths to both sides; create parking spaces and safe crossing areas.	Reject. Issues addressed and considered in Recommendation and in summary of Verdeco Park submission.
PC69-0219	Britta Liberty	003	Oppose In Part	The Springs Road/Edward Street roundabout/interchange is expected to operate at full capacity once Te Whariki is completed. The proposed plan change would add an approximate 14,000 car trips per day to Springs Road, passing through the interchange without any improvements being planned. The ODP does not indicate any plans for safe road crossings to be installed at Springs Road to allow children from Verdeco Park to safely cross the road to go to schools in Lincoln. Springs Road does not currently have safe turning lanes/slipways to and from Verdeco Park.	Require the developer to contribute to the upgrade of the roundabout to an interchange with traffic lights; Require the developer to plan and construct safe road crossings for Springs Road at the Verdeco Park junction and in other key points; Require the developer to plan and construct, alternatively contribute to, a turning lane into Verdeco Park.	Accept in part. Note contributions in relation to roundabout, road crossings addressed.
PC69-0219	Britta Liberty	004	Oppose In Part	The development has not planned appropriately for the amenities required for the number of households they are adding to the community. Providing appropriate amenities within the proposed Lincoln South area would create a stronger sense of community and provide opportunities for people to connect with each other. Emergency services, including fire, ambulance and policing, are currently stretched with existing new developments, including Verdeco Park. The primary schools are both set to hit capacity and the high school is already struggling with the current load. Proposing that peak time wastewater overflow ponds be utilised to compensate for lack of treatment capacity at local wastewater treatment plants is not an acceptable engineering solution. Concerned that the layout and size of lots is not consistent with the surrounding subdivisions and the Plan Change would adversely change the character of Lincoln.	Require key amenities that so that they are suitable for the larger number of people (library, post-office, public parks and playgrounds). Require the developer to contribute to the expansion of emergency services. Require the developer to work alongside the Ministry of Education and the Selwyn District Council to isolate areas of land that must be set aside for educational facilities. Require the developers to come up with a suitable solution for wastewater management and pay to upgrade or build new facilities as required. Require sections that complement and enhance the surrounding areas, with provisions for open, shared areas and reserves and a focus on stormwater management.	Reject. Issues addressed and considered in Recommendation. Consider that reserves are appropriate. Has been consultation with the Ministry of Education and amendments to the ODP to address potential school needs. Wastewater management issues addressed and considered in Recommendation. The reserves and stormwater management issues appropriately addressed.
PC69-0220	Kathleen Liberty	001	Oppose	Opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> Under-estimates the effects of climate change and flooding in the proposed area. Date used may be outdated. Sea level rise and flooding risk is greater than estimates. The proposal under-estimates the impact of increased traffic and does not address greenhouse gas emissions. The Developer identifies increased traffic flow but does not calculate greenhouse emissions for this. Current land use is already low greenhouse gas emitting. Area is outside of the boundaries for development identified in Our Space. 	Not specified.	Reject for reasons recorded in Recommendation.
PC69-0221	Hugh Mingard	001	Oppose	Opposes Plan Change 69 for the reasons outlined below: <ul style="list-style-type: none"> The proposed plan change is not consistent with the National Policy Statement (NPS-UD). Approving this proposal would result in greater urban sprawl, less efficient transport with higher maintenance costs (borne by the council and ratepayers, not by the developer), and a higher reliance on cars at the expense of public transport (and so greater impact on climate change). The massive scale of the development (relative to the current size of Lincoln) will result in a huge increase in commuting traffic along the already busy Springs Road route into Christchurch (for employment and access to retail services). This increased distance and poor connectivity between the area of proposed development and the	Reject Plan Change 69 in its entirety.	Reject. All issues have been addressed and considered in Recommendation.

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				<p>centre of Lincoln will result in larger numbers of people driving to the local centre and pressure on the already close-to-capacity parking in the town.</p> <ul style="list-style-type: none"> The area is sited on difficult soils for development due to their tendency to water-logging, high water table and presence of peaty-organic sub-soils. A significant part of the eastern area lies in the 200y ARI rainfall flood zone mapped for Selwyn District Council. In addition to the potential flooding of the proposed development area itself, the scale of development proposed has the potential to cause problems "up-stream" of the development by choking the southwards exit of flood waters from a large part of the township. 		
PC69-0222	Suvi Viljanen	001	Oppose	<p>Opposes plan change as it is inconsistent with Selwyn District Council Long Term Plan for residential housing in Lincoln.</p> <p>Infrastructure (roading, waste service, water supply upgrades) to cater for this application is not in the long-term plan. Roading would need to be substantially improved to cater for 1400 extra vehicle movements per day.</p> <p>Schools (both high school and primary schools) will be required to be built to adequately cater for the suggested increase in population. No recreational areas (sports fields) are included in the application. There are not enough medical centres to cater for the increase in population.</p> <p>The majority of the land in the application is considered fertile soils 1 and 2.</p> <p>Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahangai O Te Horapa Nohoanga (Our Space 2018-2048) identifies sufficient development capacity to meet anticipated housing needs in Lincoln over a thirty year planning horizon out to 2048.</p>	Reject the plan change application.	Reject. Issues raised addressed and considered in Recommendation. Considerable evidence provided in relation to potential shortfalls in development capacity. Reserves issues addressed in Recommendation and note development of new recreational areas/sports field as discussed by Mr Rykers and addressed in the LTP.
PC69-0223	Tyler Watson	001	Oppose	<p>Opposes the plan change due to the size of this subdivision not being in the general best interests of the community, especially since it is unplanned.</p> <p>The size of the Medium Density Small-lot and Medium Density Comprehensive sections is too small to allow this type of lifestyle and this subdivision will feel cramped and claustrophobic as a result.</p> <p>This massive influx of people will not all be able to work in the surrounding Lincoln area and the Economic report mentions that people will need to factor in the cost of travel when considering buying in this subdivision. This implies that a large number of the future population will be working in Christchurch and travelling to and from Christchurch in a regular manner. This type of car-based, high-frequency travel will negatively impact traffic conditions in and around Lincoln – as mentioned in the traffic report – and will significantly contribute to further degradation of our environment.</p> <p>The ecological assessment mentions that in the vast majority of cases, urban development has negative effects on local aquatic flora and fauna.</p> <p>The land which is the subject of this application is all ranked as Land Use Capability Class 1-3.</p> <p>Current infrastructure will not be sufficient to service it.</p> <p>Like to see more ambition and vision in terms of encouraging people to live in ways that foster community and reduce our impact on the environment.</p>	<p>Reject the plan change on the basis that it is not planned for and is so large.</p> <p>Alternatively, reduce the size of the area being rezoned by at least half, there should be more of this higher density living planned than is currently in the ODP, include provision of a supermarket, all households on sections 500m² or larger to have rainwater collection tanks, include space for a new primary school, early childhood centres, sports fields, and skate park and greater emphasis on including 'green technologies' and enabling self-sufficiency of residents.</p>	Reject. Issues addressed and considered in Recommendation. Consider density is appropriate. Issues in relation to infrastructure addressed. Acknowledge no express recognition of green technologies but can be addressed at subdivision/construction stage.
PC69-0224	Matthew Keen	001	Support	<p>Supports the ongoing development to allow others to be able to enjoy our great Lincoln community. Selwyn District and Lincoln offer a rural community that has plenty to offer and the location is within close proximity to Lincoln township and easily biked or walked.</p>	Approve plan change 69.	Accept for reasons recorded in Recommendation.
PC69-0225	Waka Kotahi NZ Transport Agency	001	Neither Support Nor Oppose	<p>Submitter notes that consideration should be given to prioritising development of areas within the projected infrastructure boundary to promote a sustainable, consolidated centres-based urban growth pattern.</p> <p>Proposal provides minimal improvement to providing transport nodes that benefit the Greater Christchurch Region, i.e., park and ride infrastructure.</p> <p>Potential for downstream traffic effects have not been adequately addressed.</p> <p>The proposed development will further contribute to the transport associated carbon emissions as there appears to be a reliance on private vehicle usage and no provision for improved public transport to support future residents.</p>	That the issues raised above are suitably addressed.	Reject for reasons recorded in Recommendation. Downstream traffic effects have been addressed and considered. Note inclusion of park and ride infrastructure which will enable provision of improved public transport but that decision rests with CRC.
PC69-0226	Anna Sapsford	001	Support In Part	<p>Submitter appreciates the effort gone into providing for the surrounding environment, however, not enough has been done to ensure that the effects are not only minimised but allow for the environment to flourish. Seeks to encourage amendments around native planting to allow for riparian efforts, while increasing biodiversity.</p> <p>The Greenspace overall seems very small, more opportunities for effective green space to be incorporated to keep a more rural feel to the area, as many citizens are wanting to see this.</p>	Amended to address the above.	Accept in part. Changes to ODP address issues in relation to greenspace and ecological management plan now required.

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PC69-0227	Robert Parsons	001	Oppose	Opposes plan change and considers that the SDC current and proposed plans regarding zoning of land should be backed, in total, based on their historic record of accommodating climate change, environmental issues (including recognition of soil quality and uniqueness), schooling and recreation demands, unique character (and history) of Lincoln, transport and traffic issues (already struggling). Urban zoning should not be allowed outside the Urban Limit in the Regional Council RPS. Plan change should also be subject to the Climate Commission report dated 31 May 2021.	Reject Change 69 to Operative Plan.	Reject. Issues raised have been addressed and considered in Recommendation. NPS-UD enables appropriate plan changes outside the identified urban areas to be considered.
PC69-0228	Dean and Linda Waller	001	Oppose	Opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> • Roading along Springs Rd inadequate to support projected volume of traffic from a large new subdivision. • Infrastructure i.e. water supply etc not adequate. • Support Services, schooling, medical services etc presently inadequate for projected rate. • Rolleston has the new motorway - more logical for housing expansion there. • Lincoln village culture will be destroyed. 	Not specified.	Reject. Note issues have all been addressed and considered in Recommendation.
PC69-0229	John Irvine	001	Oppose	Opposes Plan Change 69 for the following reasons: <ul style="list-style-type: none"> • Protection of Soils: the area has strong presence of Recent Fluvial (RF), Gley Recent (GR) and Pallic Immature (PI) soils. The importance of maintaining and protecting such soils (mainly GR and RF) for farming and food production is of utmost importance for future generations. • Protection of Reserve in Liffey Springs: oppose any proposal for a road connecting the subdivision to Liffey Springs Drive. • Altering the fundamental Character of Lincoln - the proposed development would increase population of Lincoln by approximately 67% and alter significantly the fundamental character of Lincoln and the various reasons why so many truly love living here. • Infrastructure - there is no Infrastructure capacity for such a sizable development, and we don't see Schools, Sports areas, Reserves and Parks, proposed and built in the subdivision proposed by the developer. 	Reject the plan change.	Reject. Issues addressed and considered in Recommendation. Note removal of Liffey Springs Drive connection.
PC69-0230	Waihora Ellesmere Trust	001	Oppose	Opposes the application for the Plan Change recognising that the LI (Liffey) Creek and Ararira/Ui River are tributaries to Lake Ellesmere/Te Waihora as are the springs, streams and drains flowing into them. Changes in the nature of the land use in their catchment affects the ecological health of these tributaries and the water bodies into which they flow. The potential for adverse effects (e.g., sedimentation, contaminants, light, noise) on the environment within and beyond the area covered by Plan Change 69 are of a scale that we are concerned may will adversely affect the fauna and flora and other species that are important to the ecological health of the tributaries and the lake itself. The Trusts opposition to the proposed plan change is based on - The lack of sufficient information in the application identifying and assessing the adverse environmental effects. The adverse environmental effects (including cumulative effects) on fauna and flora and waterbodies that are likely to occur during construction of developments that will be facilitated by the Plan Change; as well as those in-going. The lack of sufficient proposed mitigation to address the concerns set out above. The Trust is concerned that approving the application would not promote sustainable management of the natural and physical resources of the country, region or district and thus would be contrary to the purpose of the Act. It also does not meet the requirements of the Freshwater Management National Policy Statement 2020, particularly in relation to Te Mana o Te Wai.	Plan Change 69 be declined.	Reject for the reasons recorded in Recommendation. The issues in relation to the springs, streams and drains have been addressed and considered. Overall I consider the plan change provides for maintenance and potentially enhancement of those values including through the use of the now required Ecological Management Plan. Further information has been provided through evidence and the need for assessment by suitably qualified and experienced practitioners in relation to a detailed groundwater level investigation and specific construction measures now included, including the pumping of water into downstream water courses to mitigate flow loss in springs.
PC69-0231	Jen Laraman	001	Oppose	Opposes plan change 69 as more houses means more traffic and Prebbleton township itself is bursting at the seams with the increased traffic from Lincoln. Intersection is busy and dangerous especially at peak times and the wait times to safely cross are getting longer and longer, this will only increase the amount of traffic with the development coming from the south. More cars more chances of accidents. The local Lincoln high school is at capacity with recent boundary changes to relieve some of this pressure. It doesn't appear that the new subdivision is planning any major infrastructure the current supermarket would not cope with that increase. Lincoln is running the risk of losing its country, community feel, by opening up yet another lot of land to developers. The town is selling up their fertile and arable land, once it's in houses it's gone.	Plan change 69 be declined.	Reject. Traffic issues addressed and considered in Recommendation. Note ODP provisions relating to specific upgrades, timing and anticipated funding mechanisms now included. Educational facilities addressed and considered including provisions in the ODP that new educational facilities can be provided within the block or in the wider area albeit subject to a needs assessment.
PC69-0232	Tim Curran	001	Oppose	Opposes plan change request on the grounds that rezoning 190 ha of highly productive land is not a sustainable use. The Draft National Policy Statement for Highly Productive Land (NPS-HPL) produced in	Not specified.	Reject for reasons addressed in Recommendation.

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				<p>August 2019 explicitly aims to 'protect highly productive land from inappropriate subdivision, use and development'.</p> <p>The reverse sensitivity impacts of this proposed Plan change request are also likely to extend beyond the 190 ha directly affected by the proposal.</p> <p>If highly productive land is used for housing, it means that less of such land is available for either agriculture, conservation or ecological restoration. A sustainable vision of land use on the Canterbury Plains does not involve rezoning large parts of highly productive land to permit urban development.</p>		
PC69-0233	Penny Curran	001	Oppose	<p>Opposes plan change will lead to the permanent loss of 190 hectares of highly productive soils and this is not sustainable use of the land.</p> <p>Development is at odds with the Greater Christchurch Urban/Future Development Strategy (2019) which concluded that Selwyn likely already has enough land zoned residential to cater for population growth out to 2028.</p> <p>Existing infrastructure and services are not suitable for such an increase in population i.e. sewerage, services such as doctors, health services, public transport services, emergency services, community facilities and schools.</p> <p>The roading network will not cope with such the population increase. There is already safety issues with cars from the community, commuters to the University and CRI's with a high accident numbers at the crossroads /intersections in Selwyn.</p>	Reject the plan change.	Reject. Issues considered in Recommendation, including infrastructure and roading. The proposal provides significant capacity.
PC69-0234	Ian Collins	001	Oppose	<p>Opposes plan change on the basis that Lincoln does not have and does want the magnitude of infrastructure that would be required for the proposed development, including schools, medical facilities, policing, roading, and other essential infrastructure. To put it in place would change the character and pleasantness of Lincoln and its surrounding area irretrievably.</p>	Reject plan change 69.	Reject. Issues addressed and considered in Recommendation including infrastructure and amenity related issues.
PC69-0235	Percival Apolinario	001	Oppose	<p>Opposes plan change 69 for the following reasons:</p> <ul style="list-style-type: none"> • Traffic and roading infrastructure. At present, the roading infrastructure connecting Lincoln to Christchurch already seems inadequate. The two main roads connecting Lincoln to Christchurch are experiencing traffic congestion. • Public Transportation in Lincoln is very limited. • Lincoln has limited commercial infrastructure. • Schools and recreational centres have lagged behind recent population growth. • Development of high-density housing is in contradiction to Lincoln's small township and rural character. 	Plan change 69 be declined.	Reject. Issues addressed and considered in Recommendation. Proposed density is appropriate.
PC69-0236	Seth Atkinson	001	Oppose	<p>Opposes plan change as 2000 is too many additional households. Requests an EV sharing station, so people can borrow cars and not have to own them.</p> <p>Keep the soil for growing food to share and flowers and plants that make bees and birds feel safe and happy.</p> <p>Create places for walking and bikes only, no cars.</p> <p>Plant on the tops of the bus stops and other roofs for bees and bugs too.</p>	Oppose plan change 69.	Reject. The issues largely addressed and considered in Recommendation. The walking and cycleway provisions are appropriate and a focus of the ODP. Not appropriate to address the planting issue at plan change stage.
PC69-0237	Victoria Wadhams	001	Oppose	<p>Submitters concerns with the proposal are that Lincoln is not a location that has the said 'existing services, public transport networks and infrastructure' to cope with proposed growth.</p> <p>Road infrastructure: - to date we are experiencing high levels of traffic, many crossroad intersections that are simply not fit for the volume of traffic.</p> <p>As the town has grown, so has the use of cars, we are not serviced with enough flexible public transport to enable people to make better travel choices.</p> <p>Lincoln residents present with dust and dry air related conditions due in part to constant dust created by the subdivisions over a number of years now.</p> <p>Children coming into the community should not have to face overcrowded schools, with ad hoc teaching provisions because someone wants to increase housing with ill thought out plans.</p> <p>Soil needs to be protected, we have destroyed so much versatile and healthy soil with careless use of highly productive land.</p> <p>Climate change.</p> <p>Affordable housing.</p> <p>The sheer number is plan changes in Selwyn is a huge concern.</p>	Oppose in Full.	Reject. Issues all addressed and considered in Recommendation including infrastructure, public transportation and soils. A park and ride facility is now included. Issues of dust can be addressed through construction management.
PC69-0238	Ralph Scott	001	Oppose	<p>Opposes plan change as:</p> <ul style="list-style-type: none"> • The proposed rezoning will permanently remove 190ha of agricultural versatile soils from any productive use. 	Decline the Rezoning of the Land	Reject. Issues addressed and considered in Recommendation. Proposal provides significant

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				<ul style="list-style-type: none"> The change in Lincoln's character. The magnitude of effect of the plan change increase Lincoln by a third. Increased road congestion. Compromising the quality of local waterways. 		development capacity and waterways protection and enhancement methodologies proposed.
PC69-0239	M & A Wright	001	Oppose	<p>Opposes Plan Change 69 as it includes submitters land (Lot 1 DP 55313). The ODP shows a road going through property which cannot go ahead as submitter has no plans to sell their property. Submitter operates business from home which involves use of plant and equipment that may make noise during the day that residential residents may not like. Rezoning the area allowing for future development will result in us having neighbours that may not be sympathetic towards our rural lifestyle. Flooding potential as we are surrounded on three sides by this Plan Change and the earthworks will involve substantial changes in the contouring and levels around our land. Dust and noise from earthworks near us (or carried on the wind) could have potential adverse health effects.</p> <p>Other concerns re PC69 include:</p> <ul style="list-style-type: none"> Loss of highly productive land; Road connectivity to Verdeco Park; Impact on village and community feel of Lincoln; Building a large residential development near an area of springs could lead to unexpected water issues for residents; The current schools are not located on the south-west side of Lincoln so there will be a lot more traffic movements with parents dropping off/picking up children, particularly young children that they will not want biking or walking such a long (and potentially unsafe) distance; Emergency Services and Community Facilities; There is a heritage feature on the grass verge on the east side of Springs Road near the current Mainscape landscaping business. This is a concrete trough built by the Pearson Brothers who were locally based engineers in the early 1900s; Birdlife in the area includes bellbirds, white and grey heron, pheasants, quail and plovers. More earthworks to create residential sites is going to impact substantially on the habitat of these birds; and More residential housing is going to impact on the night sky which has already changed significantly looking north from Collins Road. 	<p>Reject Plan Change 69. Alternatively if the Plan Change does go ahead then it is requested that:</p> <ul style="list-style-type: none"> a substantial setback be imposed around the three sides of our property to keep the housing development and residents further away from our rural and business activities to reduce complaints; Council to ensure that there are no adverse effects on our property from changes in land contouring; and dust to be managed appropriately and earthworks to not be allowed outside of the hours of 7am-6pm. Plan change is amended to address other concerns raised. 	Reject. Issues addressed and considered in Recommendation. Dust and noise addressed through construction management. Flooding potential addressed in Recommendation. The heritage feature is within road reserve.
PC69-0240	Hamish Rennie	001	Oppose	<p>Opposed to Plan Change 69 on the grounds set out in the Waihora Ellesmere Trust and because of ancestral connections to Lake Ellesmere and my concerns for the environment generally. Support the submission made by the Waihora Ellesmere Trust in its entirety, in addition has the following concerns regarding the adverse effects (including cumulative):</p> <ul style="list-style-type: none"> Enables and encourages activities that would have adverse effects contrary to the nation's commitment to the Paris Agreement's targets for reduction in greenhouse gas emissions and the Climate Change Commission's report and recommendations to the Government. Would rezone food production land, a finite and increasingly rare resource when such land is increasingly needed. Would lead to a substantial new draw on water aquifers in a region where water resources are already over-allocated or under significant pressure – especially in drought years. The waste discharges enabled add to the cumulative waste in our freshwater (including ground water) systems and soils. The developments and uses facilitated by the proposal will add to the light and sound pollution of the area. Insufficient infrastructure to address the increased mobility demands of the developments and uses. Undermines the integrity of the operative district plan and the processes of the current Selwyn District's Proposed District Plan process. 	Plan change 69 application be declined.	Reject. Principal issues addressed and considered in Recommendation in relation to the Waihora Ellesmere Trust. Issues of light spill and noise can potentially be addressed through district plan rules but noting residential activity not generally identified as a significant source of 'noise pollution'.
PC69-0241	Orion	001	Neither Support Nor Oppose	<p>Orion comments on the Plan Change Request:</p> <p>It is important the ODP and Plan Change Request mitigates adverse effects on strategic infrastructure and sufficient protection is provided to ensure the on-going operation, development and maintenance of these lines and their associated support structures.</p> <p>It is also critical that the Applicant and Council are aware of the need for early engagement with Orion where the electricity distribution network is within an application site.</p> <p>On this basis, we provide the following comments:</p>	<p>Orion seeks the following to facilitate the safe on-going operation, maintenance and access to Orion's assets and infrastructure within the ODP and Plan Change:</p> <ul style="list-style-type: none"> Any buildings, structures and cycleways in the vicinity of the 33kV distribution line in Springs and Collins Roads must demonstrate compliance with NZECP34:2001. 	N/A. Importance of infrastructure acknowledged. Issues will need to be addressed at subdivision/development stage.

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				<ul style="list-style-type: none"> The 33kV line passes through an area identified by the ODP and Plan Change Request as a future business zone. The electrical requirements and clearances stipulated by NZECP34 are mandatory and must be maintained. The sub-transmission nature of this line means any relocation of this infrastructure associated with or required by the ODP will be very costly. The ODP suggests the existing 33kV line runs very close to (if not directly above) a proposed pedestrian and cycleway route. As advised above, this line is subject to a range of minimum clearances including in relation to earthworks around poles. The ODP identifies a number of new roads and pathways which interface with waterways, drains and / or stormwater management areas. 	<ul style="list-style-type: none"> Vegetation to be planted around existing electricity distribution lines shall be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. Any construction works including the operation of mobile machinery in the vicinity of electricity distribution infrastructure must comply with the NZECP34:2001. 	
PC69-0242	Lincoln University Soil Society (77 members)	001	Oppose	<p>Opposes plan change due to being in highly productive land.</p> <p>The land under the proposed Lincoln subdivision is classified as Highly Productive Land. With the forecast population growth, the amount of food produced needs to more than double what is produced now, and this Highly Productive Land is the most suitable for this production. Only 15% of New Zealand's land area is classified as highly productive. However, within Selwyn district, only 1% of soils are class 1, and 7% are class 2 (Selwyn District Council, 2018) so it is greatly important to protect this local resource.</p> <p>By using land that is not highly productive to produce food, more pesticide, fertiliser, and irrigation inputs are required, which influence the health of nearby rivers and the groundwater. It also degrades the health of the soil, impacting the soil ecosystems and health of the overall environment. Degrading the soil causes damage to the soil structure, which prevents the soil from retaining water, requiring more irrigation as well as contributing to greater overland flow (resulting in erosion and nutrient losses to surface water – degrading stream health).</p>	Decline plan change.	Reject. Issues in relation to highly productive soils addressed and considered in Recommendation and their importance is one matter to be considered as noted and recorded.
PC69-0243	Ministry of Education	001	Neither Support Nor Oppose	<p>The Ministry estimates that the addition of 2000 households is likely to put significant pressure on the rolls of Ararira Springs Primary – Te Puna o Ararira, Lincoln High School and Lincoln Primary School. The Ministry's school network planning and investment in Lincoln in recent years has been guided by Council advice on future development. This Council advice has been shaped by the Projected Infrastructure Boundary and ODPs and the current school network has generally not been designed to accommodate any development outside of these areas.</p> <p>The Ministry has reviewed its education networks in Lincoln, particularly the Year 1-8 state education network and if PPC69 is approved, the acquisition of land for the construction of additional education facilities will be required as well as a likely review of the local primary school enrolment scheme home zone boundaries to manage demand across schools. As such, PPC69 will have a significantly greater impact on school capacity than other recent private plan changes which have occurred within the Projected Infrastructure Boundary. Consultation with the Ministry has not occurred and accordingly, the Ministry requests that PPC69 is only approved if the applicant consults with the Ministry and sufficient provisions are made to accommodate additional school age children which could include amending the ODP to provide for a new school site. Additional education facilities will contribute to a well-functioning urban environment and provide an important community service. While the Ministry is aware of the national direction of the NPS-UD in relation to unanticipated growth, it is noted that if PPC69 is approved, it may set a precedent of development outside of existing planned areas in the Selwyn District and Canterbury, which makes planning for school capacity and networks increasingly difficult.</p> <p>The Ministry requests that the envisaged vehicle and active travel access between PPC69 and Ararira Springs Primary School is clarified.</p> <p>The presence of contaminated land may be an issue for Ararira Springs School during excavation of the site, and the Ministry support a DSI and remediation prior to development and building consents being granted.</p> <p>While this is the case the Ministry has some concerns about potential odour effects on Ararira Springs Primary School and seeks confirmation from the applicant that potential effects will be mitigated.</p> <p>The Ministry also supports in principle proposed cycling and pedestrian infrastructure across, as well as to and from the PPC69 site to schools in Lincoln, as they assist in facilitating active travel modes.</p>	<p>Requests that potential inconsistencies between Policy 8 of the NPS-UD and the CRPS are satisfactorily resolved as it relates to development capacity and well-functioning urban environments.</p> <p>The applicant consults with the Ministry to ensure adequate provision is made to accommodate additional school age children. This could include amending the ODP to provide for a new school site; that vehicle and active travel access between PPC69 and Ararira Springs Primary School is clarified; that vehicle and active travel from the PPC69 site to Allendale Lane and Southfield Drive is clarified; that a DSI and remediation is undertaken prior to development and building consents being granted; and that potential odour effects from the use of the existing Allendale Pump Station, tanks and emergency storage pond area on Ararira Springs Primary School be mitigated.</p>	N/A. Potential inconsistencies between Policy 8 of the NPS-UD and CRPS have been addressed and considered in Recommendation. Significant development capacity provided and contributes to well-functioning urban environments. Note consultation has occurred with the Ministry and changes integrated into the ODP.
PC69-0244	Leandro Koteck and Soodesh Jooron	001	Oppose	Opposes plan change 69 on the basis of protecting fertile soils valuable for food production; the proposed connection to Liffey Springs Drive adversely affecting the roading and natural environment of the area; and the scale of the proposed development altering the fundamental character of Lincoln.	Reject plan change 69.	Reject. Issues addressed and considered in Recommendation. Proposed connection to Liffey Springs Drive no longer proposed.
PC69-0245	Sonya Strahan	001	Oppose	Opposes plan change 69 based on Objective 8a of the NPS-UD - the government and Selwyn district council are committed to reducing carbon emissions, 1500 extra car movements a day minimum will significantly increase in the environment. The government signed the Paris agreement on climate change	Decline proposed plan change 69 to the operative district plan.	Reject. Issues in relation to the NPS-UD addressed and considered. Park and ride facility now incorporated to support public transport.


















Submitter ID	Submitter Name	Point #	Position	Summary	Decision Requested	Recommendation
				and the government is committed to reduce to 30% below 2005 levels by 2030. This proposed development runs contrary to the governments pledge. The development should be sited on the edge of Christchurch where public transport networks are more extensive and have shorter travel distances. Regional Policy Statement Policy 5.3.7 - the traffic survey undertaken is now out of date. Parking on Gerald Street is already an issue.		
PC69-0246	Fay Miller	001	Oppose	Oppose plan change 69 due to all the good fertile soil being used for housing development. There is not anymore land/soil being made.	Not specified.	Reject. Issues of versatile soils have been addressed and considered in Recommendation. Proposal provides significant development capacity.
PC69-0247	Richard Barratt	001	Oppose	Opposes plan change as this land is good agricultural land and presently a productive dairy farm. Submitter likes the feel of where they live and don't want high density housing so close to lifestyle block. Should include houses with bigger sections bordering up to the lifestyle blocks would be a better blend.	Not specified.	Reject. Agricultural land values addressed in Recommendation. Density and distribution appropriate with higher density being internalised.
PC69-0248	Barry and Elizabeth McIvor	001	Oppose	Opposes plan change on the basis that existing infrastructure would not cope with the proposed increase in housing, in particular schools and state of Ellesmere Road. Submitter opposes any potential link to Liffey Springs Drive due to detrimental effects on amenity of residents, congestion, road safety, and impacts on wildlife. Opposes the loss of highly fertile agricultural land.	Not specified.	Reject. Infrastructure issues are addressed and considered in Recommendation. Connection to Liffey Springs Drive no longer proposed. Issues of agricultural land addressed.
PC69-0249	Grant and Dianne McPherson	001	Oppose In Part	Objects to the proposed access roading being allowed to cut through the reserve land joining Liffey Springs Drive. This would lead to significant increases in traffic impacting the current peaceful environment. Traffic danger at the Russ Drive intersection would substantially increase further endangering children from nearby Ararira Springs School.	Not specified.	Reject. Connection to Liffey Springs Drive no longer proposed.
PC69-0250	Denise Carrick	001	Oppose	Opposes plan change in full for the following reasons: Education: already insufficient schooling with no plans/solutions to address increased demand. Liffey Springs Reserve: negative impact on Liffey Springs community, the use of public reserve land, and environmental impacts on protected reserve. Roads: Ellesmere/Springs Road roundabout is already at capacity and roads are not up to standard and this development would add to congestion. Policing and Lincoln Community Patrol: concerned that low crime rates will increase with unplanned, ineffective urban development and lack of funding. Housing Development Capacity: Lincoln already has sufficient capacity until 2045. Valuable Soils: opposes use of highly productive land for housing. Medical, Health and Wellbeing: large number of building sites is already having health impacts in the community. Climate Change and Lincoln Town Centre: Plan Change 69 does not meet NPS-UD and will not maintain a village like feel.	Decline plan change 69.	Reject. Issues all addressed and considered in Recommendation. Liffey Springs Drive connection removed. Potential for educational facilities included in ODP. In terms of housing capacity, received considerable evidence that there was insufficient capacity to meet demand and that evidence has been accepted. Climate change and amenity issues addressed and considered.
PC69-0251	Susan and John Prendergast	001	Oppose	Opposes plan change 69 due to: <ul style="list-style-type: none"> • Loss of highly productive land; • Lack of account taken to long term planning; • Effects on the environment (waterways, flora & fauna); • Increased traffic movements; • Density of housing and visual impact. Note: Supporting information provided.	Not Specified.	Reject. All of the issues identified have been addressed and considered in Recommendation.
PC69-0252	Lynette & Ronald Beazer	001	Oppose	Opposes plan change due to the high quality of the land and that it should be used to produce food crops. The Operative and Proposed District Plans do not include this land for re-zoning. Playing/sports fields are at capacity. The new primary school is not sufficient to cater for the increased housing. There are more appropriate locations for such development. Traffic is already a serious issue in Lincoln. Proposal to link with Liffey Springs Drive will endanger children and the ecosystem. Wishes to retain the village feel of Lincoln.	Not Specified.	Reject. Issues raised have been addressed and considered in Recommendation. Plan change request provides mechanism for consideration of the rezoning. Playing/sports field discussed at some length with Mr Ryker from SDC. Has been engagement with Ministry of Education in relation to potential need for facilities. The location is appropriate.

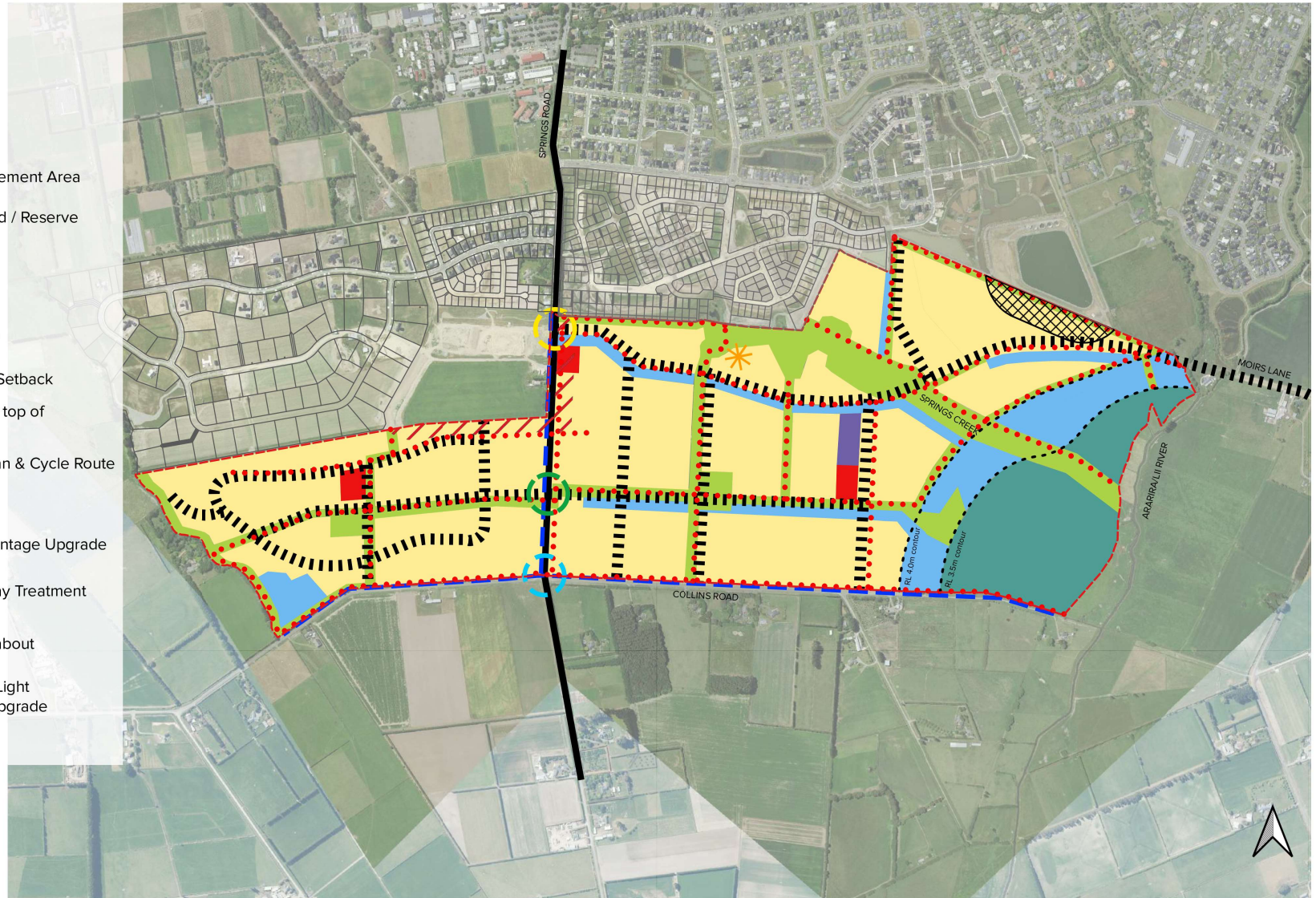
Submitter ID	Submitter Name	Point #	Position	Summary	Decision Requested	Recommendation
PC69-0253	Peter Francis and Kathleen Clarke	001	Oppose	Submitters consider that the operative and proposed District Plans should be retained based on their historic record. The Applicant has not provided detail of how sections will be reasonably deemed affordable. Opposes the development of versatile soils for housing. Concerned that existing community facilities and infrastructure will not cope with the level of proposed growth. Wishes to retain the rural village feel of Lincoln, being the reason, the submitters chose to purchase their property.	Not specified.	Reject. Issues in relation to versatile soils, community facilities and infrastructure addressed and considered in Recommendation. Evidence on the rural village feel of Lincoln again addressed and considered in evidence and Recommendation. Proposal provides significant development capacity.
PC69-0254	Dorothy Jordan	001	Oppose	Submitter is against plan change 69 for the following reasons: <ul style="list-style-type: none"> The distinct sense of identity and community will be diluted/changed. Urban sprawl - Lincoln should not be a dormitory suburb of Christchurch. Volume of additional traffic. Taking good productive soil to build houses on. High water table of subject land. Negatives of this development outweigh the positives. 	Not specified.	Reject. Issues raised by the submitter all addressed and considered in Recommendation. Overall consider the benefits of the development outweigh the costs.
PC69-0255	Roy and Margaret Cole	001	Oppose	Opposes plan change as the connection with housing and farming will disappear if this development goes ahead. Will create some 4000 additional cars on the roads around Lincoln causing congestion and pollution. No provision for public transport. Education, medical and recreational/community facilities are already under pressure and more would have to be built. Proposal is all about money.	Refuse plan change 69.	Reject. Matters were addressed and considered in Recommendation. Proposal will have economic benefits.
PC69-0256	Lynne Prattley	001	Oppose	Considers that some of the reasons why plan change 69 should not proceed are: <ul style="list-style-type: none"> Soils in the area are the most productive types and should be used more effectively for the production of food. The area is outside the area identified for housing and there are no provisions in the District Plan for additional sewage capacity, water supply and roading required to service the development. Lincoln has become a desirable place to live, but to allow the population to increase by some 60% will result in it becoming less desirable. 	Not specified.	Reject. Issues raised in submission have all been addressed and considered in Recommendation. These include soils, infrastructure and impact on Lincoln. Proposal provides significant development capacity in an area of high demand.
PC69-0257	Gillian Jaques	001	Oppose	Submitters object to the proposed link road through the reserve and joining with Liffey Springs Drive. This will increase through traffic to Edwards Street. Would prefer this to be cycle/pedestrian only.	Not specified.	Reject. Liffey Springs Drive connection no longer proposed.
PC69-0258	John and Annett Priest	001	Oppose	Submitter opposes plan change 69 for the following reasons: <ul style="list-style-type: none"> Productive land going to housing; Roading concerns and traffic congestion; Village atmosphere will be gone; Small sections and low cost housing; Rolleston more suitable for such housing development. 		Reject. Issues identified and discussed in evidence and Recommendation. Location of development is appropriate.
PC69-0259	Craigie and Ray Withers	001	Oppose	Submitters oppose the proposed Springs Road/Weedons Road bypass through Verdecos Park. The bypass road will run through a reserve and stormwater management area. The increase in traffic and pollution will adversely impact on submitters quality of life and devalue their property.	Delete proposed bypass road from current and future development plans.	Reject but note Bypass road deleted.
PC69-0260	Shelly Owens	001	Oppose	Opposes plan change 69 as the land is taonga and an area of significance being the last remaining open area and homestead of the Springs Run from which the founding land for Lincoln was subdivided in 1862. The land incorporates a known flooding area made up of and including areas of Springs Creek, LII River and drains. The proposed houses and stormwater from roads will adversely effect the LII River.	Reject Plan Change 69.	Reject. Heritage recognised in relation to the homestead area. Flooding and effects on LII River appropriately addressed and considered in evidence and Recommendation. Impacts on LII River considered and require further assessment and consideration at subdivision and consenting stage.
PC69-0261	Malcolm and Lynette	001	Oppose	Opposes the development of good quality soil for housing. Increase of traffic on Springs and Ellesmere Roads. Lincoln does not have the infrastructure to cope with the extra people and cars. Existing streets are too narrow and include accommodation for overseas students who all have cars parked on the street. The proposed development will impact on the Village atmosphere, which was the reason the submitters moved to Lincoln. High density housing does not fit with the existing Lincoln Township.	Not specified.	Reject. The issues identified have been addressed and considered in Recommendation including traffic and infrastructure. Housing density appropriate.

Submitter ID	Submitter Name	Point #	Position	Summary	Decision Requested	Recommendation
PC69-0262	Alan Currie	001	Oppose	<p>Submitter is concerned that the addition of approximately 2000 homes will have a negative impact on the existing fabric of Lincoln society. Lincoln needs to retain its small town character that attracted many of the existing residents. Negative impacts include:</p> <ul style="list-style-type: none"> • Ability of existing roading infrastructure to cope with additional traffic (also including during construction). • Additional costs on existing roading works and undermining of Government's aim to reduce carbon emissions. • The use of reserve land for proposed access road. • Ability of existing water supply to cope. • Population increase leading to increased costs on existing ratepayers due to need to expand existing services such as library/police/fire. 	Not specified.	Reject. Impacts of concern all addressed and considered in Recommendation. Costs primarily met either directly by the developer or through development contributions.
PC69-0263	Ann Judson Farr	001	Oppose In Part	<p>Submitter moved to Liffey Springs Drive as able to still feel part of the land and as a gardener able to enjoy David Hobbs wonderful plantings. Seeks precise details of how Liffey Springs Drive and Jimmy Adams Tce will be impacted by Plan 69. Concerned about future development of Moirs Lane as this is used to access the rail trail to Little River.</p>	Not specified.	Reject in part. Connection to Liffey Springs Drive no longer proposed. Development of Moirs Lane able to be undertaken without impacting on access to rail trail.

OUTLINE DEVELOPMENT PLAN (ODP) - LINCOLN SOUTH

LEGEND

-  ODP Boundary
-  Business 1 Zone
-  Reserve
-  Stormwater Management Area
-  Stormwater Wetland / Reserve
-  Living Z Zone
-  Business 2B Zone
-  Park & Ride Facility
-  Business 2B Zone Setback
-  100m setback from top of wastewater pond
-  Indicative Pedestrian & Cycle Route
-  Indicative Road
-  Indicative Road Frontage Upgrade
-  Indicative Gateway Treatment
-  Indicative Roundabout
-  Indicative Traffic Light or Roundabout Upgrade
-  Heritage Setting



REPORT

TO: Council

FOR: Council Meeting – 8 June 2022

FROM: Personal Assistant to Mayor

DATE: 27 May 2022

SUBJECT: REGISTER OF DOCUMENTS SIGNED AND SEALED

RECOMMENDATION

'That the following transactions and the fixing of the Common Seal under authorised signatures have been approved.'

1. PURPOSE

To advise Council of legal documents approved for signing and sealing.

REGISTER OF DOCUMENTS SIGNED AND SEALED

1	Name of other party	Selwyn District Council
	Transaction type	Bylaw
	Transaction description	Waste Management and Minimisation Bylaw 2019
2	Name of other party	Nathan Ruka Ngakuru
	Transaction type	Deed of Licence
	Transaction description	Reserve 3048 and Reserve 4349 Lot 96 Upper Selwyn Huts – 3.4 hectares
3	Name of other party	SDC & Minister of Conservation
	Transaction type	Concession Document (Easement)
	Transaction description	Arthur's Pass Water Intake Infrastructure



Bernadette Ryan
PERSONAL ASSISTANT TO MAYOR

Endorsed For Agenda



David Ward
CHIEF EXECUTIVE

RESOLUTION TO EXCLUDE THE PUBLIC**Recommended:**

'That the public be excluded from the following proceedings of this meeting. The general subject matter to be considered while the public is excluded, the reason of passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered		Reasons for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Date information can be released
1.	Public Excluded Minutes	<i>Good reason to withhold exists under Section 7</i>	<i>Section 48(1)(a)</i>	
2.	Rolleston Town Centre Update			
3.	Insurance Placement to June 2023			

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

1 – 3	Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or	Section 7(2)(h)
1 – 3	Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or	Section 7(2)(i)
1	Enable the local authority to protect the privacy of natural persons, including that of deceased natural persons.	Section 7(2)(a)

2 *that appropriate officers remain to provide advice to the Committee.'*

**PUBLIC EXCLUDED MINUTES OF AN ORDINARY MEETING
OF THE SELWYN DISTRICT COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON WEDNESDAY 25 MAY 2022
COMMENCING AT 2.32PM**

PRESENT

Mayor S T Broughton, Councillors, M A Alexander, J B Bland, S N O H Epiha, J A Gallagher, D Hasson, M P Lemon, M B Lyall, S McInnes, G S F Miller, R H Mugford and N C Reid

IN ATTENDANCE

Messrs. D Ward (Chief Executive), K Mason (Group Manager Organisational Performance), D Marshall (Group Manager Property), M Washington (Group Manager Infrastructure), S Hill (Group Manager Communication and Customer Services), T Harris (Group Manager Environmental and Regulatory Services), R Allen (Acquisitions, Disposal and Leasing Manager), R Raymond (Communications Advisor), and R Love (Team Leader Strategy & Policy); Mesdames D Kidd (Group Manager Community Services and Facilities), and N Smith (Executive Assistant to the Chief Executive), and Ms T Davel (Committee Advisor)

APOLOGIES

None.

CONFLICTS OF INTEREST

Councillor Lyall declared a conflict in respect to the item on Disposal of Property in Prebbleton. He left the room at the time the item was taken and returned after its conclusion.

CURRENT MATTERS REQUIRING ATTENTION

See last page.

IDENTIFICATION OF EXTRAORDINARY BUSINESS

None.

CONFIRMATION OF MINUTES

1. **Public excluded minutes of an Ordinary meeting of the Selwyn District Council held in the Council Chamber and via Zoom on Wednesday 11 May 2022.**

Moved – Councillor Lyall / **Seconded** – Councillor McInnes

'That Council confirms the unconfirmed public excluded minutes of an Ordinary Meeting of the Selwyn District Council held on Wednesday 11 May 2022, as amended.'

CARRIED

2. **Acquisitions, Disposals & Leasing Officer**

Disposal of 173 Blakes Road, Prebbleton – Corner of Shands Road & Blakes Road

Moved – Councillor Miller / **Seconded** – Councillor Lemon

'That Council:

- (a) receives the Public Excluded report; and*
- (b) declares that the residential property (land and buildings) at 173 Blakes Road, Prebbleton, having a total combined area of 2538m² (more or less) being Section 2 Survey Office Plan 556194 and Section 15 Survey Office Plan 550355 Record of Title 1001759 ('the Property'), is surplus to Council's requirements; and*
- (c) resolves that part of the Property is exempt from a Public Works Act 1981 (PWA) offer-back on the basis of significant change, and that the PWA offerees in relation to the balance of the Property have waived their rights to any offer-back; and*
- (d) agrees to the advertising of the Property on the open market for sale; and*
- (e) authorises the Chief Executive to approve negotiations and enter into an agreement for the sale of the Property; and*
- (f) agrees to the public release, only of the Recommendation to the report, once the Property has been placed on the open market for sale.'*

CARRIED

Councillor Lyall returned to the meeting at 2.38pm.

3. **Group Manager Property**

Property Transaction Update – 30 April 2022

There was general agreement around the Council table that the Health Hub was a fantastic outcome in particular the new birthing unit.

Staff noted there was a discussion with the Coopers about medium density standards in the Rolleston Town Centre. They initial thought retail commercial was a better angle for them but with the mix of density having changed, it might mean the discussion with them could change as well.

Regarding the Lincoln Maternity Hospital site staff said there is a process to work through with the DHB and that it could potentially be utilised either as park & ride or a fire station. Council will obviously be kept updated with progress.

Councillor Alexander asked whether the entry and exit around Rolleston Community Centre could be made clear in the short and even long term.

Moved – Councillor Alexander / **Seconded** – Councillor Gallagher

That the Council receives the update report on property projects as at 30 April 2022 for information.'

CARRIED

EXTRAORDINARY BUSINESS

There was a brief discussion about the fragile state of the Greater Christchurch Partnership with the Mayor noting that the next meeting was scheduled in three weeks' time.

RESOLUTION TO MOVE FROM PUBLIC EXCLUDED

Moved – Councillor Reid / **Seconded** – Councillor Epiha

'That the meeting move out of public excluded business at 2.55pm and resume in open meeting.'

CARRIED

The meeting closed at 2.55pm

DATED this day of 2022

MAYOR

PX MATTERS UNDER INVESTIGATION

Item	Meeting referred from	Action required	Report Date
No items at present			

PUBLIC EXCLUDED REPORT

TO: Chief Executive
FOR: Council - 8 June 2022
FROM: Group Manager Property
DATE: 27 May 2022
SUBJECT: **INSURANCE PLACEMENT FOR 12 MONTHS ENDING 30 JUNE 2023**

RECOMMENDATION

“That the Council:

- (a) Receives the report on the placing of Council insurance cover for the year ending 30 June 2023.*
- (b) Request from the Council a delegation be provided to the CEO (or alternate) to accept the insurance cover for the year ending 30 June 2023 if the total premiums are no more than 10% above budgets.*
- (c) If the total premiums are 10% greater than budget, then an Executive Committee meeting will be called (including the Chairperson of Audit and Risk Subcommittee) to make the placement decision regarding premium acceptance.”*

PUBLIC EXCLUDED REASONING

<p>This report is excluded for the following reasons provided under Section under 7 of the Local Government Official Information and Meetings Act (LGOIMA):</p>	<ul style="list-style-type: none">(h) Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities, or(i) Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
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1. PURPOSE

This report updates the Council on actions taken in recent weeks to place Council insurance.

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

This report relates to the placement of insurance which is part of the Council's strategy of mitigating against financial loss if an asset is lost or a liability/claim against the Council occurs. Ratepayers and residents expect the Council to have insurance cover and thus the need for consultation/engagement on the decision to purchase insurance is not required.

3. DISCUSSION

The key activities that staff have undertaken are as follows:

Three items that staff have completed since the 2 March Audit and Risk Subcommittee meeting are:

- Staff were asked at the 2 March Audit and Risk Subcommittee meeting to provide a copy of the insurance broker's placement report for the period ending 30 June 2023. This was emailed on 11 March to members. The brokers will provide a similar report for 2023.
- The standard disclosure requests for the various liability covers have been provided to the Broker.
- The detailed schedules for material damage and associated covers have been provided to the Broker. A summary of the schedules are attached (Appendix 1) to this report.

Placing the insurance cover of which the main task is accepting of the insurance premiums provided occurs very close to 30 June.

Council's last meeting in June is 22 June while its first meeting in July is on 6 July. The Audit and Risk Subcommittee meet on 15 June. None of these dates are helpful for placing the Council's insurance cover by 30 June 2022.

Two options are proposed to overcome this timing issue:

1. Provide a delegation by Council to the Audit and Risk Subcommittee to accept the insurance premiums,
2. Provide a delegation by Council to the CEO (or alternate) to accept the insurance premiums if they are no more than 10% above budgets. If they are greater than 10%, an Executive Committee meeting will be called to make the placement decision regarding premium acceptance.

Staff would propose that option 2 above will be an effective solution to the timing issue. It is important to note that there are often limited options for placing insurance that local government needs to buy and insurance must be bought on time to avoid a financial risk from an event if no cover is held and there is a loss. Senior Council staff have adequate knowledge to make the placement decisions, seeking advice if premiums exceed budget expectation. The Audit and Risk Subcommittee have also reviewed the proposed insurance programme in April and made no changes.

If the Executive Committee is required to make insurance placement decisions, the Chairperson of Audit and Risk Subcommittee would be a member.

4. OPTIONS

The Council has three options available to it:

Option 1 – adopt the recommendation as provided by staff;

Option 2 – adopt but with amendments;

Option 3 – decline to adopt the recommendation.

Staff support option one and therefore put forward the recommendation for adoption.

5. VIEWS OF THOSE AFFECTED/CONSULTATION

Consultation is not required for this report.

6. FUNDING IMPLICATIONS

Council has a budget of \$1,679,321 to fund its insurance premiums for the financial year commencing 30 June 2022. An additional budgeted premium of \$153,000 is also part of the Council premium cost but is on charged as per lease agreement provisions or community groups.

7. HAS THE INPUT/IMPACT FROM/ON OTHER DEPARTMENTS BEEN CONSIDERED?

Other divisions of Council have been involved in the various aspects of this process.



Douglas Marshall
GROUP MANAGER PROPERTY

APPENDIX 1

THE FOLLOWING COMMENTARY IS PROVIDED FOR THE LARGER PREMIUM (COST) POLICIES ABOVE

Material Damage Infrastructure – Underground Assets

The Council holds \$50,000,000 of infrastructure (underground assets) cover.

The total value of infrastructure is \$712,560,000.

Elected members may wonder why the total \$ values of assets owned is not covered?

The decision to only cover \$50 million of assets was based on an assessment undertaken in 2018 by the Institute of Geological and Nuclear Sciences Limited (“GNS Science”) for the Council. This assessment considered the probable loss for the Council’s infrastructure from an earthquake event.

The Objective of this assessment was to place some scientific analysis around the potential effects from earthquakes and the resulting damages and thus cost to the Council to repair.

The findings of the assessment calculated that:

- ✓ For a Maximum Credible Earthquake (MCE) or 10,000 year earthquake event for that event is assessed as at least \$33.6 million, and
- ✓ For a 2,500 year earthquake event for this portfolio is at least \$21.8 million; and
- ✓ For a 1,000 year earthquake event for this portfolio is at least \$14.7 million; and
- ✓ For a 500 year earthquake event for this portfolio is at least \$10.0 million.

It should be noted that the reserve bank requires insurers to base their catastrophe treaties on a 1 in 1,000 year earthquake event.

Accordingly on the basis of a 1 in 1,000 year event, cover of \$14.7 million would be adequate.

If there is ever a claim, the Government contribute 60% of the claimable costs. This government contribution is dependent on the Council having an acceptable cover for the balance of the claim (40%). This policy of government contribution is set/established under the National Civil Defence Emergency Management Plan. The insurance policy held by the Council meets the Governments requirement.

There are limited parties who provide insurance cover for the 40% of non-government cover required.

The Council's current policy has an excess/deduction of \$12.5 million when any claim is made. This \$12.5 million seems high but is the only offering being made. It also should be noted that even if the Council could negotiate a lower excess, the cost of insurance, the premium paid, would increase. Although various Council's over the years have preferred to have a lower cover, the key focus of those Councils has been on how the excess would be funded.

The excess value of \$12.5 million means that the Council must always have cash investments held at any one time to meet that \$ value as a minimum. (Note: Cash of say \$20 Million should be held to cumulatively cover the Material Damage Policy as well).

An alternate option to meet any excess requirements is by having credit lines with banks but Council staff deem this as not appropriate as previous experience for other Council's in similar events is that these credit lines can be withdrawn when an event occurs.

Council must keep up to date its schedule of infrastructure.

Material Damage/Business Interruption – Above Ground Assets:

The Council insures \$457,000,000 of above ground assets.

The main issue of concern for insurance of above ground assets has tended to be for seismic cover. To provide as much knowledge as possible, Council staff engaged Institute of Geological and Nuclear Sciences Limited ("GNS Science") to undertake an assessment undertaken in 2018 on the probable loss for the council's above ground assets from an earthquake event.

The Objective of this assessment was to place some scientific analysis around the potential effects from earthquakes and the resulting damages and thus cost to the Council to repair.

The findings of the assessment of loss for an earthquake event is calculated as follows:

- ✓ For a Maximum Credible Earthquake (MCE) or 10,000 year earthquake event for that event is assessed at \$31.6 million; and
- ✓ For a 2,500 year earthquake event for this portfolio is at least \$22.3 million; and
- ✓ For a 1,000 year earthquake event for this portfolio is at least \$17.0 million; and
- ✓ For a 500 year earthquake event for this portfolio is at least \$13.3 million.

It should be noted that the reserve bank requires insurers to base their catastrophe treaties on a 1 in 1,000 year earthquake event.

At this time the Council is still able to buy insurance cover for above ground assets for all potential items of loss including the main concern of seismic and fire. The premiums as quoted are still considered reasonable and appropriate and Council staff have not asked insurers to price based on the assessed losses as above.

PUBLIC EXCLUDED REPORT

TO: Chief Executive
FOR: Council – 8 June 2022
FROM: Group Manager Property
DATE: 30 May 2022
SUBJECT: ROLLESTON TOWN CENTRE UPDATE

RECOMMENDATION

“That Council:

- (a) Receives the report on the Rolleston Town Centre development as at 31 May 2022.*
- (b) Agrees that Lot 9 can proceed to detailed design stage to allow Cooper Developments to proceed to:*
 - Approval by Council staff of the final design as per the concepts under the Cooper Development and Council agreement;*
 - Resource and building consent application and approvals.”*

1. PUBLIC EXCLUDED REASONING

<p>This report is excluded for the following reasons provided under Section under 7 of the Local Government Official Information and Meetings Act (LGOIMA):</p>	<ul style="list-style-type: none">(h) Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities, or(i) Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
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2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

This is a briefing report where any decisions will be made in line with the existing Council and Cooper Development agreement for the Rolleston Town Centre development. As such the assessment of this report topic is one of medium significance.

3. PURPOSE

Attached to this report (Appendix 1) is a written update from Cooper Development regarding progress on the Rolleston Town Centre retail/commercial area development.

4. HISTORY/BACKGROUND

Cooper Developments are developing the retail/commercial space within Rolleston in conjunction with the Council.

The Council has responsibility for the car park and town centre civil works development. The Council has also been responsible for the construction of Te Ara Ateā and the town square area of the town centre.

Council is also responsible for the development of the reserve to enhance amenity space, with the community park development underway. Completion of that area is expected by December 2022.

5. PROPOSAL

The report at Appendix 1 comments on a number of matters. Of particular interest is the design of Building G which is focusing on family entertainment aspects with a 10 pin bowling activity anchoring the development.

The concept design for building G is attached (Appendix 2).

Building C has a retail focus consistent with buildings A and B. The concept design of Building C is included within the Cooper Developments report.

With regard to tenant identification, retail tenants remain a strong focus for buildings A, B, C and I. Building E has a focus of retail and hospitality while Building D is solely hospitality.

Buildings F, G and H have a focus on hospitality and family entertainment.

Council staff are working through the final approval process for these buildings but at this stage find favour with the development as proposed.

These two buildings though are located on what is commonly known as lot 9 and Council approval is required for the concept to proceed.

To assist the Council with building location, a map showing each building site is attached (Appendix 3).

Council staff believe that these activities are consistent with the objectives for the development of the Rolleston Town Centre but note a view of some Councillors in the past that there should be an element of residential, particularly in buildings close to the park.

Cooper Developments advise that they have considered residential as a development option but do not believe it is consistent with their efforts to develop a town centre with a retail/hospitality focus.

They state that they are focused on bringing tenants to the town centre who will provide a quality retail experience and entertainment for the Selwyn community.

Council staff concur with that consideration and do not believe residential should be the focus for the town centre development.

Buildings C and G are those proposed for Lot 9. The design concepts are still to be signed off by Council staff under the development agreement but the activities are deemed appropriate.

Cooper Developments, under their agreement with Council, are responsible for identifying appropriate tenants and have been diligent in not selecting retail tenants that would arguably lower the tone of the town centre.

The responsibility of both parties is recorded in the development agreement and schedule 5 of that document captures project objectives and outcomes. That document is included at Appendix 4 and is a useful reference point for Council consideration.

6. OPTIONS

The Council has three options available to it:

Option 1 – adopt the recommendation as provided by staff;

Option 2 – adopt but with amendments;

Option 3 – decline to adopt the recommendation.

Staff support option one and therefore put forward the recommendation for adoption.

7. VIEWS OF THOSE AFFECTED / CONSULTATION

There is no consultation required on this matter at this time.

8. FUNDING IMPLICATIONS

There are no funding implications associated with this report.



Douglas Marshall
GROUP MANAGER PROPERTY

TO: Douglas Marshall Group Manager Property
FROM: Cooper Developments
DATE: 17 May 2022
SUBJECT: Rolleston Fields Update and Building G / C

Summary

Next phase of the Rolleston Fields development is ready for commencement. SDC colleagues design considerations have been taken into account including the Councils Rolleston Town Centre Design Guidelines and SDC landscape architects team feedback which specifically focuses on the interface with the reserve. General building updates are also provided with tenants who have been confirmed.

A significant next step is to proceed with the design and consenting of Buildings G & C. Building G is located adjacent to the reserve and is proposed to be bowling alley. Building C to be continuation of three large format retail buildings already consented. The next phase of carparking and infrastructure would go in as planned and designed by the SDC property team.

Building G Design Commentary

Building G has a façade facing the reserve and a façade facing the car park area. The Selwyn District Council identified the importance of a good connection between the reserve landscape design and the facade of Building G. The building tenant is proposed to be a bowling alley which ties in well with the adjacent proposed Cinema creating an entertainment zone for families and customers. The design follows the Rolleston Town Centre Urban Design Guideline and more specific details of the design features are provided below.

Façade Treatment

The façade has a green wall feature, patterning and lines that reflect the aesthetic of the lines and architecture of the surrounding buildings. The façade has a higher level of detailing to enhance the look and feel of the building adjacent reserve area. The green wall ties in with the greenscapes of the reserve.

In response to the urban design guidelines, Building G is part of the Entertainment precinct. The façade design works to create a bold “Sophisticated and contemporary” addition to the town square through stylizing geometries of the main town square buildings. Building G sits directly opposite the station quarter and responds to building A to C through materiality, scale and exposed steel feature detailing.

Building Setback

The building is set back by 10m off the reserve to allow for significant landscaping and to soften the interface between the reserve and the built form.

Glazing

The building has glazing incorporated in several areas of the façade especially towards the reserve for visual amenity and also for overlooking purposes.

Reserve Side Outdoor Dining Areas

The plan has outdoor dining areas adjacent to the reserve so that users can enjoy this space and interacts with the reserve.

Canopy

The main entry area incorporates a wraparound black metal canopy connecting the bowling alley with the town center and mini major precinct.

Planting and Landscaping

Cooper developments design team has worked with the SDC landscape team to create plantings and landscaping that tie in with the established landscaping concept. This includes significant plantings and external landscaping.

Images Building G Façade



East View



East View (No Trees)



South View



North View

Building C

Building C is a continuation of the existing consented large format retail buildings to the rear of the site and forms the final building as part of the Stationmasters Quarter. The façade design has an expressed metal canopy above the entry area, integrated large format signage and a concrete tilt slab façade with imprinted timber patterning to provide texture to the building. The building tenant is likely to be a Hunting and Fishing and one other larger format retailer.

Building C Concept



Render of Building B. Building C will continue this same architectural language

General Building Update and Rolleston Fields Building Tenants

The build is progressing well by Armitage Williams with some impact on programme from Covid. This has affected the tilt slab supplier and roofing system supply. Buildings A and D are due to open the end of 2022.

Cooper Developments are in discussions with a number of potential tenants however as these are not contractually signed up at this stage it is not appropriate to name these for commercial sensitivity. The following tenants have been confirmed for the development.

Building A

- Motus Health
- Flex Fitness
- Embrace Skin & Medi Spa
- O Studio

Building D

- Lonestar
- Burger Fuel
- Majestic Tea

Building I

- Harcourts



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ROLLESTON FIELDS
BUILDING G

BUILDING G - 3D RENDERS

WORK IN PROGRESS
16/05/2022

Job # 2165	Scale @ A1: 13.4683
Sheet #	Revision

04.10



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ROLLESTON FIELDS
BUILDING G

BUILDING G - 3D RENDERS

WORK IN PROGRESS
16/05/2022

Job # 2165	Scale @ A1: 14,1567
Sheet #	Revision

04.9



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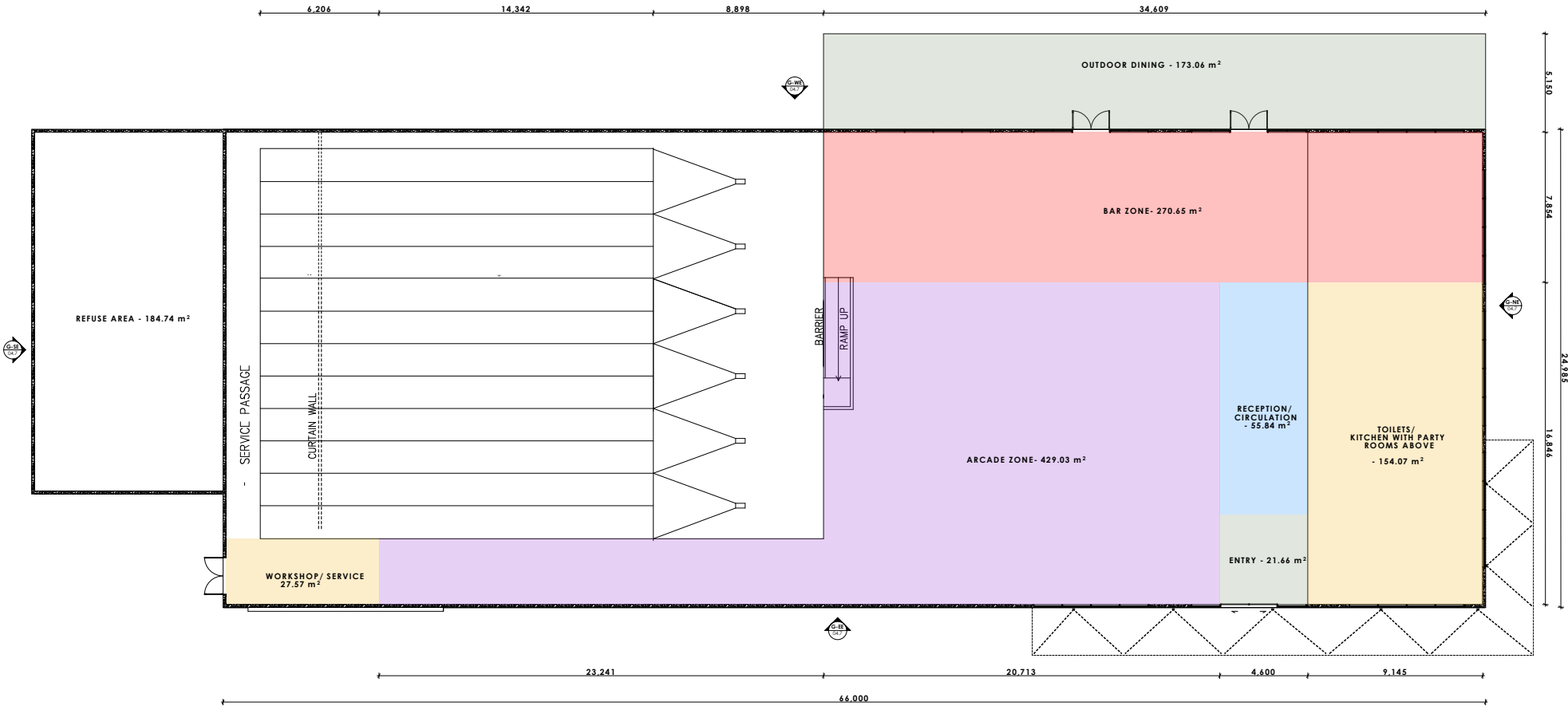
ROLLESTON FIELDS
BUILDING G

BUILDING G - 3D RENDERS

WORK IN PROGRESS
16/05/2022

Job # 2165	Scale @ A1:
Sheet #	Revision

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ROLLESTON FIELDS
BUILDING G

**BOWLING ALLEY - AREA
RELATIONSHIP DIAGRAM**



WORK IN PROGRESS
16/05/2022

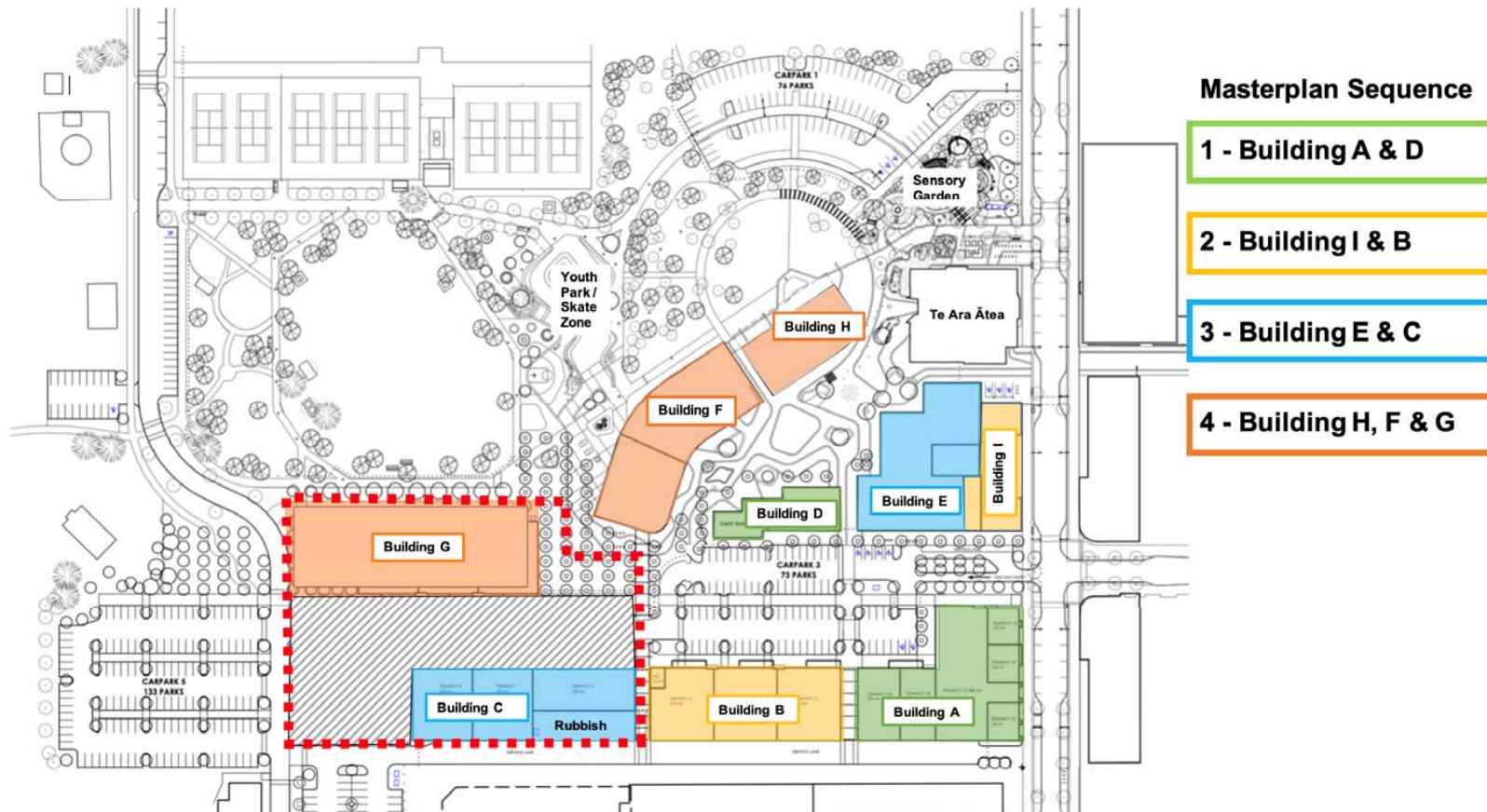
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Sheet #	Revision

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Masterplan

APPENDIX 3



APPENDIX 4

SCHEDULE 5 – PROJECT OBJECTIVES AND OUTCOMES

The Council's objectives and desired outcomes for the Project are to:

1. ensure that commercial development in the Rolleston Town Centre proceeds appropriately:
 - a) In accordance with the Rolleston Structure Plan and Master Plan; and
 - b) In conjunction with Council's development of public and community space;
2. maximise the opportunities for a thriving and commercially successful retail development in the Rolleston Town Centre and, to that end:
 - a) appropriately incentivise the Developer to take a long-term view to maximise development value; and
 - b) coordinate the development of community facilities with commercial development to ensure such development is complementary and maximises total value;
3. provide appropriate opportunities for Council to invest in commercial property in the Rolleston Town Centre;
4. provide for certainty of price and manageable and affordable stages of development for the Developer; and
5. minimise settlement and development risk for Council.