



**novo group**  
Planning. Traffic. Development.

**Request for Change to the Selwyn District Plan  
prepared for**

**ROLLESTON  
INDUSTRIAL  
DEVELOPMENTS  
LIMITED**

**Springs Road, Lincoln**

**April 2021**

**Request for Change to the Selwyn District Plan**  
**prepared for**

**ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED**

**Springs Road, Lincoln**

Novo Group Ltd  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
P: (03) 365 5570  
E: [info@novogroup.co.nz](mailto:info@novogroup.co.nz)  
W: [www.novogroup.co.nz](http://www.novogroup.co.nz)

---

Document Date:	07/04/2021
Document Version/Status:	FINAL (REV 1 for notification)
Project Reference:	021028
Project Manager:	Jeremy Phillips, Director & Senior Planner
Prepared by:	Jeremy Phillips, Director & Senior Planner
Reviewed by	Kim Seaton, Senior Planner

---

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

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



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

TO: The Selwyn District Council

**Rolleston Industrial Developments Limited ('RIDL') requests** changes to the Selwyn District Plan as described below.

1. The location to which this request relates is:
  - The subject land is located generally on the south side of the Lincoln township (to the immediate south of the Te Whāriki and Verdeco residential subdivisions), to the east and west of Springs Road, and to the north of Collins Road. The western and eastern boundaries of the subject land are an ephemeral waterway termed Western Boundary Drain and the LII River respectively. The subject land is primarily comprised of the 178 hectare property known as 1491 Springs Road, Lincoln.
  - Total Area: 190 hectares (approximately).
  - Legal Descriptions: See **Attachment 1**.
  - A location plan indicating the location of the subject land is included as **Attachment 2**.
  - A plan indicating proposed amendments to the District Planning maps is included as **Attachment 3**.
  - An outline development plan proposed for the subject land is included as **Attachment 4**.
2. The Proposed Plan Change undertakes the following changes to the Selwyn District Plan (changes underlined or ~~struck through~~):
  1. To amend the Selwyn District Plan Planning Maps, by rezoning the site to Living X, Living Z and Business 1 (Local Centre) as detailed in **Attachment 3**.
  2. To amend Township Volume, Appendix 37 Outline Development Plan- Lincoln by adding the ODP attached in **Attachment 4**.
  3. To amend Rule 4.1.1 (Township Volume) introducing the following rule (4.1.1(B) setting minimum finished floor levels for the Living X zone (Lincoln South):

“Any dwelling on land located in Living X zone in Lincoln South shall have a minimum freeboard height of 400mm above the 0.5% Annual Exceedance Probability Flood Event, and shall be sited on a building platform established prior to the issue of a building consent for the dwelling, which is of sufficient size to accommodate a dwelling and associated curtilage, in accordance with any applicable resource consent conditions for subdivision requiring the provision of building platforms in the Living X zone in Lincoln South”.



4. To amend Rule 4.9.32 (Township Volume) excluding the ODP area from this rule requirement.
  5. Any other consequential amendments including but not limited to renumbering of clauses.
3. An assessment is provided in **Attachment 5** in accordance with the requirements of the Resource Management Act 1991 and including Section 32 of the Act.





**DATED:** 29 October 2020

**Jeremy Phillips, Director & Senior Planner**

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

**Address for service:**

Novo Group Limited  
PO Box 365  
Christchurch 8140

**Attention: Jeremy Phillips**

T: 03 365 5588

E: [jeremy@novogroup.co.nz](mailto:jeremy@novogroup.co.nz)

**Address for Council fees:**

Rolleston Industrial Developments Limited  
PO Box 2726  
Christchurch 8140

**Attention: Tim Carter**

T: 03 3791650

E: [tim@cartergroup.co.nz](mailto:tim@cartergroup.co.nz)



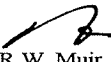
## **Attachment 1: Updated Certificates of Title**



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 607588  
**Land Registration District** Canterbury  
**Date Issued** 05 March 2013

**Prior References**

CB10K/327 CB4B/759

---

<b>Estate</b>	Fee Simple
<b>Area</b>	1.4884 hectares more or less
<b>Legal Description</b>	Rural Section 38994 and Rural Section 40021

**Registered Owners**

John Campbell Greenslade as to a 1/2 share

Leslie Jane Greenslade as to a 1/2 share

---

**Interests**

Subject to Section 59 Land Act 1948

Subject to a right to drain sewage (in gross) over part Rural Section 38994 marked K, M & N on DP 50546 in favour of the Ellesmere County Council created by Transfer 824391.6 - 30.8.1989 at 10:30 am

The easement created by Transfer 824391.6 is subject to Section 309(1)(a) Local Government Act 1974

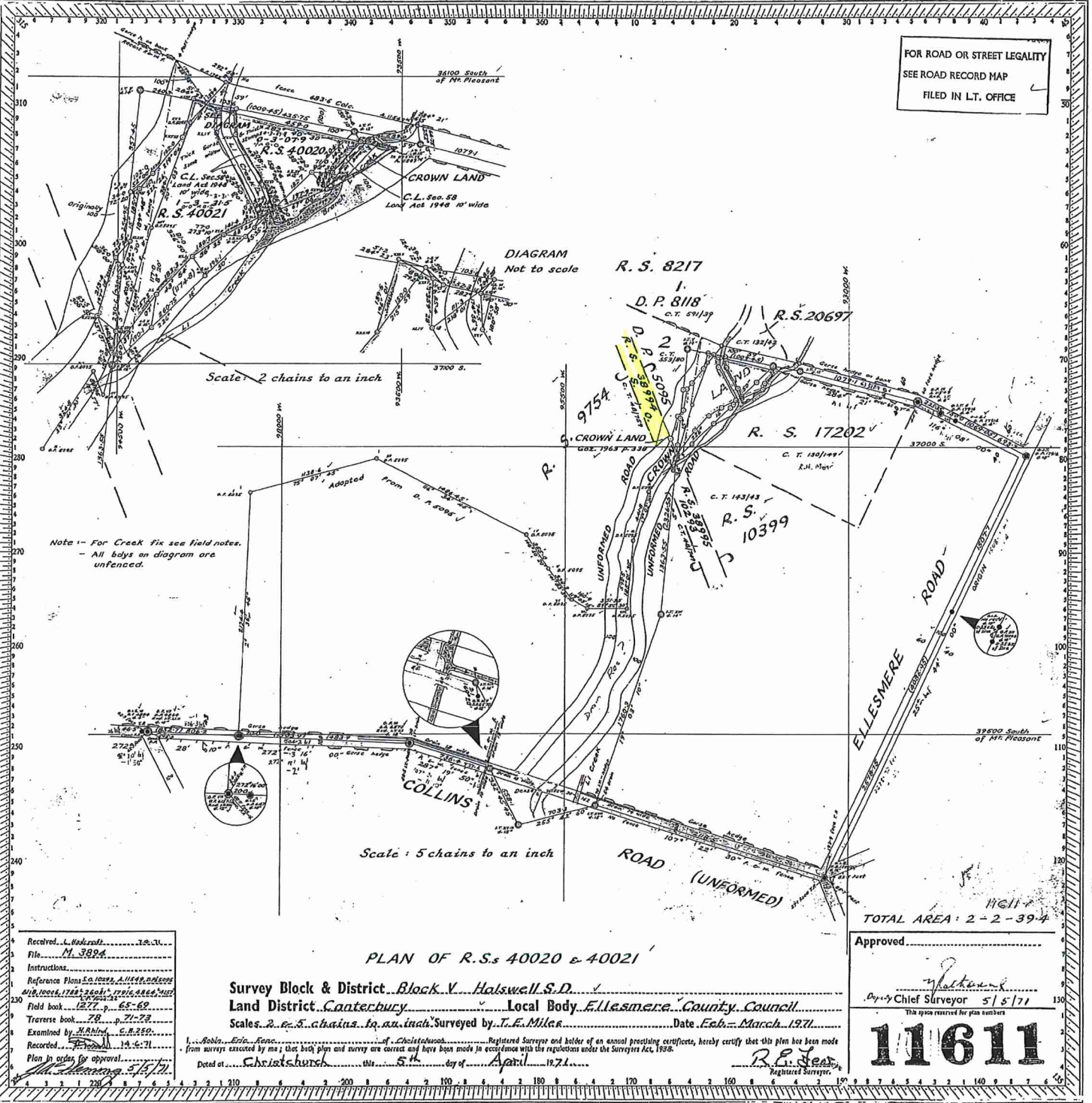
A371695.3 Mortgage of Rural Section 38994 to The National Bank of New Zealand Limited - 6.10.1998 at 2.00 pm

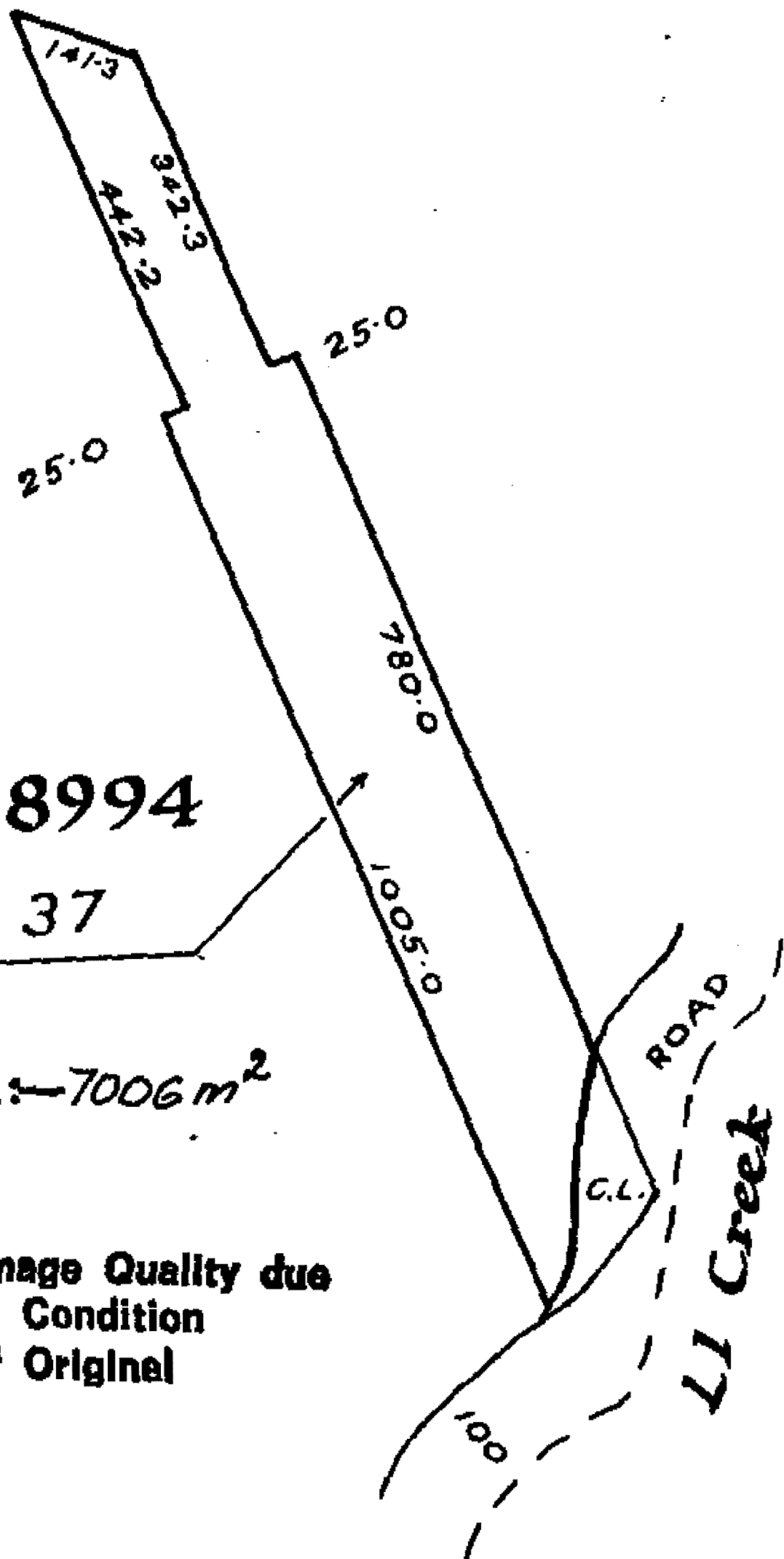
6758357.1 Variation of Mortgage A371695.3 - 20.2.2006 at 9:00 am

8189860.1 Variation of Mortgage A371695.3 - 23.6.2009 at 10:40 am

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 445316)

FOR ROAD OR STREET LEGALITY  
SEE ROAD RECORD MAP  
FILED IN L.T. OFFICE





**R.S. 38994**

**1. 2. 37**

**TRIC AREA:—7006 m<sup>2</sup>**

**Image Quality due  
to Condition  
of Original**



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Limited as to Parcels  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** CB32K/521  
**Land Registration District** Canterbury  
**Date Issued** 16 January 1990

**Prior References**  
CB364/295

---

<b>Estate</b>	Fee Simple
<b>Area</b>	28.4711 hectares more or less
<b>Legal Description</b>	Part Rural Section 2456, Part Rural Section 2933, Part Rural Section 2951 and Part Rural Section 5844

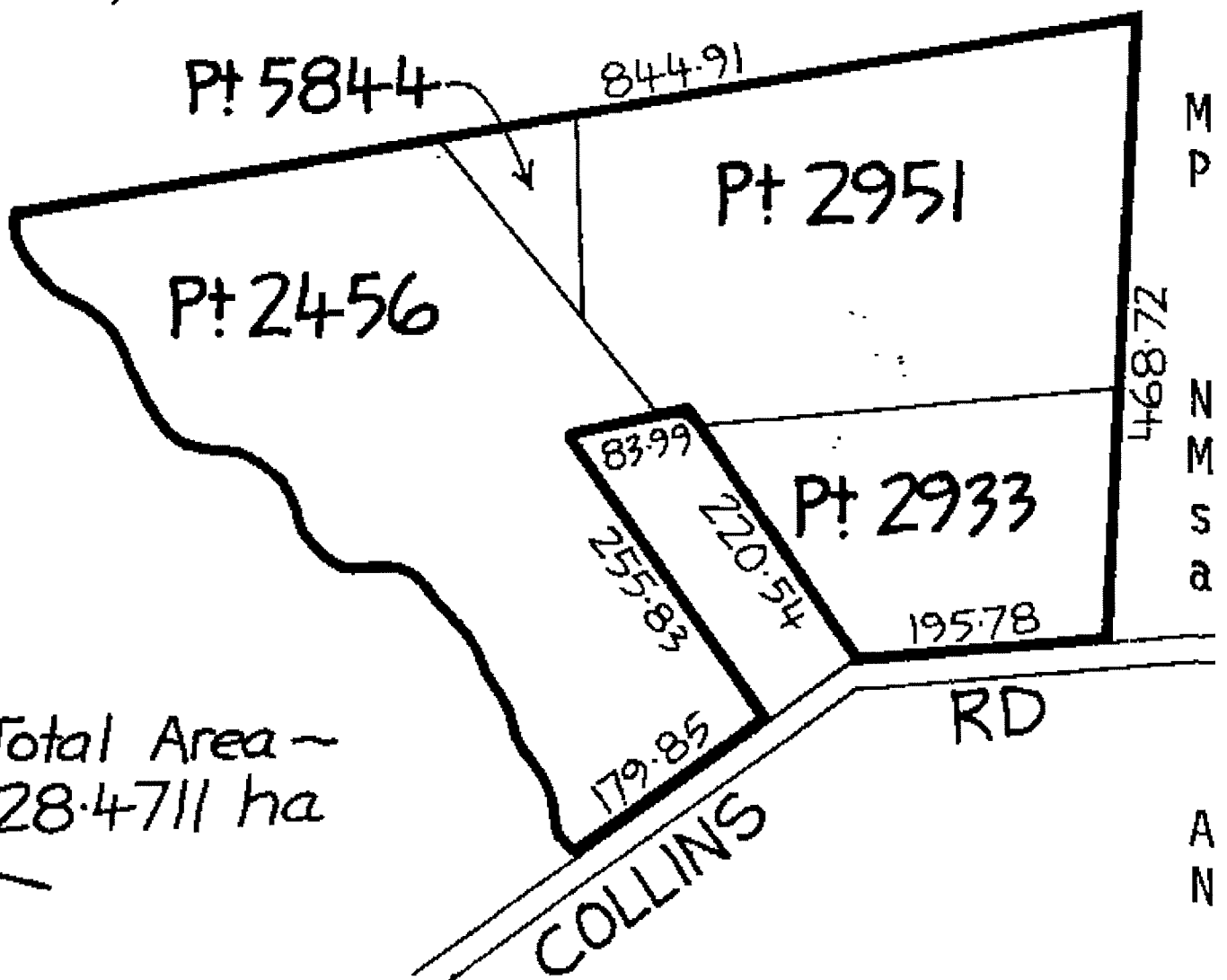
**Registered Owners**  
John Campbell Greenslade as to a 1/2 share  
Leslie Jane Greenslade as to a 1/2 share

---

**Interests**

846754.5 CERTIFICATE UNDER S308(2) LOCAL GOVERNMENT ACT 1974 (AFFECTS CT CB364/296) -  
16.1.1990 AT 11.27 AM  
A371695.3 Mortgage to The National Bank of New Zealand Limited - 6.10.1998 at 2.00 pm  
6758357.1 Variation of Mortgage A371695.3 - 20.2.2006 at 9:00 am  
8189860.1 Variation of Mortgage A371695.3 - 23.6.2009 at 10:40 am

32K / 521




Measurements are Metric  
BM73, S.O.3418 & DP.55313



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** CB364/296  
**Land Registration District** Canterbury  
**Date Issued** 15 June 1925

**Part-Cancelled**

**Prior References**  
DI 8C/S1318

---

<b>Estate</b>	Fee Simple
<b>Area</b>	17.2042 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 4157

**Registered Owners**  
John Campbell Greenslade as to a 1/2 share  
Leslie Jane Greenslade as to a 1/2 share

---

**Interests**

422408 Proclamation proclaiming as road that piece of within land coloured red hereon and containing 6.5 perches - 29.7.1955 at 1.40 pm  
846754.5 CERTIFICATE UNDER S308 (3) LOCAL GOVERNMENT ACT 1974 - 16.1.1990 AT 11.27 AM  
A371695.3 Mortgage to The National Bank of New Zealand Limited - 6.10.1998 at 2.00 pm  
6758357.1 Variation of Mortgage A371695.3 - 20.2.2006 at 9:00 am  
8189860.1 Variation of Mortgage A371695.3 - 23.6.2009 at 10:40 am  
8939128.1 Easement Instrument granting a Profit a Prendre to extract gravel over part marked A on DP 459579 in favour of Lincoln University Property Joint Venture Limited and to Ngai Tahu Property Joint Ventures Limited - 31.1.2013 at 4:37 pm



D.P. 4157

DP 4157

SPRINGS

COUNTY

PLAN OF

R.S. 5814, 6398, 8270, 8271, 10000, 10061,

11329 & P.R.S. 1712, 1880, 2755, 2938, 2951

6397, 8217, 10001

SURVEYED FOR BLOCKHEADS

BY: F.W. FREEMAN LICENSED SURVEYOR

DATE - Nov. 1913

Scale - 5 chs to an inch

NOW  
ELLESMERE COUNTY

LEESTON

HALSWELL

Lincoln College

LOT 5

LOT 2

LOT 1

3

4

DECLARATION

D.P. 4157

D.P. 4157

I, F.W. Freeman of Christchurch, Licensed Surveyor do solemnly and sincerely declare that this Plan has been made from surveys conducted by me or under my own personal supervision and field check and that both Plan and surveys are correct, and have been made in accordance with the regulations of the Surveyors Board dated the 8<sup>th</sup> day of August 1907 and I make this declaration, conscientiously believing the same to be true, and by virtue of the Statute of the 10<sup>th</sup> of August 1908

Declared at Christchurch, this 15<sup>th</sup> day of October, one thousand nine hundred and 13 before me

Red. W. Freeman  
Justice of the Peace



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



*R. W. Muir*  
Registrar-General  
of Land

**Identifier** CB40A/573  
**Land Registration District** Canterbury  
**Date Issued** 21 June 1995

**Prior References**  
CB24B/1236

---

<b>Estate</b>	Fee Simple
<b>Area</b>	21.7240 hectares more or less
<b>Legal Description</b>	Lot 8 Deposited Plan 68631

**Registered Owners**  
John Campbell Greenslade and Leslie Jane Greenslade

---

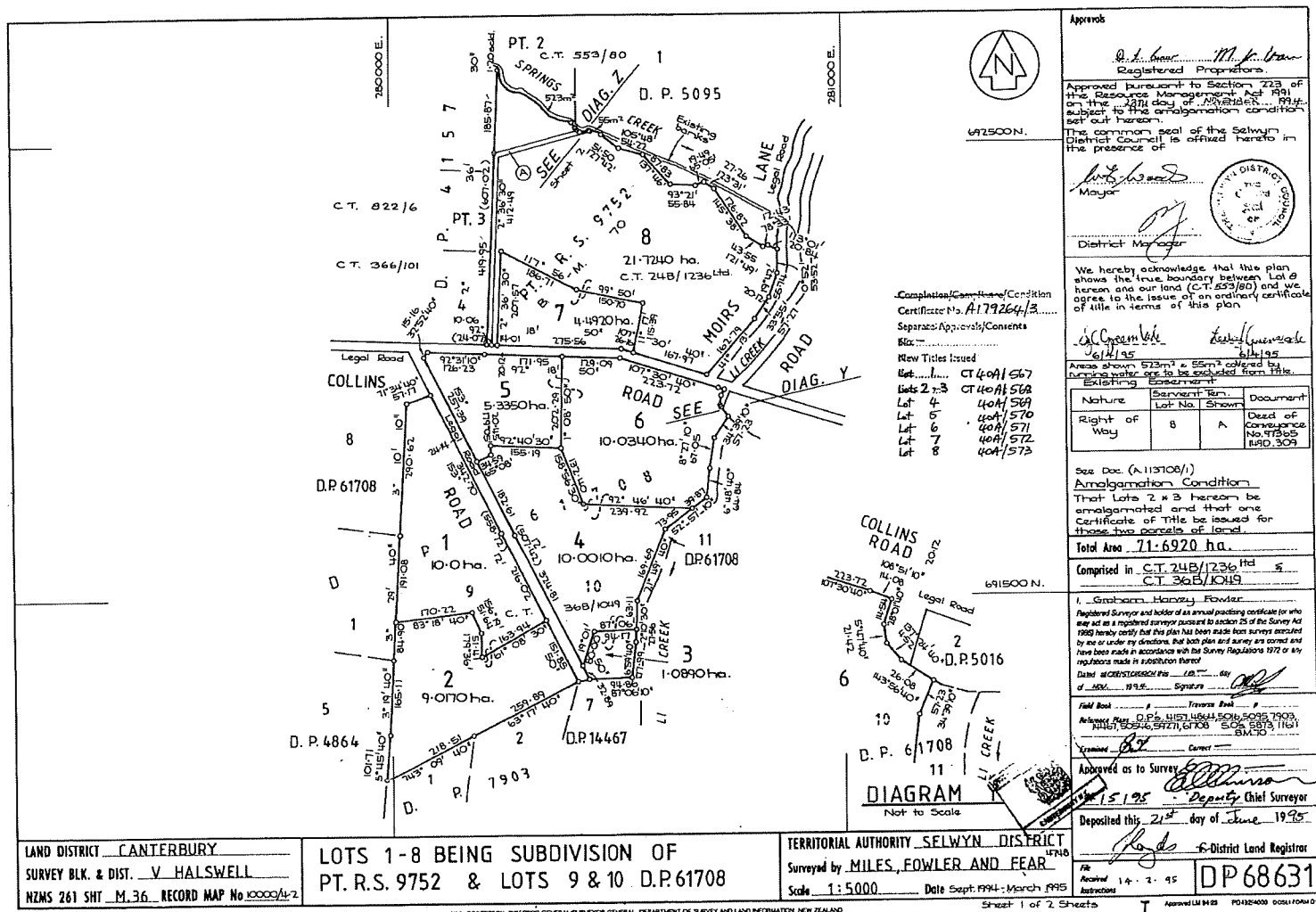
**Interests**

97365 (149 D 309) Deed of Easement

Type	Servient Tenement	Easement Area	Dominant Tenement
Right of way	Lot 8 Deposited Plan 68631 - herein	A DP 68631	Part Rural Section 9752
Right of way	Lot 8 Deposited Plan 68631 - herein	A DP 68631	Part Rural Section 9754

5577695.3 Mortgage to The National Bank of New Zealand Limited - 7.5.2003 at 9:00 am

10297394.1 Variation of Mortgage 5577695.3 - 23.12.2015 at 10:00 am



497500N.

Completion/Correction/Condition  
Certificate No. A179264/3  
Separate Approval/Consent

New Titles Issued  
Lot 1... CT 40A/567  
Lots 2 & 3 CT 40A/568  
Lot 4 40A/570  
Lot 5 40A/571  
Lot 6 40A/572  
Lot 7 40A/573

Approved  
D. J. Gear M. J. Van  
Registered Proprietors

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 22nd day of November 1994, subject to the amalgamation condition set out hereon.

The common seal of the Selwyn District Council is affixed hereto in the presence of

Mayor  
District Manager

We hereby acknowledge that this plan shows the true boundary between Lot 8 hereon and our land (C.T. 553/80) and we agree to the issue of an ordinary certificate of title in terms of this plan

Witness  
Witness

Area shown 513m<sup>2</sup> x 55m<sup>2</sup> covered by existing water use to be excluded from title.

Nature	Existent	Surveyed	Document
Right of Way	B	A	Deed of Conveyance No. 47385 1990.309

See Doc. (A.11308/1)  
Amalgamation Condition  
That Lots 2 & 3 hereon be amalgamated and that one Certificate of Title be issued for those two parcels of land.

Total Area 71.6920 ha.  
Comprised in C.T. 24B/1236 1st  
C.T. 36B/1049

I, Graham Henry Fowler  
Registered Surveyor and holder of an annual practicing certificate for who was and as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Christchurch the 15th day of September 1995.

Field Book  
Reference Map D.P. 4181 1984 5016 5095 7903  
1940 1954 5121 6100 604 5819 1161  
BM 10

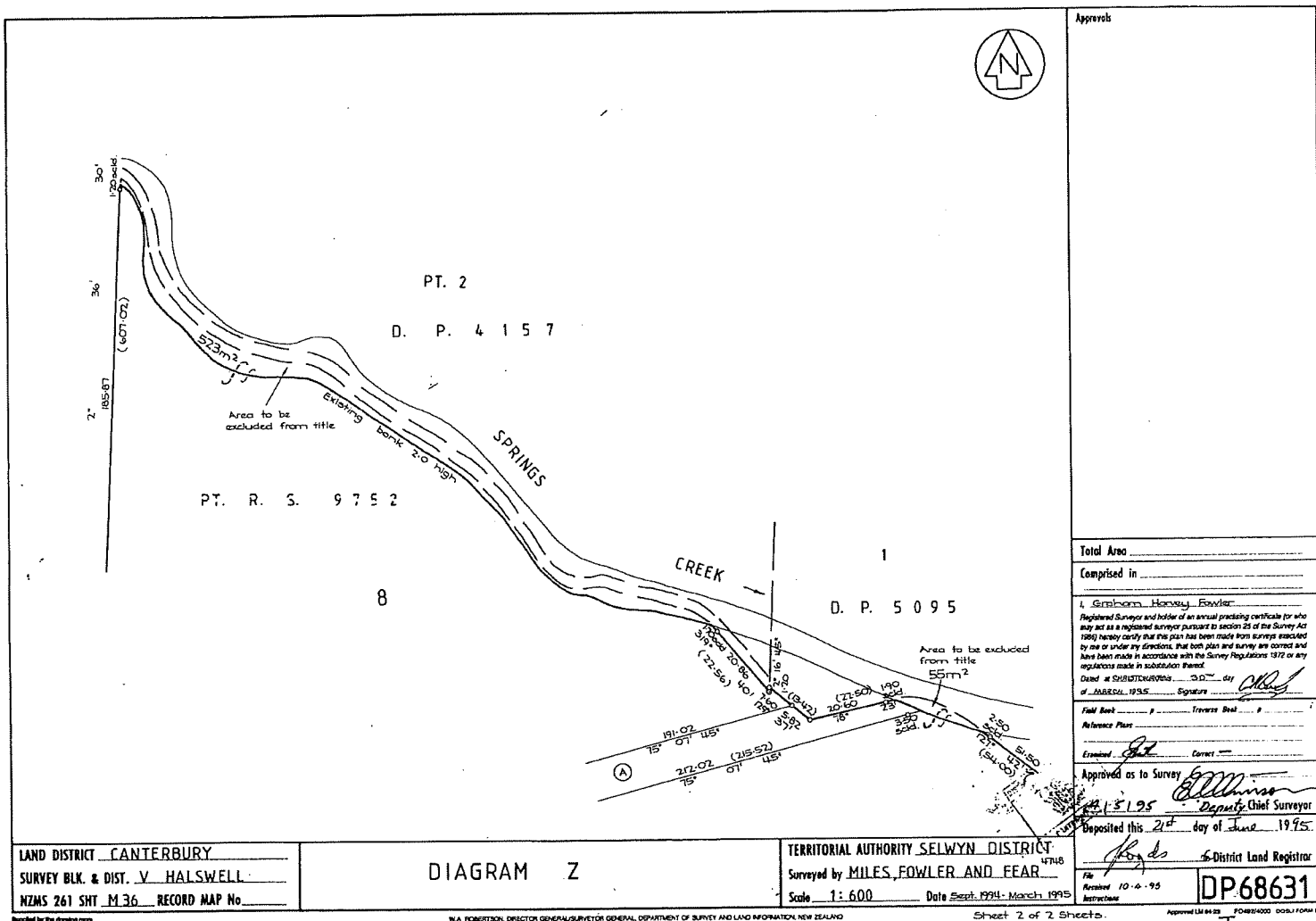
Examined  
Correct

Approved as to Survey  
15/95 Deputy Chief Surveyor

Deposited this 21st day of June 1995

District Land Registrar

DP 68631





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

**Identifier** CB553/80  
**Land Registration District** Canterbury  
**Date Issued** 23 June 1952

**Prior References**

CB497/43

---

<b>Estate</b>	Fee Simple
<b>Area</b>	63.9252 hectares more or less
<b>Legal Description</b>	Lot 1-2 Deposited Plan 5095 and Part Lot 2 Deposited Plan 4157

**Registered Owners**

John Campbell Greenslade as to a 1/2 share

Leslie Jane Greenslade as to a 1/2 share

---

**Interests**

Subject to a right to drain over part Lot 2 DP 4157 and Lot 1 DP 5059 created by Deed of Easement 95263 (147D191)

824391.6 Transfer creating the following easements in gross - 30.8.1989 at 10.30 am

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain sewage	Lot 1-2 Deposited Plan 5095 and Part Lot 2 Deposited Plan 4157 - herein	Part herein	The Ellesmere County Council	

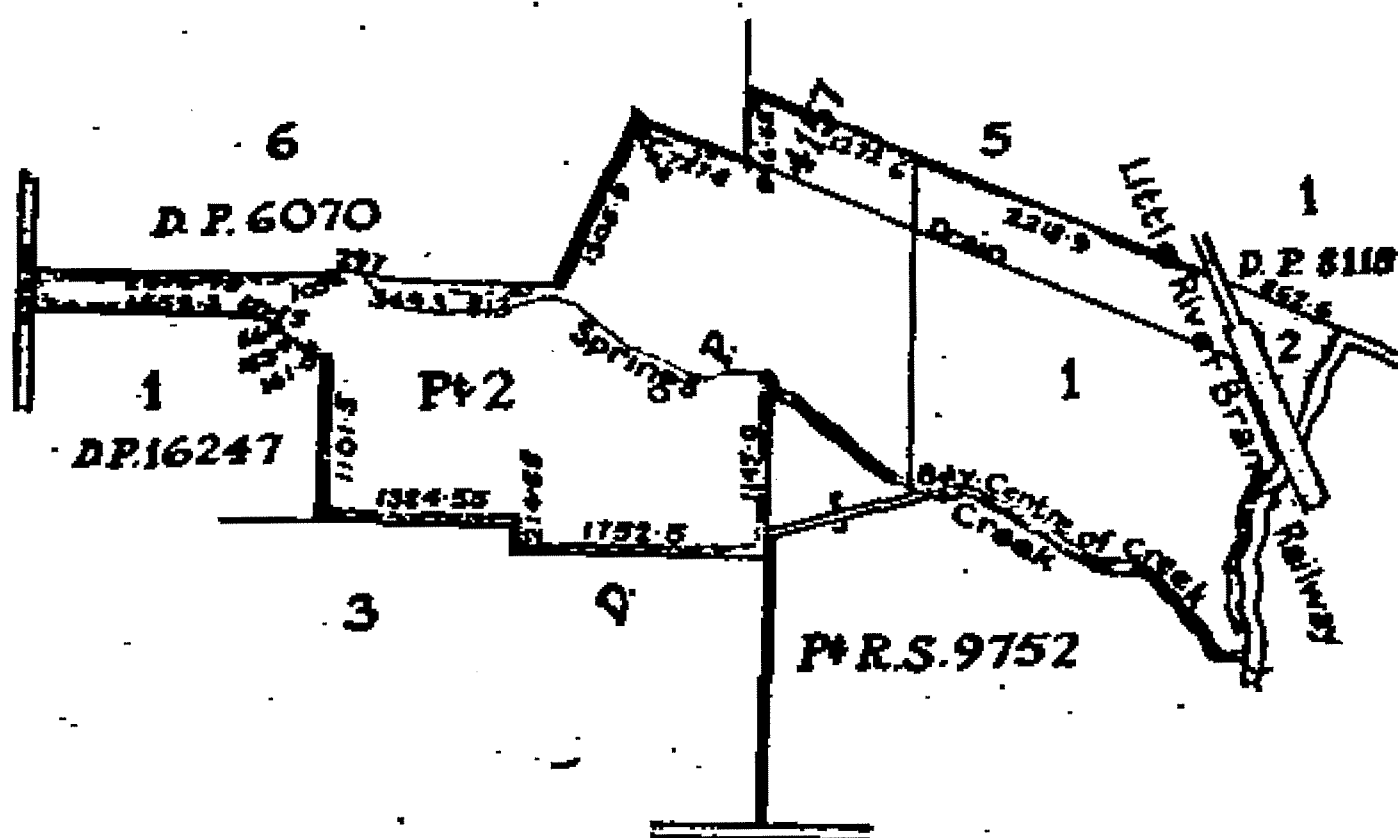
A371695.3 Mortgage to The National Bank of New Zealand Limited - 6.10.1998 at 2.00 pm

6758357.1 Variation of Mortgage A371695.3 - 20.2.2006 at 9:00 am

8189860.1 Variation of Mortgage A371695.3 - 23.6.2009 at 10:40 am

Subject to a right (in gross) to drain water over Lot 1 DP 5095 marked S on DP 535301 in favour of Selwyn District Council created by Easement Instrument 11460247.9 - 4.10.2019 at 11:50 am

The easements created by Easement Instrument 11460247.9 are subject to Section 243 (a) Resource Management Act 1991





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



*R. W. Muir*  
Registrar-General  
of Land

**Identifier** 723451  
**Land Registration District** Canterbury  
**Date Issued** 08 April 2016

**Prior References**

CB366/101 CB822/6

---

<b>Estate</b>	Fee Simple
<b>Area</b>	46.8208 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 16247 and Lot 2 Deposited Plan 494430 and Part Lot 3 Deposited Plan 4157

**Registered Owners**

John Campbell Greenslade as to a 1/2 share  
Leslie Jane Greenslade as to a 1/2 share

---

**Interests**

Appurtenant to Lot 2 DP 494430 is water rights created by Deed of Easement 116433 (185 D 522) - 29.10.1924 at 2:20 pm

A371695.3 Mortgage to The National Bank of New Zealand Limited - 6.10.1998 at 2.00 pm (affects Lot 1 DP 16247 and Part Lot 3 DP 4157)

6758357.1 Variation of Mortgage A371695.3 - 20.2.2006 at 9:00 am

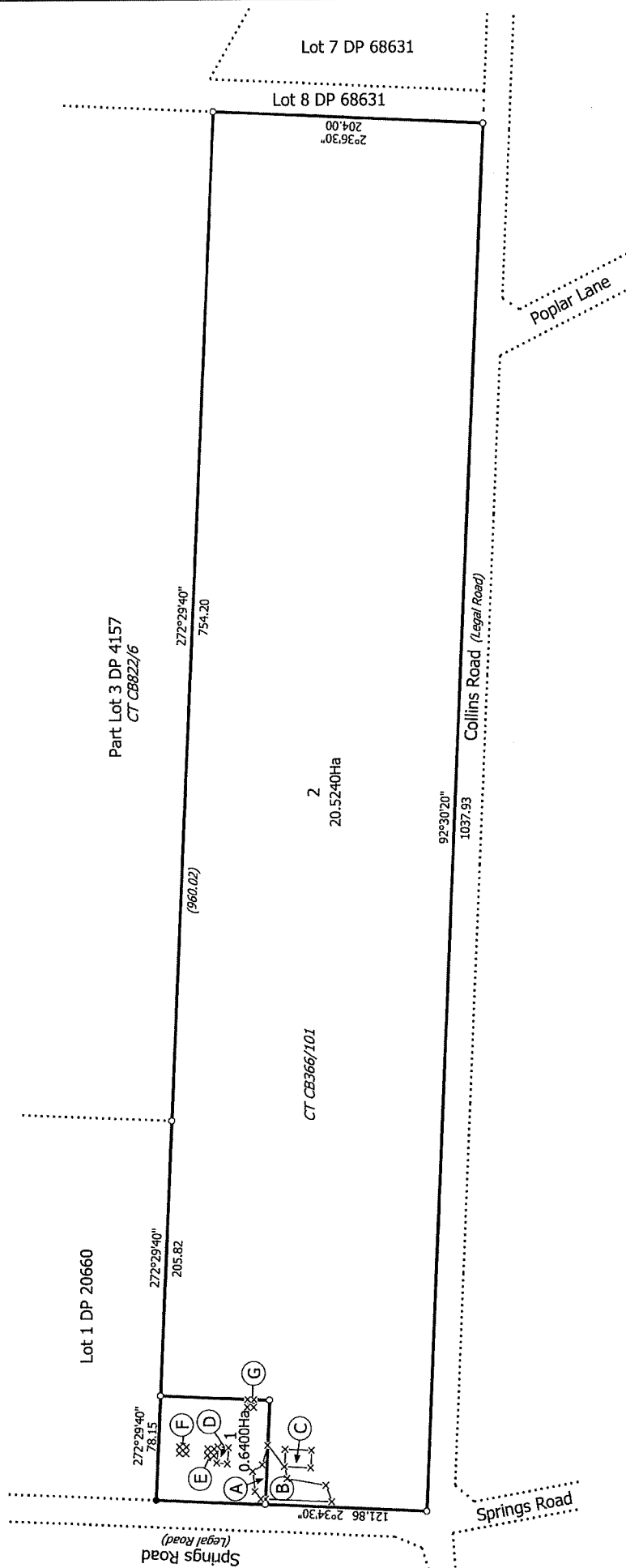
8189860.1 Variation of Mortgage A371695.3 - 23.6.2009 at 10:40 am

9812360.5 Mortgage to ANZ Bank New Zealand Limited - 24.9.2014 at 11:39 am (affects Lot 2 DP 494430)

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 494430 )

10392148.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.4.2016 at 3:01 pm (affects Lot 2 DP 494430)

10392148.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.4.2016 at 3:01 pm (affects Lot 2 DP 494430)



**NOTE:**

1. Lot 2 is subject to an amalgamation condition
2. Areas A, B, C, D, E, F and G are to be subject to a proposed consent notice
3. Lot 2 is to be subject to a proposed consent notice.

T 1 1/2

Surveyor Ref: 12380

Surveyor: Craig William Hurford  
Firm: Survus Contracting Ltd

Title Plan  
LT 494430  
Approved on:

Approved on: 23/03/2016

**Lots 1 and 2 being a Subdivision of Lot 4 DP 4157**

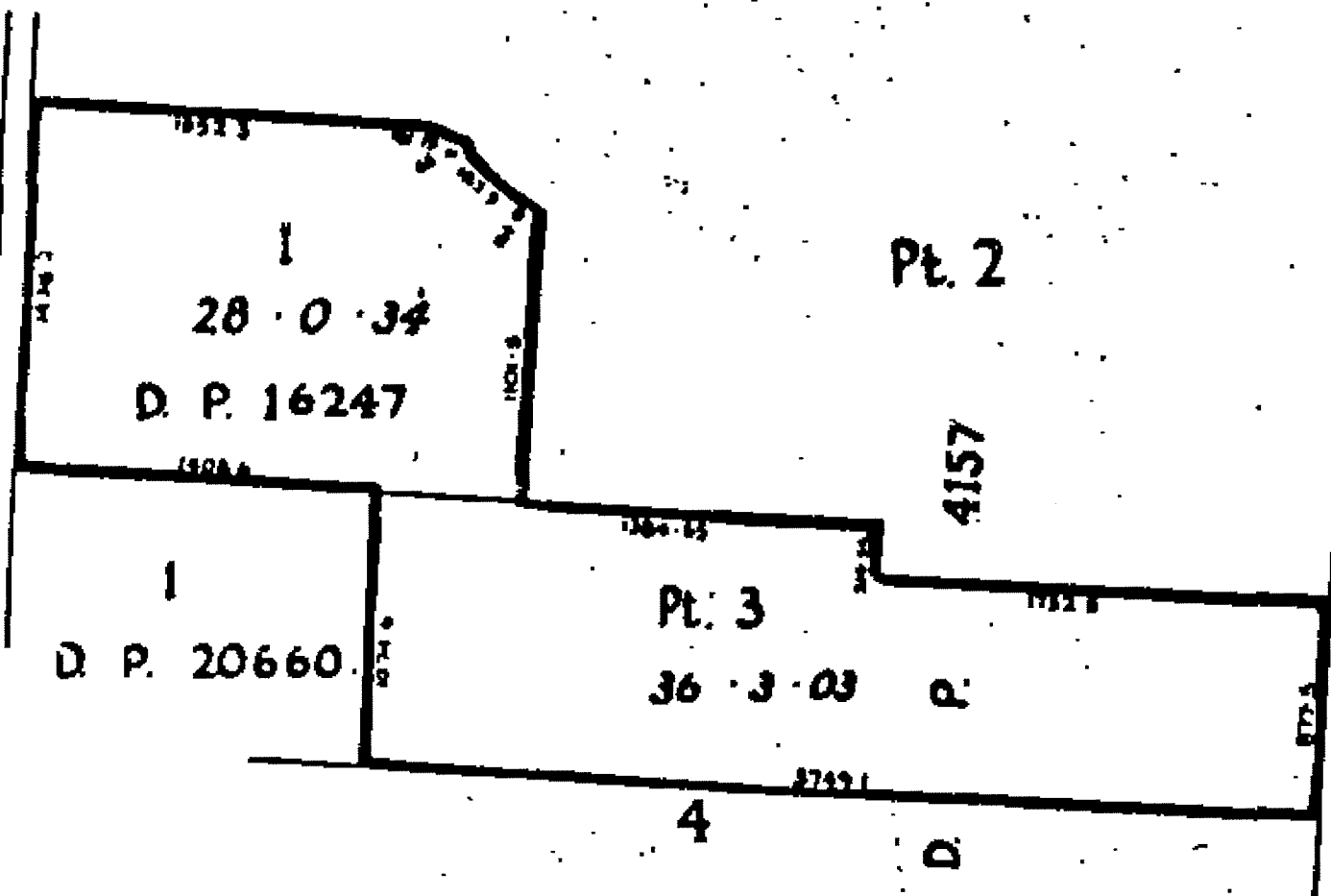
**Land District: Canterbury**

## Digitally Generated Plan

Digitally Generated File  
Generated on: 23/03/2016 08:24am Page 3 of 4




Springs Road





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** CB32K/520  
**Land Registration District** Canterbury  
**Date Issued** 16 January 1990

**Prior References**  
CB364/295

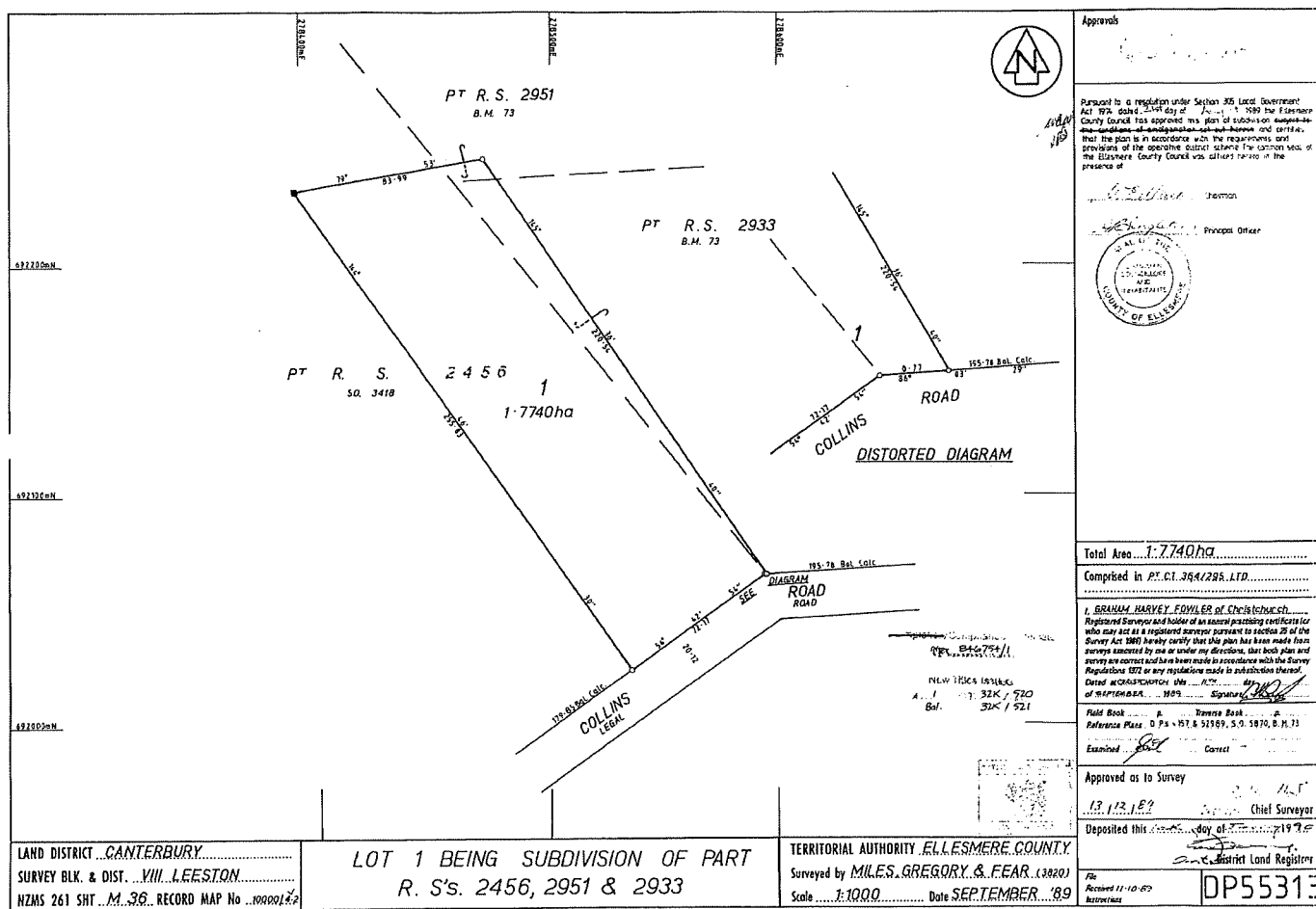
---

<b>Estate</b>	Fee Simple
<b>Area</b>	1.7740 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 55313

**Registered Owners**  
Morris John Wright and David Neil Wright

---


**Interests**





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** CB822/5  
**Land Registration District** Canterbury  
**Date Issued** 17 December 1959

**Prior References**  
CB554/93

---

<b>Estate</b>	Fee Simple
<b>Area</b>	6.1234 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 20660

**Registered Owners**  
Murray Thomas Robson

---

**Interests**

Outstanding Agreement Registered No. 116433 (185 D 522) to grant water rights affecting the above described land

A178082.1 Mortgage to Murray Thomas Robson and Gerald Peter Dwyer - 15.6.1995 at 9.25 am

A309601.2 Mortgage to (now) Westpac New Zealand Limited - 28.7.1997 at 3.00 pm

A309601.3 Memorandum of Priority making Mortgages A309601.2 and A178082.1 first and second mortgages respectively - 28.7.1997 at 3.00 pm

7573911.1 Variation of Mortgage A309601.2 - 11.10.2007 at 9:00 am

Land Transfer Office

Received 13.7.1959  
Title Reference P.L. G.I. 554/93

310 Referred to L. T. Surveyor

Deposited this 31 day  
of July 1959



Land Registrar

VIII  
LEESTON. S.D.

V  
HALSWELL. S.D.

NOW  
ELLESMERE COUNTY

Subdn. of Pt & Lot 3 D.P. 4157  
Being Pt. R.S. 10061

Approved as to Survey

Chief Surveyor

Received 13.7.1959

Reference plans D.P. 16247 & 4157

Field book 180.69.70

Traverse book 173.83

Examined by 13.7.1959

Recorded 13.7.1959

Corrected 13.7.1959

30-7-59 L. T. Surveyor

Comprised in P.L. G.I. 554/93  
Survey Block & District Blk VIII. Leeston S.D. & Blk V. Halswell S.D.  
Land District Canterbury Local Body Spring Creek Council

Scale 2 chains to an inch Surveyed by Davie, Lawell-Smith & Todd Date July 1959

Duncan Macquarrie Bruce of Christchurch Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this

plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Survey Act, 1952.

And I make this solemn declaration, conscientiously believing the same to be true and for the effect of the Oaths and Declarations Act, 1957.

Declared at Christchurch this 6 day of July 1959.

Before me Chie

Justice of the Peace, (or Solicitor, or Notary Public)

P.H. R.

Approved

J.H. Brown  
Applicant or Registered Owner

This space reserved for plan number

D P 20660



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 723450  
**Land Registration District** Canterbury  
**Date Issued** 08 April 2016

**Prior References**  
CB366/101

---

<b>Estate</b>	Fee Simple
<b>Area</b>	6400 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 494430

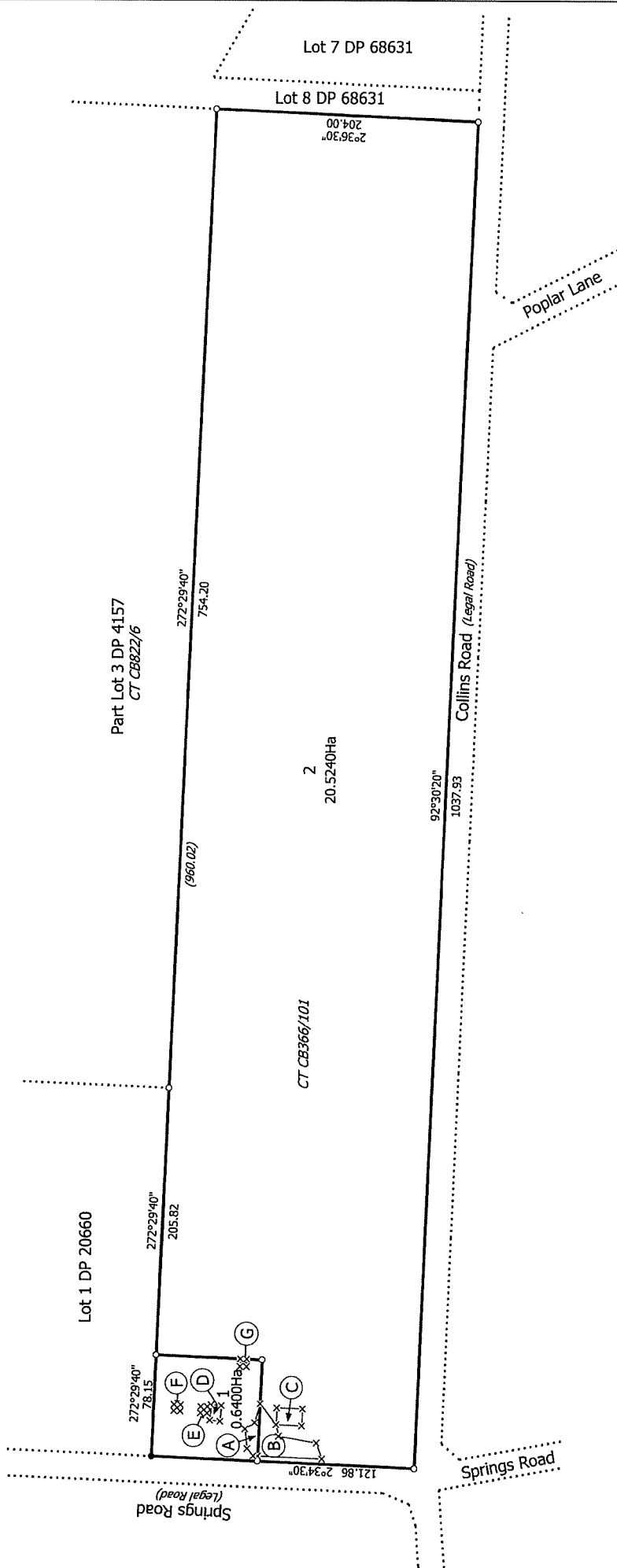
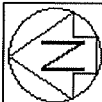
**Registered Owners**  
Wilowe Limited

---

**Interests**

Appurtenant hereto is water rights created by Deed of Easement 116433 (185 D 522) - 29.10.1924 at 2:20 pm  
10392148.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.4.2016 at 3:01 pm

DIAGRAM OF PARCELS



NOTE: 1. Lot 2 is subject to an amalgamation condition  
2. Areas A, B, C, D, E, F and G are to be subject to a proposed consent notice  
3. Lot 2 is to be subject to a proposed consent notice.

T 1/2

Surveyor Ref: 12380

Surveyor: Craig William Hurford  
Firm: Survus Contracting Ltd

Title Plan  
LT 494430  
Approved on: 23/03/2016

Lots 1 and 2 being a Subdivision of Lot 4 DP 4157

Land District: Canterbury

Digitally Generated Plan  
Generated on: 23/03/2016 08:24am Page 3 of 4



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB40A/572**  
**Land Registration District** **Canterbury**  
**Date Issued** 21 June 1995

**Prior References**  
CB24B/1236

---


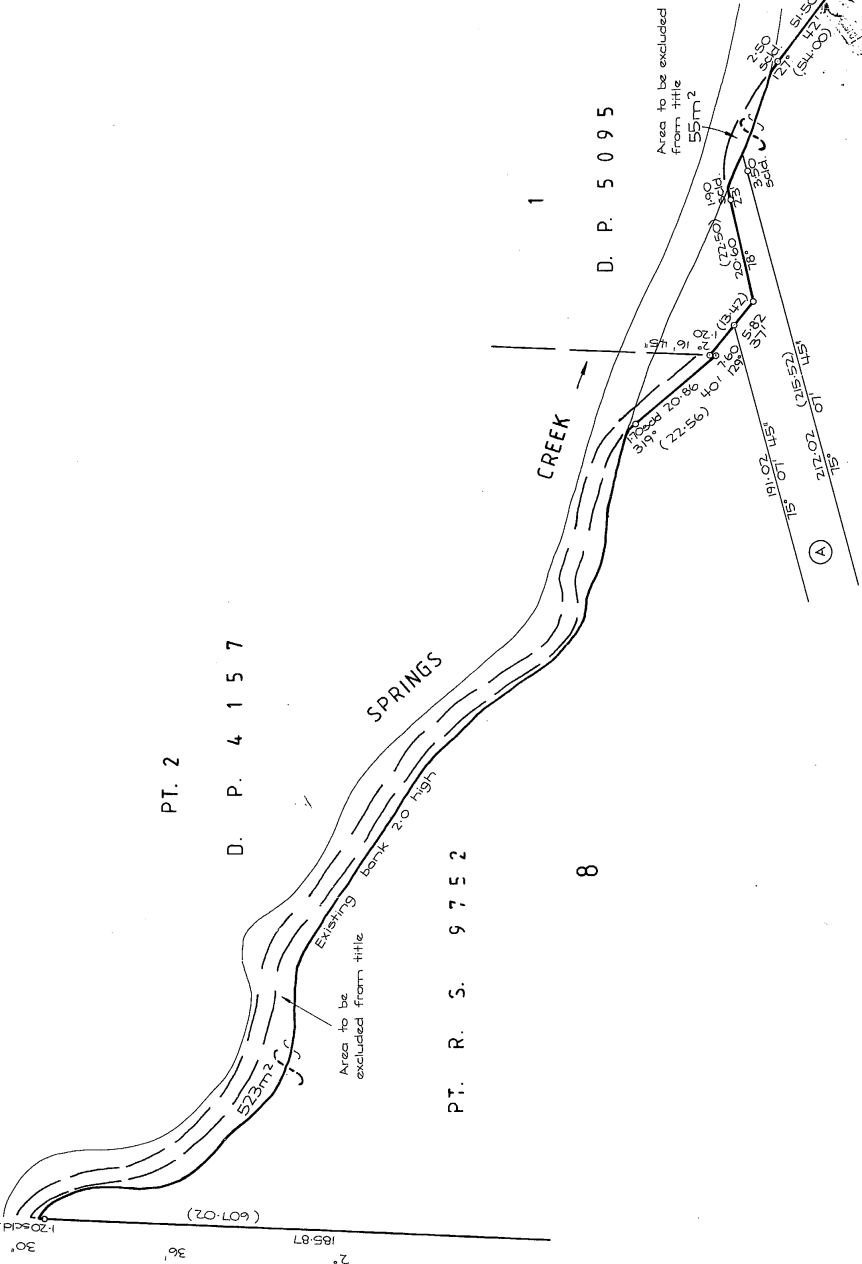
**Estate** Fee Simple  
**Area** 4.4920 hectares more or less  
**Legal Description** Lot 7 Deposited Plan 68631  
**Registered Owners**  
Theresa Mary Kortegast

---

**Interests**



<p><b>Approvals</b></p> <p>Registered Proprietors: <i>M. J. Van</i></p> <p>Approved Pursuant to Section 223 of the Resource Management Act 1991, subject to the amalgamation condition set out herein.</p> <p>The common seal of the Selwyn District Council is affixed hereto in the presence of:</p> <p><i>Mayor</i></p> <p><i>District Manager</i></p>	<p><b>Completion/Amalgamation/Consent</b></p> <p>Certificate No. <i>A17264/3</i></p> <p>Separate Approvals/Consents</p> <p>New Titles Issued</p> <p>Lot 1 ..... <i>CT 40A/567</i></p> <p>Lot 2 ..... <i>CT 40A/568</i></p> <p>Lot 3 ..... <i>CT 40A/569</i></p> <p>Lot 4 ..... <i>CT 40A/570</i></p> <p>Lot 5 ..... <i>CT 40A/571</i></p> <p>Lot 6 ..... <i>CT 40A/572</i></p> <p>Lot 7 ..... <i>CT 40A/573</i></p> <p>Lot 8</p>	<p style="text-align: center;"><b>DIAGRAM</b></p> <p style="text-align: center;">Not to Scale</p>	<p><b>1. Graham, Harvey, Fowler</b></p> <p>Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980) who has surveyed the land shown on this plan and who is satisfied that the plan or under any direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated <i>15/1/95</i> at <i>Christchurch</i> this <i>15</i> day of <i>January</i> 1995.</p> <p>Signature <i>[Signature]</i></p> <p>Field Book <i>[Blank]</i></p> <p>Reference <i>[Blank]</i></p> <p>Examined <i>[Signature]</i> Correct</p>
<p>See Doc A.113706/1</p> <p>Amalgamation Condition</p> <p>That Lots 2 &amp; 3 hereon be amalgamated and that one certificate of title be issued for these two parcels of land.</p> <p><b>Total Area 71.6920 ha.</b></p> <p><b>Comprised in C.T. 24B/1236 Hd \$</b></p> <p><b>C.T. 36B/1049 \$</b></p>		<p><b>TERRITORIAL AUTHORITY SELWYN DISTRICT</b></p> <p>Surveyed by <i>MILES, FOWLER AND FEAR</i></p> <p>Scale <b>1:5000</b></p> <p>Date Sept 1994 - March 1995</p> <p>Sheet 1 of 2 Sheets</p>	
<p><b>LAND DISTRICT CANTERBURY</b></p> <p><b>SURVEY BLK. &amp; DIST. V HALSWELL</b></p> <p><b>NZMS 261 SH. M.36 RECORD MAP No 100000/4-2</b></p>		<p><b>LOTS 1-8 BEING SUBDIVISION OF</b></p> <p><b>PT. R.S. 9752 &amp; LOTS 9 &amp; 10 D.P. 61708</b></p>	
<p><b>Approved as to Survey</b></p> <p><i>[Signature]</i> <b>Deputy Chief Surveyor</b></p> <p>Deposited this <i>21st</i> day of <i>June</i> 1995</p>		<p><b>Received 14.2.95</b></p> <p><b>DP 68631</b></p> <p>Approved L.M.B.3 POS24000 CDSU FORM 015</p>	

				Total Area Comprised in	
				1. Graham Harvey Fowler Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1988) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any subsequent amendments. Dated at CHRISTCHURCH this 30th day of March 1995 Signature <i>Graham Harvey Fowler</i> Field Book <i>P</i> Traverse Book <i>P</i> Reference Plans Examined <i>Bob</i> Correct <i>—</i> Approved as to Survey <i>Graham Harvey Fowler</i> Deposited this 21st day of June 1995 Deputy Chief Surveyor <i>Bob</i>	
LAND DISTRICT CANTERBURY SURVEY BLK. & DIST. V HALSWELL NZMS 261 SHT M 36 RECORD MAP No		TERRITORIAL AUTHORITY SELWYN DISTRICT Surveyed by MILES FOWLER AND FEAR Scale 1: 600 Date Sept 1994 - March 1995		File Received 10.4.95 Instructions DP68631	

Supplied by the drawing room

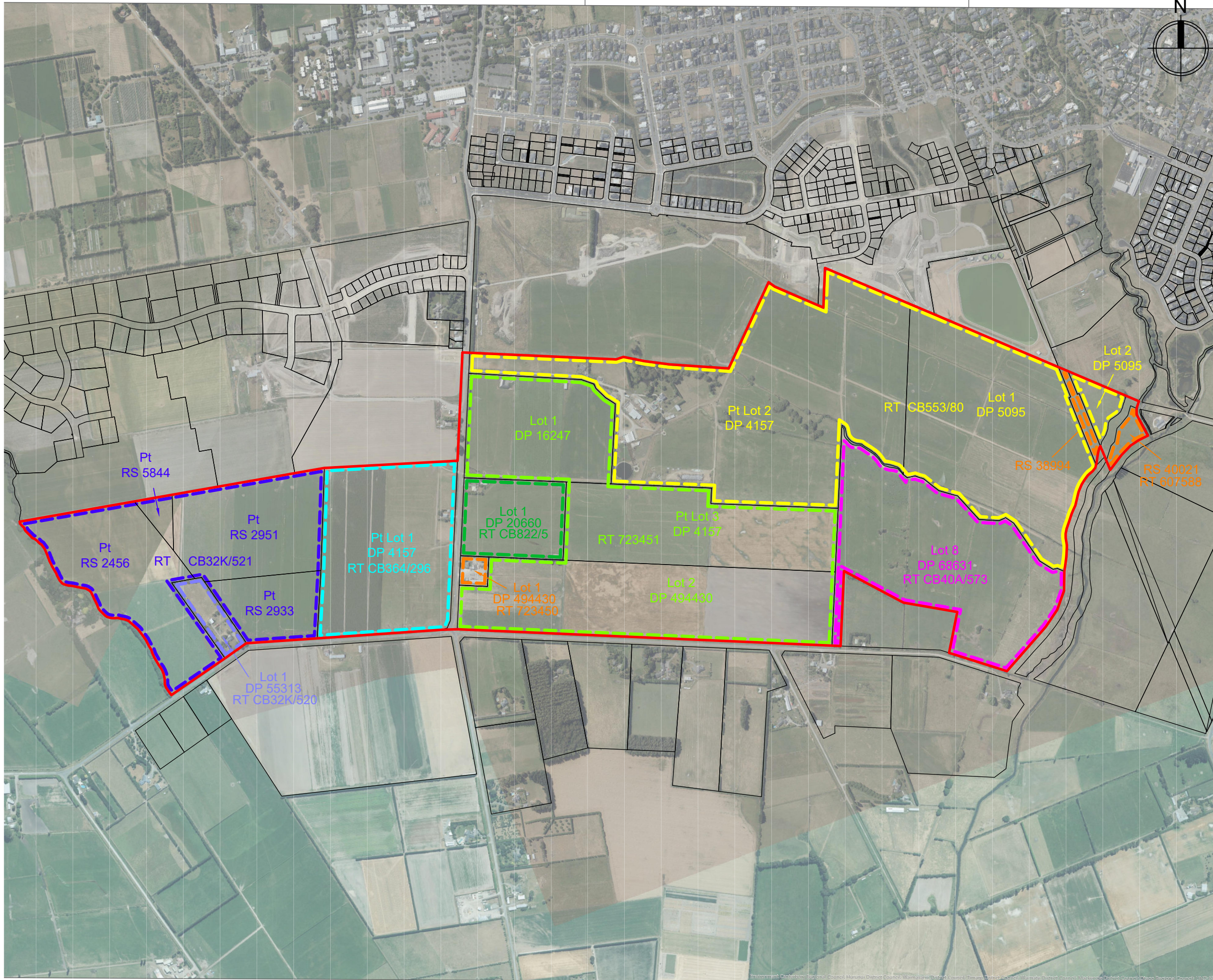
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Sheet 2 of 2 Sheets



## Attachment 2: Location Plan





A For discussion  
Revision SW App Date  
22.10.20

Verify all dimensions on site before commencing work. Do not scale from this drawing. No liability shall be accepted for unauthorized use of this drawing.

Client  
ROLLESTON INDUSTRIAL HOLDINGS LIMITED

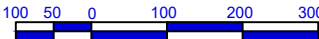
Project Title  
LINCOLN SOUTH PLAN CHANGE

Sheet Title  
EXISTING TITLES



4808 Moorhouse Ave  
Christchurch  
mainlandsurveying.co.nz  
+64 3 3664747

Scale ( A3 Original ) 1:10000



Project No	Drawing No	Sheet	Revision
2119	4005	01	A






## **Attachment 3: Proposed Planning Map Changes**




# OUTLINE DEVELOPMENT PLAN (ODP) - LINCOLN SOUTH


LEGEND




Outline Development Plan Area




Living Z Zone




Living X Zone




Business 1 Zone




Heritage Setting




Indicative Road




Indicative Pedestrian & Cycle Route




33kV Overhead Lines



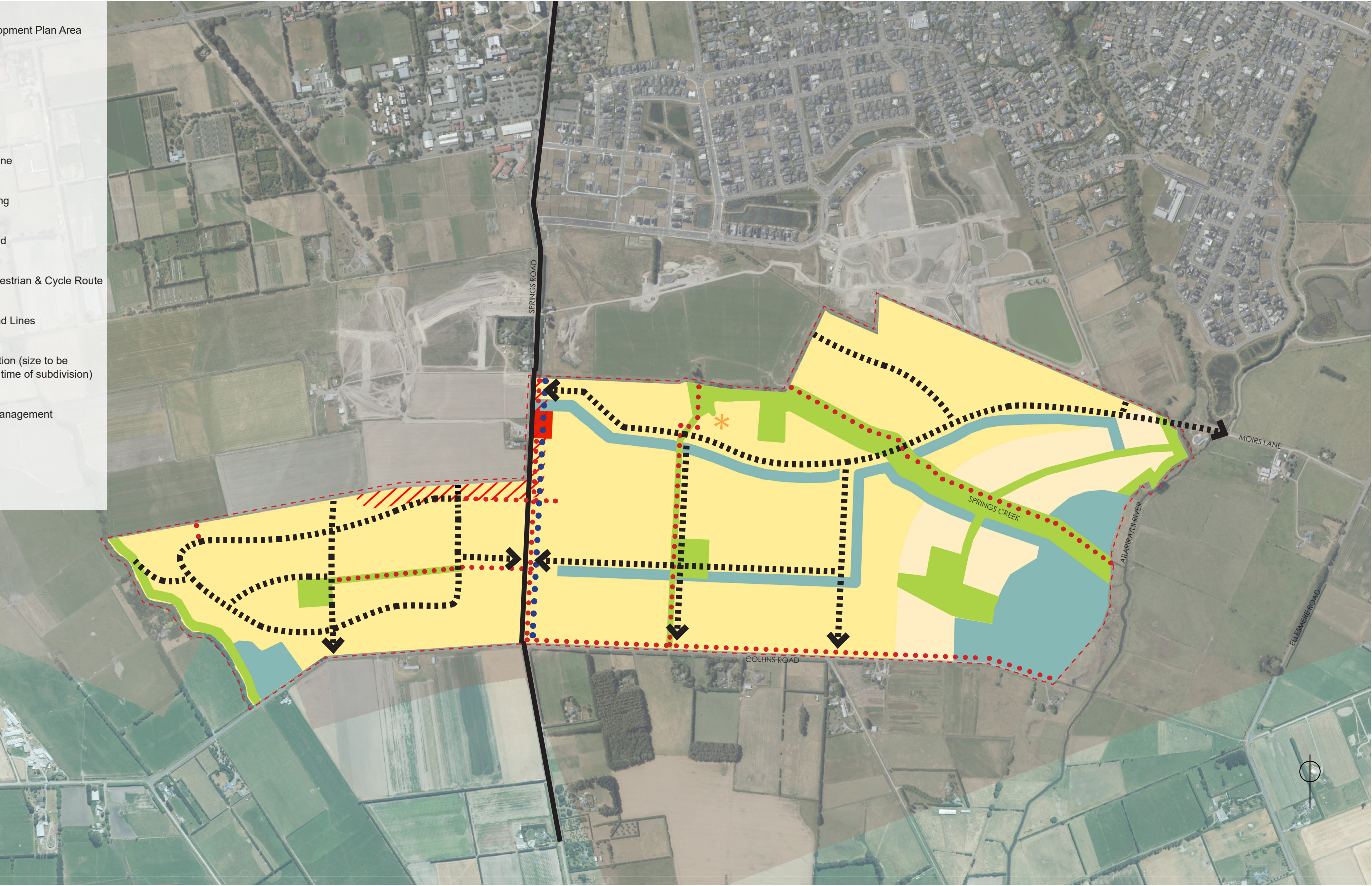
Reserve Location (size to be determined at time of subdivision)



Stormwater Management



Setback







## **Attachment 4: Proposed Outline Development Plan Figures**

# OUTLINE DEVELOPMENT PLAN – SOUTH LINCOLN

## Introduction

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

## Land Use

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.

A low density area of Living X zoning is located on the eastern extent of the ODP, with a minimum lot area of 2,000m<sup>2</sup>. This low density area will provide a buffer between the higher density residential areas located centrally within the ODP area, and the adjoining rural areas to the east, and will otherwise meet stormwater objectives for the site.

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).

The small local commercial centre is proposed on Springs Road towards the northern part of the ODP area in a location that complements the nearby Business 2B Zone, provides good accessibility and will 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.

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 links to adjoining neighbourhoods.

The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Cycling and walking will be contained 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.



## **Open Space, Recreation, and Community 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.

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. There is opportunity to enhance and incorporate this natural feature into the wider green and blue network of the site.

An approximate 20m wide recreation reserve with possible cycleway is provided along Springs Creek and provides connectivity to the Te Whariki subdivision and its existing green links.

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.

## **Servicing**

There are a range of options available for the collection, treatment, and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable.

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 to the northern boundary of the development site, but 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.

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.

## **Cultural**












The importance of natural surface waterbodies and springs to Manawhenua is recognised and provided for by the ODP. Measures such as a 10 metre waterbody setback for development, the naturalisation of waterway margins with indigenous planting, and increased riparian margins will support cultural values associated with the ODP area.

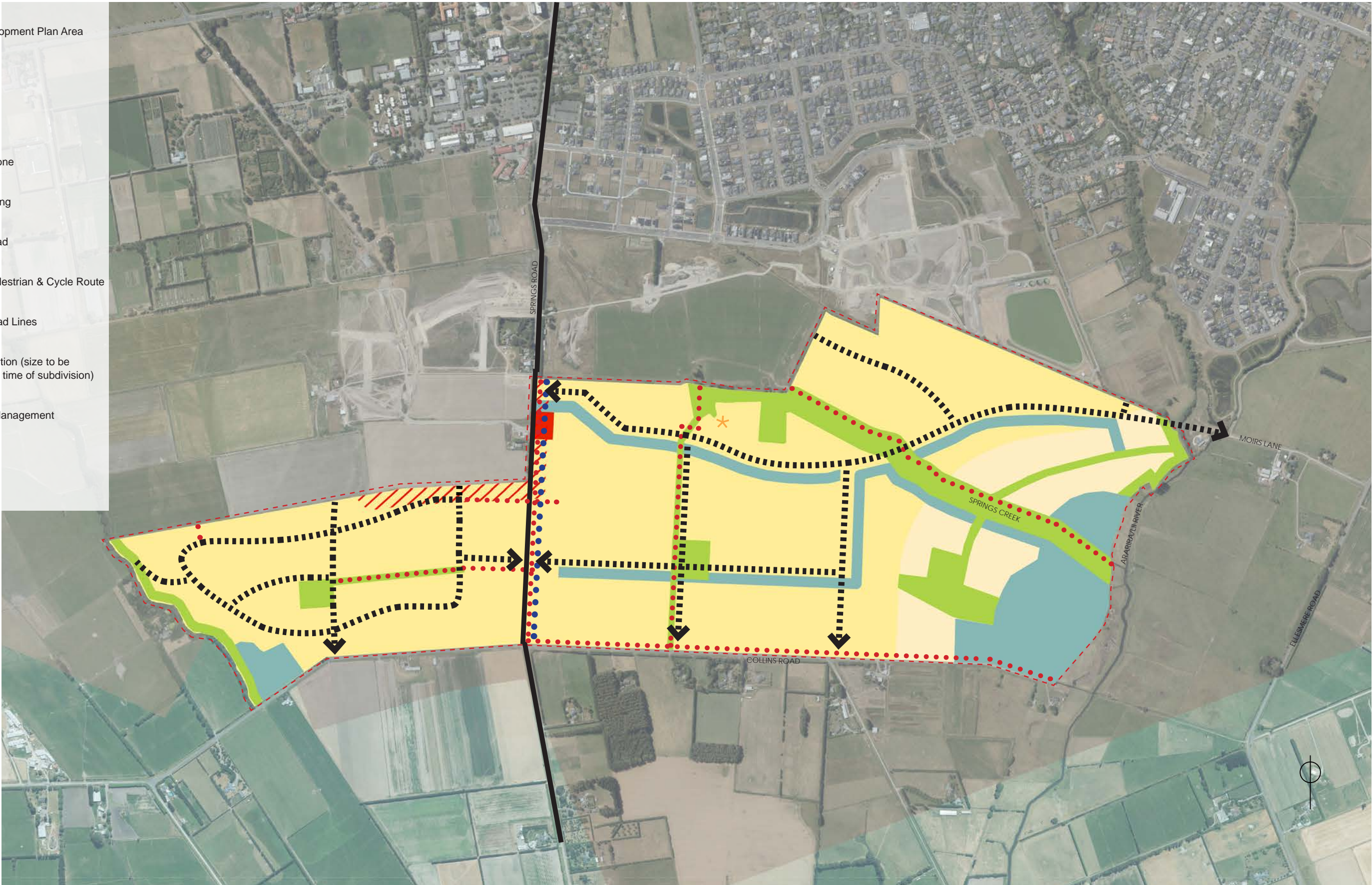
For all earthworks across the site, an Accidental Discovery Protocol will be implemented at the time of site development, in addition to appropriate erosion and sediment controls, to assist in mitigating against the potential effects on wahi tapu and wahi taonga values generally.



# OUTLINE DEVELOPMENT PLAN (ODP) - LINCOLN SOUTH

LEGEND

-  Outline Development Plan Area
-  Living Z Zone
-  Living X Zone
-  Business 1 Zone
-  Heritage Setting
-  Indicative Road
-  Indicative Pedestrian & Cycle Route
-  33kV Overhead Lines
-  Reserve Location (size to be determined at time of subdivision)
-  Stormwater Management
-  Setback





# LANDUSE AND DENSITY

LEGEND

Outline Development Plan Area

Living Z

Low Density  
(Minimum 12 Households/Ha)

Medium Density  
(Minimum 15 Households/Ha)

Living X

Large Lot Residential

Business

Commercial / Business

Heritage Setting

Setback

The map displays an aerial view of a rural and suburban area. A large, irregularly shaped yellow area, representing 'Low Density' (minimum 12 households/ha), covers the central and right portions of the map. Within this yellow area, there are several orange shapes representing 'Medium Density' (minimum 15 households/ha). A red dashed line outlines the 'Outline Development Plan Area'. A red square, indicating 'Commercial / Business' use, is located near the intersection of SPRINGS ROAD and COLLINS ROAD. A red star, marking a 'Heritage Setting', is located within the yellow area. Red hatched lines indicate 'Setback' areas. Roads labeled include SPRINGS ROAD, COLLINS ROAD, MOIRS LANE, and ELLESMERE ROAD. A north arrow is located in the bottom right corner.



# MOVEMENT AND CONNECTIVITY

## LEGEND

- Outline Development Plan Area
- Potential Bypass Road (Weedons Road)
- Primary Road
- Secondary Road
- 2.5m Shared Path (off road)
- Possible Green Link & Cycleway
- 33kV Overhead Lines
- Stock Underpass Turned into Pedestrian Link

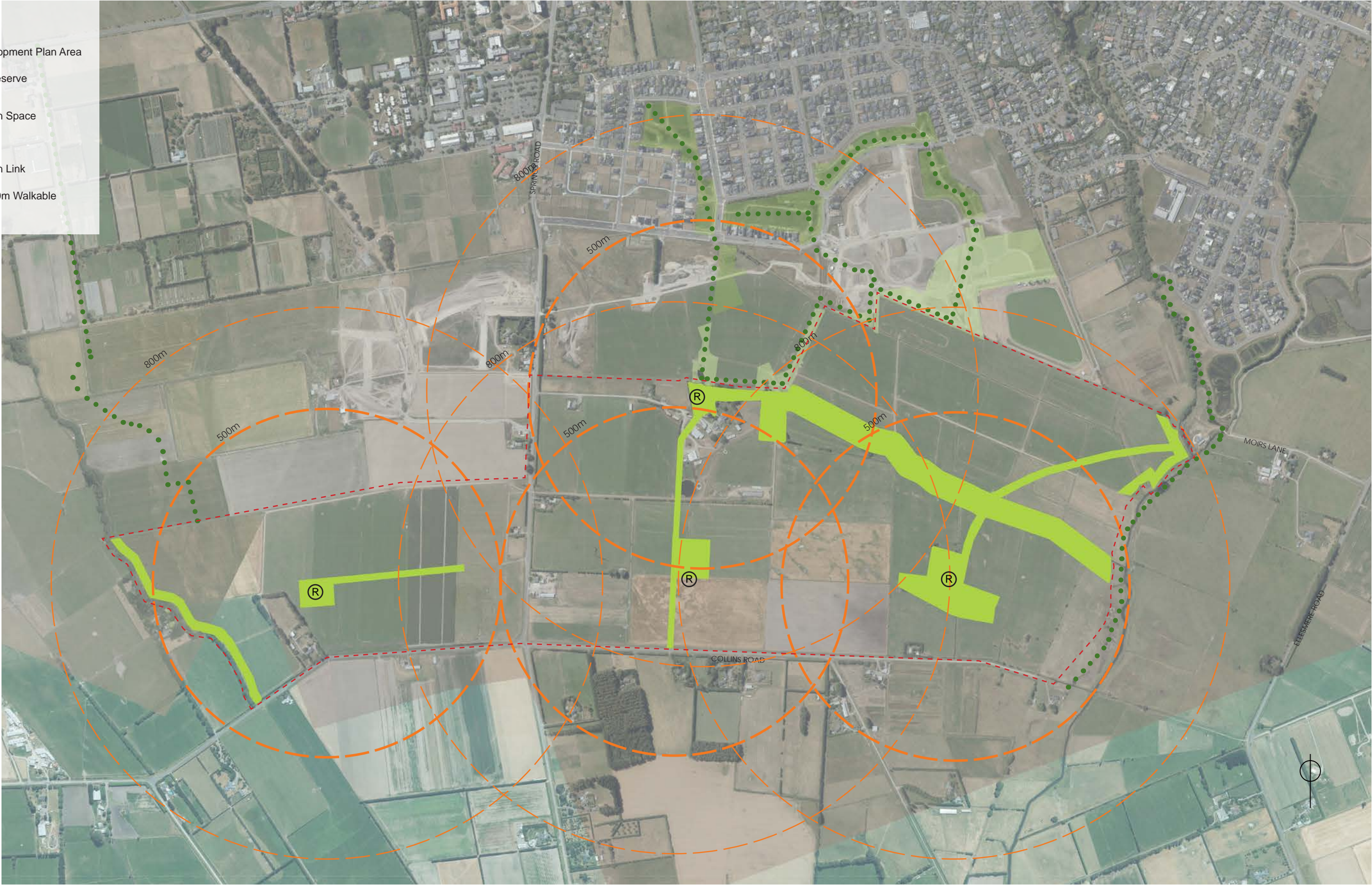




# GREEN / OPEN SPACE NETWORK

LEGEND

- Outline Development Plan Area
- Recreation Reserve
- Existing Green Space
- Green Link
- Existing Green Link
- 500m and 800m Walkable Catchment





# BLUE NETWORK

## LEGEND

- Outline Development Plan Area
- Stormwater Management System / Areas
- Waterway
- Existing Drain
- Existing Allendale Pump Station and Emergency Storage
- Indicative Waste Water Pump Station
- Springs Locations







## **Attachment 5: Section 32 Evaluation**



## Table of Contents

Introduction .....	1
The Site and Surrounding Environment .....	2
The Plan Change .....	5
Description of the Proposal .....	5
Outline Development Plan - Layers .....	5
Urban Design Attributes .....	6
Transport Attributes .....	7
Infrastructure – Reserves .....	9
Infrastructure - Services .....	9
Proposed Amendments to the District Plan .....	10
Consultation.....	11
Assessment of Environmental Effects of the Proposed Plan Change .....	12
Statutory Requirements of Section 32 of the Act .....	25
Objectives and Policies of the Selwyn District Plan .....	26
Assessment of Efficiency and Effectiveness of the Plan Change .....	43
Effectiveness .....	44
Efficiency .....	45
Risks of Acting or Not Acting.....	45
Overall Assessment .....	45
Statutory Framework .....	46
Sections 74 & 75 of the RMA .....	46
Section 31 – Functions of Council.....	46
Section 75 – Contents of District Plans.....	46
National Policy Statements (NPS) and New Zealand Coastal Policy Statement .....	47
Canterbury Regional Policy Statement .....	55
Land and Water Regional Plan, Canterbury Air Regional Plan .....	64
Our Space .....	65
Mahaanui – Iwi Management Plan 2013.....	70
Part II of the Resource Management Act 1991 .....	72





## List of Figures and Tables

Figure 1: Aerial photograph indicating subject land (Source: Canterbury Maps) .....	2
Figure 2: Versatile Soils Map (Source: Selwyn District Council).....	23
Table 1: Assessment of relevant plan provisions against the objectives of the District Plan .....	26
Table 2: Benefits and Costs of Option 1 – Leave the area zoned Rural.....	43
Table 3: Benefits and Costs of Option 2 – Rezone the site (the proposal) .....	43
Table 4: Benefits and Costs of Option 3 – Apply for resource consents.....	44
Table 5: Benefits and Costs of Option 4 – Apply for multiple/ discrete plan changes in alternative locations .....	44
Table 5: Theoretical development capacity vs. actual development for existing zoned ODPs ..	49

## Appendices

Appendix A Infrastructure Assessment
Appendix B Geotechnical Assessment
Appendix C Preliminary Site Investigation (PSI) Report
Appendix D Integrated Transport Assessment
Appendix E Landscape and Urban Design Assessment
Appendix F Ecological Assessment
Appendix G Economic Assessment
Appendix H Odour Assessment
Appendix I Mahaanui Kurataiao Ltd Statement



## Introduction

1. Rolleston Industrial Developments Limited ('RIDL') requests a change to the Selwyn District Plan to rezone approximately 190 hectares of Rural Outer Plains Zone, to Living X, Living Z and Business 1 (Local Centre), at Lincoln.
2. This document forms the Section 32 evaluation of the plan change, consisting of an evaluation of the contents of the Proposed Plan Change, and incorporates material from the following documents:
  - **Appendix A** Infrastructure Assessment
  - **Appendix B** Geotechnical Assessment
  - **Appendix C** Preliminary Site Investigation (PSI) Report
  - **Appendix D** Integrated Transport Assessment
  - **Appendix E** Landscape and Urban Design Assessment
  - **Appendix F** Ecological Assessment
  - **Appendix G** Economic Assessment
  - **Appendix H** Odour Assessment
  - **Appendix I** Mahaanui Kurataiao Ltd Statement
3. The site immediately adjoins an existing residential area that is currently zoned Living Z, Living 3 and Business 2B and Living 2A and which forms part of the Lincoln township.
4. The density of development and Outline Development Plan (ODP) layout proposed via this plan change application is consistent, and compatible with that of the adjoining land to the north.
5. This plan change specifically accounts for the National Policy Statement on Urban Development 2020 (NPS-UD) which recognises the national significance of: having well-functioning urban environments; and providing sufficient development capacity to meet the different needs of people and communities.
6. The Ministry for the Environment (MfE) note that the NPS-UD is needed because: *'Some urban areas in New Zealand are growing quickly. To support productive and well-functioning cities, it is important that there are adequate opportunities for land to be developed to meet community business and housing needs'*<sup>1</sup>. MfE further note: *'The NPS-UD 2020 requires councils to plan well for growth and ensure a well-functioning urban environment for all people, communities and future generations. This includes... ensuring*

---

<sup>1</sup> <https://www.mfe.govt.nz/about-national-policy-statement-urban-development>

*that plans make room for growth both ‘up’ and ‘out’, and that rules are not unnecessarily constraining growth’.*

7. This plan change strongly supports and is consistent with the NPS-UD, as is explained further in the assessment that follows.

## The Site and Surrounding Environment

8. The subject land is located generally on the south side of the Lincoln township, to the east and west of Springs Road, and to the north of Collins Road. The western and eastern boundaries of the subject land are an ephemeral waterway termed Western Boundary Drain and the LII River respectively.
9. The subject land has an area of approximately 190 hectares and is primarily comprised of the 178 hectare property known as 1491 Springs Road, Lincoln.
10. The Certificates of Title of affected land are included in **Attachment 1** of the Plan Change Application. The site’s location is indicated on the aerial photograph in **Figure 1** below, and in the location plan, planning map proposal, and ODP contained in **Attachments 2 -4** of the Plan Change Application.
11. The site has frontage and access to/from Springs Road and Collins Road to the south. Springs Road is an arterial road providing access to Ellesmere Junction Road, Gerald Street and the Lincoln main street, and connections through to Christchurch city further north. The site also has access to Moirs Lane, an unformed legal (paper) road to the east, which connects to Ellesmere Road.
12. To the north of the site is the existing Lincoln township, including the recently constructed and progressively developing Te Whāriki and Verdeco residential subdivisions, on the east and west sides of Springs Road respectively.
13. To the south, east and west is Rural Zone land used predominantly for rural residential activity, grazing or similar rural activity.



Figure 1: Aerial photograph indicating subject land (Source: Canterbury Maps)



14. The site itself contains an operational dairy farm, with an existing cluster of buildings located east of Springs Road, near the northern boundary of the plan change site (see **Figure 1**). This property includes the Springs' O'Callaghan farmhouse ('Chudleigh') which was constructed in circa. 1877 but is not presently listed as a heritage item in the District Plan or by Heritage New Zealand. Another dwelling is also located on this property between this cluster and Springs Road.
15. Of note, the plan change area includes the properties at 1521 and 1543 Springs Road, and 36 and 208 Collins Road. These sites are in separate ownership to 1491 Springs Road and presently feature dwellings, accessory buildings and rural activity.
16. The subject land features existing wells and consents for water abstraction which are summarised as follows:
  - CRC042703 - to take and use water from Springs Creek for the spray irrigation of 70 hectares (max. rate 70 L/s, 42 L/s when flow in LII drops). Being a water take from surface water this consent is unable to be transferred and will be surrendered if the plan change is successful.
  - CRC001158 - to take and use water from bore M36/1419 at max. rate of 42 L/s, volume not exceeding 73,030 m<sup>3</sup> in any period of 21 consecutive days. Bore M36/1419 is a 27m deep bore of diameter Ø200mm, located close to Springs Road.
  - CRC152245 - to take and use water from bore M36/3531 at a max. rate of 26.3 L/s, volume not exceeding 978 m<sup>3</sup>/day, and 119,044 m<sup>3</sup>/year. M36/3531 is a 19m deep bore of diameter Ø150mm, located near the intersection of Collins Road & Springs Road.
17. If it is advantageous for these wells/assets (and their associated consents) to be transferred to Council, then the applicant is willing to discuss the options further in the future, likely during subdivision design stage.
18. The attributes of the site and locality are further described in the technical reports appended to this assessment, including:
  - a. Infrastructure / servicing, and ground and surface water characteristics (**Appendix A**);
  - b. Geotechnical and land characteristics (**Appendices B and C**);
  - c. Transport (**Appendix D**);
  - d. Landscape and urban design attributes (**Appendix E**);
  - e. Ecological attributes, including waterbodies (**Appendix F**); and
  - f. Odour generating activities (**Appendix H**).
  - g. Cultural attributes (**Appendix I**).



19. The reader is referred to these appended reports for these further details of the site and surrounds.



## The Plan Change

### Description of the Proposal

20. It is proposed to rezone approximately 190 hectares of Rural Outer Plains Zone land for primarily residential purposes, with an Outline Development Plan (ODP) guiding the form and layout of future development.
21. The plan change and ODP adopts three zone types from the District Plan, being: Living Z, Living X and Business 1 (Local Centre). Aside from a change to the planning map and insertion of the ODP into the Plan, only two amendments are proposed to the content of the District Plan in respect of the building rules.
22. The Living X zone provides for larger lot sizes, with an average minimum allotment area of 2,000m<sup>2</sup>. This zoning is primarily proposed at the eastern end of the plan change site accounting for stormwater management requirements in this location which suit lower density development and areas of open space that can support stormwater management objectives.
23. The Living Z zone is proposed for the majority of the plan change site and this is a natural extension of the existing Te Whāriki and Verdecos developments. This zone will provide for variable lot sizes, including Low Density (average allotment size of 600m<sup>2</sup> and a minimum individual allotment size of 500m<sup>2</sup>), Medium Density Small-lot (maximum average of 500m<sup>2</sup>, with minimum of 400m<sup>2</sup>), and Medium Density Comprehensive (maximum average of 350m<sup>2</sup>, with no minimum site size).
24. A Business 1 zoned local centre is proposed to provide for a small commercial area or neighbourhood shops at the intersection of Springs Road and the proposed primary road. Under this zoning retail activity is limited to a total floor area (in the centre) of 450m<sup>2</sup> GFA, and individual tenancies will not exceed 350m<sup>2</sup>. Accordingly, this small local centre is envisaged to serve the new community with day to day products, with likely tenants being a dairy, takeaways and a café, or similar.
25. The ODP area is designed to achieve an overall minimum net density of 12 households per hectare, incorporating the lower density Living X zoned sites and the Living Z densities described above, including the higher density (15hh/Ha) residential areas proposed adjacent to key open spaces and green corridors. Based on these densities and a developable area on the plan change site of approximately 150-165 hectares<sup>2</sup>, the proposed Plan Change is envisaged to provide for the establishment of up to 2,000 new households.

### Outline Development Plan - Layers

26. **Attachment 4** to the Plan Change includes an ODP comprising an overall ODP, plus separate layer diagrams as described below.

---

<sup>2</sup> The developable area of the plan change land accounts for the definition of 'net density' in the Canterbury Regional Policy Statement which specifies land that is to be included and excluded for the purposes of determining net density.



27. The Outline Development Plan (ODP) area comprises 190 hectares and is bounded by the Te Whāriki and Verdeco Park subdivisions to the north, Collins Road to the south, an ephemeral waterway termed Western Boundary Drain to the west, and the LII River to the east.
28. The ODP embodies a development framework and utilises design concepts that are in accordance with:
  - a. The Land Use Recovery Plan (LURP)
  - b. The Canterbury Regional Policy Statement
  - c. The Greater Christchurch Urban Development Strategy (UDS)
  - d. The Ministry for the Environment's Urban Design Protocol
  - e. The Selwyn District Council's 2009 Subdivision Design Guide
29. A single Overall ODP is accompanied by four more specific plans that reference the Density (Land Use), Movement Network, Green and Blue Networks. These attributes are described in further detail in the covering text for the ODP (see **Attachment 4**).

## Urban Design Attributes

30. The urban design attributes of the plan change are described in detail in the urban design assessment by DCM Urban Design and Inovo Projects in **Appendix E**.
31. That assessment relevantly notes that the aim of the plan change is:

*'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'.*
32. The urban design assessment also provides a summary of the key features of the ODP underpinning the plan change, noting this will:
  - a. Provide a diversity of house size and lot size to provide choice;
  - b. Locate higher density with higher amenity areas;
  - c. Retain and protect heritage and cultural elements, including the Chudleigh Homestead;
  - d. Create a street hierarchy providing different modal allocation;



- e. Create a connection with a potential bypass road highlighted in Lincoln ODP Area 5 (Verdeco);
- f. Continue a well-connected network which combines with the green / blue network and existing facilities connecting to key destinations (school, childcare, town centre);
- g. Create a high level of legibility created through street hierarchy;
- h. Prioritise walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes;
- i. Avoid direct access onto Springs Road for individual properties;
- j. Create streets with a high level of amenity;
- k. Provide a quantity of greenspace and facilities appropriate for the future population;
- l. Integrate green, blue and movement networks to create a high level of connectivity, amenity and active travel options;
- m. Celebrate Springs Creek as an important natural feature of the ODP area, to create a sense of place;
- n. Provide sufficient space near waterways and wetland areas to enable habitat protection as well as providing access for future residents;
- o. Ensure stormwater is kept separate from natural waterways prior to treatment;
- p. Encourage the use of low impact design techniques including grass swales and detention basins; and
- q. Ensure a development setback, via a reserve, from Springs Creek.

## Transport Attributes

- 33. The proposal does not entail any changes to the transport provisions of the District Plan, which will apply at the time any physical subdivision or development of the land is proposed.
- 34. The transport assessment in **Appendix D** otherwise describes the relevant transport attributes of the proposal, which are embodied in the ODP and are described in paragraph 32 above.
- 35. Of note, updated traffic modelling has been undertaken by Abley Consultants Ltd accounting for three scenarios, being:
  - Base Model: The original model prior to including the Plan Change traffic;





- With Development: Including the Plan Change traffic, but not the Lincoln Bypass Connection between Ellesmere Junction Road and Springs Road; and
  - With Western Arterial: Including the Plan Change traffic and the completed Lincoln Bypass.
36. In addition to the above, the following changes were made compared to the assumptions of the ITA (and that of the base model):
- The Council's proposed intersection arrangement has been adopted at the Springs Road / Ellesmere Junction Road / Gerald Street intersection; and
  - The primary access into the Plan Change site from Springs Road has been modelled as traffic signals (rather than a roundabout).
37. The modelling indicated that the key intersections are all predicted to operate satisfactorily with the inclusion of the Plan Change traffic and no intersection is predicted to operate worse than Level of Service D overall. Notably, the above modelling included options with and without the Bypass. Whilst the modelling indicates that the network will operate better with the Bypass than without, the operation without the Bypass is acceptable. Therefore, the Plan Change is not dependent on the Bypass. In summary, the traffic modelling undertaken indicates that the traffic effects of the Plan Change will be acceptable on the surrounding road network.
38. Existing roads will be upgraded where necessary, including the following:
- Collins Road along the frontage of the Plan Change site;
  - Springs Road along the frontage of the Plan Change site;
  - The access intersections (and internal road network); and
  - Moirs Lane (including associated segment of Rail Trail cycle route).
39. In addition, the Plan Change anticipates that Development Contributions will assist Council in delivering the following upgrades:
- Ellesmere Junction Road / Springs Road / Gerald Street traffic signals (including any land acquisition);
  - Ellesmere Road / Edward Street roundabout;
  - Ellesmere Road upgrade north of Edward Street;
  - Ellesmere Road (will require upgrading as the residential land south of Edward Street is developed and the road link through the Plan Change site serves a wider benefit).



## Infrastructure – Reserves

40. The open space provision is characterised by reserve and/or pocket parks located adjacent to higher density residential development in a manner accessible to future residents. In addition, some reserves will incorporate existing waterbodies and the indicative stormwater management areas to provide high amenity reserve environments. Pockets of native planting will be added along the corridors to assist with biodiversity and adding to the ecological value of the spaces.
41. The ODP proposes four additional Neighbourhood reserves within the Plan Change site to provide areas for active forms of recreation within 500m of the majority of future residents. It is likely the reserve sizes will range between 3,000m<sup>2</sup> and 6,000m<sup>2</sup>, with the exact size and positioning to be determined at subdivision stage.
42. Green links ranging from 10-20m wide are proposed to link the ODP to adjacent developments, including to Te Whariki at the north, and in many cases will be integrated with landscape features such as waterbodies and stormwater management areas. The green links will allow for off-road pedestrian and cycle movement, focusing people's movement between the commercial/business areas proposed, and Ararira Springs Primary to the north-east.

## Infrastructure - Services

43. The development will be fully reticulated with sewer, water, stormwater, electricity and telecommunications, as set out in the Infrastructure Report attached in **Appendix A**.
44. The optimal solutions (and routes) for infrastructure would be determined in collaboration with Council staff at the time of any subdivision consent, accounting for existing and planned servicing infrastructure in the vicinity, nearby developments, and the methods of establishing new infrastructure and managing any disruption to public roads.
45. In respect of wastewater infrastructure specifically, Inovo Projects (who have provided the infrastructure assessment) advise that connecting to the existing sewer rising main in Springs Road is proposed as a short-term measure until a dedicated pipeline for the entire development is constructed to discharge directly to the Allendale Pump Station.
46. In addition, Golder Associates Ltd have undertaken an assessment of the potential effects associated with the existing pump station designation and setback required by Rule 4.9.32. The assessment concludes that a 150m buffer is not required based on the temporary storage during peak rainfall events, and that there is expected to be less than minor odour effects beyond the designation boundary. Therefore, it is requested that the rule be amended insofar that it does not apply to the request area.
47. In respect of electricity reticulations, the 33kV overhead powerlines on 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).



## Proposed Amendments to the District Plan

48. The following amendments to the Selwyn District Plan are proposed:
1. To amend the Selwyn District Plan Planning Maps, by rezoning the site to Living X, Living Z and Business 1 (Local Centre) as shown in **Attachment 3**.
  2. To amend Township Volume, Appendix 37 Outline Development Plan- Lincoln by adding the ODP attached in **Attachment 4**.
  3. To amend Rule 4.1.1 (Township Volume) introducing the following rule (4.1.1(B) setting minimum finished floor levels for the Living X zone (Lincoln South):  
  
"Any dwelling on land located in Living X zone in Lincoln South shall have a minimum freeboard height of 400mm above the 0.5% Annual Exceedance Probability Flood Event, and shall be sited on a building platform established prior to the issue of a building consent for the dwelling, which is of sufficient size to accommodate a dwelling and associated curtilage, in accordance with any applicable resource consent conditions for subdivision requiring the provision of building platforms in the Living X zone in Lincoln South".
  4. To amend Rule 4.9.32 (Township Volume) excluding the ODP area from this rule requirement.
  5. Any other consequential amendments, including but not limited to renumbering of clauses.
49. It is noted that as rules require any future subdivision and development to be in accordance with the ODP and the corresponding text (which specifies the relevant requirements for the development, as described above), there is an appropriate regulatory method of imposing and enforcing these requirements.



## Consultation

50. The applicant's consultants have discussed the application with Selwyn Council staff through the development of this proposal, primarily to ensure that the development can be adequately serviced. Council staff have also been consulted in regards the NPS-UD and development capacity at Lincoln.
51. Consultation has also been undertaken with local Rūnanga via Mahaanui Kurataiao Limited (MKT). A copy of the feedback received from Mahaanui Kurataiao Limited is included in **Appendix I**. A number of their recommendations have been incorporated in the plan change proposal 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.
52. No other consultation has been undertaken to date.



## Assessment of Environmental Effects of the Proposed Plan Change

53. This assessment is being undertaken in respect of Clause 22(2) of Schedule 1 of the Act that requires the following be undertaken:

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

54. The range of actual or potential environmental effects arising from the plan change request are seen as being limited to the following matters:

- a. Infrastructure
- b. Natural Hazards and Contaminated Land
- c. Transport
- d. Landscape and Visual Effects
- e. Amenity Values
- f. Urban Design and Urban Form
- g. Ecological Effects
- h. Reverse Sensitivity
- i. Sites of Significance to Iwi
- j. Economic Effects.

### Infrastructure

55. The potential impacts of additional residential density on infrastructure, with specific regard to the capacity of existing reticulated sewer and water systems to service the proposed zone and stormwater management, is assessed in the Infrastructure Report attached in **Appendix A**, prepared by Inovo Projects with input from E2 Environmental and WSP.

56. In summary, the Inovo report concludes:

*'Stormwater runoff from the majority of the site will be conveyed by a network of swales and pipes to two proposed Stormwater Management Areas for treatment and attenuation before being discharged into the Ararira/LII River to the east and an existing private drain to the west of the site. Detailed design of the SMA's will be determined by the developer in collaboration with SDC at the subdivision stage and in accordance with Environment Canterbury requirements.*



*The majority of new sites can be serviced by gravity sewer network discharging to new pump station(s) located to the west of Springs Road and at the east end of the site (lowest elevation). Sites that cannot be serviced by gravity sewer will utilise Local Pressure Sewer to discharge into the gravity network. The eastern pump station will discharge via a new pumping rising main directly across to the SDC operated Allendale Pump Station some 900m to the northeast of the site. The Allendale Pump Station has sufficient emergency storage to act as a buffer for additional flows entering the system from the plan change area.*

*The water reticulation will be an extension of the existing water reticulation network bordering the site, or the development of a new supply bore within the ODP area. Upgrades of existing pipes in Springs Road may be required to ensure adequate water supply. Additional connections to other parts of the SDC network to the northeast will be determined at the subdivision stage to increase network connectivity and resilience.*

*Existing electricity and fibre broadband networks in the surrounding developments to the north can be extended to service the proposed plan change area.*

*From an infrastructure perspective, the plan change can be supported by extension of infrastructure servicing neighbouring developments and provision of stormwater management areas within the development’.*

57. The conclusions in the Infrastructure Report are accepted and adopted, and on that basis it is considered that any adverse effects associated with infrastructure establishment and servicing for the proposal can be adequately avoided or mitigated.

#### **Natural Hazards and Contaminated Land**

58. The Plan Change site is identified on Selwyn District Council flooding maps as being potentially subject to flood hazard risks, particularly in the vicinity of the LII River. This potential natural hazard risk has been accounted for in the assessment by Inovo Projects / E2 Environmental in **Appendix A** which states:

*‘Flood management is required to ensure that floodwaters in the 0.5% AEP and 0.2% AEP flood events are safely managed away from people and property. These events have been modelled by SDC in a large catchment-wide two-dimensional hydraulic model which represents the floodplain by a 10 m coarse rectangular grid...*

*In general, ground levels on lots will be set above road levels so that in large flood events the roads act as secondary flow paths. These secondary flow paths will need to safely convey floodwaters to their existing flow path location at the boundary of the proposed development (i.e. the management of secondary flow paths should maintain the site’s hydraulic neutrality). There are eight key areas which require varying levels of engineering design (conceptually at this stage) to ensure the overland flow paths and flooded areas are safely managed’.*



59. Table 3 in the E2 assessment describes these flood management options and the way in which they are able to be implemented for the plan change site, noting that such detail would be required for the purposes of an assessment of section 106 of the Act at the time of any subdivision consent. In addition, it is proposed to include a rule applying to the Living X zone (Lincoln South) requiring future dwellings to have sufficient freeboard relative to a 0.5% AEP event, and be established on a residential building platform constructed prior to building consent stage. Based on this assessment by E2, flood hazard effects associated with the proposal can be adequately avoided or mitigated.

60. Aside from flooding, the Plan Change site is not subject to any other notable natural hazards. A geotechnical assessment of the land by Coffey is provided in **Appendix B** and concludes:

*‘The site investigations and preliminary liquefaction assessment indicates that the site is predominantly TC1-like. Other geotechnical hazards (erosion, slippage and inundation) are considered low risk with appropriate future engineering design.*

*Our assessment has considered the items required by Section 106 of the RMA and in our opinion the site is considered geotechnically suitable for Plan Change and future subdivision. Further investigations and design will be carried out at the subdivision consent stage’.*

61. In response to feedback / queries from Geotech Consulting Ltd (on behalf of Council) regarding Technical Category ratings and lateral spread risk, Coffey further state:

*‘Agreed, lateral spread / stretch risk will be assessed once a subdivision plan is further developed. Initially, we consider that potential TC2 foundations, on Lots adjacent to waterways (dependant on their distance from such waterways), will mitigate any risk associated with lateral spread / stretch’.*

62. A Preliminary Site Investigations has also been undertaken by Coffey covering the entirety of the Plan Change area. Whilst this identifies the presence of HAIL activities on the site, it ultimately concludes that:

63. *‘The site is considered to be suitable for plan change and subdivision, with any consent granted for the site, conditional on a detailed site investigation (DSI) and/or remediation works (i.e. remediation and validation of farm dumps / offal pits) being carried out prior to any earthworks and or building consents being granted’.* Based on the assessment of flood hazard risk by Inovo Projects / E2 Environmental (**Appendix A**), the geotechnical assessment by Coffey (**Appendix B**), the absence of any other notable natural hazard risks, and the PSI by Coffey (**Appendix C**), it is considered that any potential adverse effects associated with natural hazards and/or contaminated land can be adequately avoided or mitigated.

## Transport

64. Transport effects on the safety and efficiency of the road network may arise from the proposed rezoning. An Integrated Transport Assessment has been prepared for the proposal by Novo Group, attached in **Appendix D**. This assessment incorporates the



results of traffic modelling undertaken by Abley Consultants on behalf of the Applicant and Council.

65. That assessment considers the proposed transport connections provided by the proposed Outline Development Plan, and transportation related impacts of the increase in the number of allotments that can be developed with the proposed Plan Change.
66. The assessment concludes:

*'The Plan Change proposed would enable the development of up to 2,000 residential Lots plus a small commercial zone to be established at the application site. These activities are predicted to generate in the order of 1,400 vehicle movements per hour in the peak hours and 14,000 vehicle movements per day.*

*Primary access to the Plan Change site would be via two roundabouts on Springs Road. The northern roundabout has the potential to form part of a Lincoln bypass route, with the Plan Change road layout providing a connection from Springs Road to Ellesmere Road (via Moirs Lane). The remainder of the bypass route has been accounted for in the Verdeco Park subdivision. The site would also have accesses to Collins Road.*

*Road cross-section upgrades are proposed to Springs Road, Collins Road, Moirs Lane and Ellesmere Road to accommodate the predicted traffic volumes from the Plan Change site.*

*The Ellesmere Junction Road / Springs Road / Gerald Street roundabout has been identified as being at capacity with the completion of the current subdivisions in Lincoln. The inclusion of traffic associated with this Plan Change would lead that intersection to being over-capacity and an upgrade will be required. Council has already planned and funded a traffic signal-controlled intersection at this location and a potential revised layout has been identified that would accommodate the Plan Change traffic. There is potential that a lesser upgrade would be required if the Lincoln bypass were to be completed, with the proposed Plan Change including internal roading that is intended to facilitate this bypass. As such, the final form of the intersection arrangement needs to be agreed with Council.*

*The traffic capacity of the Edward Street / Ellesmere Road / Lincoln Tai Tapu Road intersection has been assessed. This intersection can operate satisfactorily with the proposed Plan Change traffic added to the network. That said, the Council has a proposal to upgrade this intersection to a roundabout and this would reduce the traffic safety effects of the proposed Plan Change at this location.*

#### Conclusion

*Overall, it is considered that the transport effects of the proposed Plan Change will be acceptable on the surrounding transport network subject to undertaking the off-site improvements outlined in this report.*





67. In response to feedback / queries from the Council's Asset Manager – Transportation regarding the ITA and the initial modelling used, Novo Group conclude that under the updated traffic modelling undertaken by Abley Consultants Ltd, the key intersections are all predicted to operate satisfactorily with the inclusion of the Plan Change traffic and no intersection is predicted to operate worse than Level of Service D overall.
68. Furthermore, the traffic modelling included options with and without the Bypass. Whilst the modelling indicates that the network will operate better with the Bypass than without, the operation without the Bypass is acceptable and accordingly, the Plan Change is not dependent on the Bypass.
69. The findings of the Integrated Transport Assessment are accepted and adopted, and on that basis it is considered that the potential adverse traffic effects of the proposal can be adequately avoided or mitigated.

### **Landscape / Visual Effects and Amenity Values**

70. The Resource Management Act defines amenity values as '*...those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes*'.
71. The current character and amenity of the site and surrounds can be characterised as rural within the Plan Change site itself. The site is not identified as an outstanding landscape in any statutory planning document, nor is it considered to contain any features or landforms of significant landscape value (in respect of Section 6(b) of the Resource Management Act). The site does however contain 'rivers, wetlands or other natural waterbodies' of relevance in terms of Section 6(a) of the Resource Management Act. The site also features historic heritage (albeit not listed within the District Plan or HNZ register), which is relevant in terms of section 6(f).
72. A Landscape and Visual Effects assessment of the proposed Plan Change has been undertaken by DCM Urban Ltd, and is attached in **Appendix E**. That assessment considered the existing landscape character of the environment, and the potential visual/visual amenity impacts of the proposed rezoning. The visual assessment was undertaken from multiple reference points around the site.
73. The visual assessment provides the following summary in respect of effects on visual amenity:

*'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 receiving environment is to maintain aspects of openness through the restoration and retention of green and blue corridors and providing connectivity and accessibility throughout the wider site. Management of fencing and bulk and location of the development will also help create a sense of openness throughout the site. The highest likely effects after mitigation will be experienced by those residential properties closest to the proposal, along Collins road. Though there is a change from rural to suburban, from this location the effects are minor as the proposal is an extension of the existing development present in the background. Views from Te Whāriki are screened by the existing level of development and have negligible effects.'*



*Motorists have a temporary view of the development and are anticipated to expect change in land from rural to suburban as they travel to/from Lincoln township. Effects for motorists are considered Less than Minor to Indiscernible.*

*Overall, the scale and bulk and location of the proposal would allow it to appear as a natural extension of existing development within Lincoln, with the anticipated effects being minor.*

74. The assessment then refers to mitigation measures that are incorporated within the plan change (primarily through the ODP and the adoption / location of different zones) to either avoid, remedy or mitigate any potential effects on landscape character, landscape values and/or visual amenity. In summary, the visual assessment concludes:

*'In terms of the National Policy Statement: Urban Development, Policy 8, the proposed Plan Change will add significant residential capacity with a proposed density ranging between 12 and 15 hh/Ha. This is higher than the recommended density in the Township objectives and policies for the Living Z zone, but is considered appropriate to meet the outcomes desired by the NPS:UD (2020). Any amenity effects on existing and future residents can be successfully mitigated through the proposed mitigation measures.*

*In terms of landscape character and values of the area, subject to the mitigation proposed, the proposal will result in an acceptable magnitude of change on the existing rural landscape character and values. Key landscape features, including Springs Creek, LII River and natural springs will be retained and protected from development. Medium density areas will be 'internalised' within the development with lower density development providing a buffer with adjoining rural areas. The site will change from one rural and open in character to one which is more compartmentalised and suburban in nature, with the change partially mitigated through fencing controls and landscape planting.*

*In terms of visual amenity, the rural properties will experience a change in the openness of views across the space, noting that many of the adjoining properties are surrounded by well-established shelter belt and boundary plantings restricting views out. Adjoining suburban residential properties, current and future, overlooking the Plan Change area will have a mix of open, partial, and screened views of future development. In many cases these views will be across stormwater areas or are separated from the site by Liffey Creek, allowing for any future development to be assimilated into the existing residential character of Lincoln. The setback from existing walkways and extensions to existing walkways, while a physical attribute, will provide significant amenity to existing residents by allowing access to areas which are not currently accessible'.*

75. The findings of that assessment are accepted and adopted, and on that basis it is considered that the potential adverse visual and landscape effects of the proposal can be adequately avoided or mitigated.
76. Effects on broader amenity values are similarly considered to be less than minor, with the character and amenity values becoming residential in nature, consistent with the wider Lincoln township.



## Urban Design & Urban Form

77. A consideration of the National Policy Statement – Urban Development (addressed below) is whether the Plan Change will provide for a well-functioning urban environment. This includes consideration of the urban form and in particular whether the direction of growth provided for by this Plan Change application will create an appropriate urban form and density for the Lincoln township.
78. The urban design assessment by DCM Urban Design in **Appendix E** addresses this and paragraph 20 above has outlined the key urban design and urban form outcomes that the proposed ODP will achieve.
79. The urban design assessment otherwise notes that the design principles that underpin the ODP are in line with the Ministry for the Environment’s design guide for urban New Zealand “People Places Spaces”, as follows:
  - a. **Consolidation and dispersal** – This principle is achieved through the density and land use elements of the ODP which promote higher-intensity development around existing or new nodes and lower density on the periphery. This allows local communities, businesses and public transport to be strengthened and resource efficiencies achieved, while reducing environmental impacts on peripheral areas.
  - b. **Integration and connectivity** – This principle is achieved through the movement network on the ODP, noting this promotes development that is integrated and connected with its surrounding environment and community. This facilitates ease of access, economy of movement and improved social interaction.
  - c. **Diversity and adaptability** – This principle is achieved through the variation in typology and lot size which promotes diversity and provides scope to respond efficiently to social, technical and economic changes.
  - d. **Legibility and identity** – This principle is achieved through the green and blue network layers of the ODP, which promote environments that are easily understood by their users, and display a strong local identity and appropriate visual character.
  - e. **Environmental responsiveness** – This principle is achieved through the green and blue layers of the ODP which are responsive to natural features, ecosystems, water quality, reduced energy usage and waste production.
80. In terms of the criteria in Policy 1 of the NPS-UD for ‘well-functioning urban environments’, and accounting for the assessment by DCM Urban Design, the proposed Plan Change will:
  - a. Enable:
    - i. a variety of homes, through different zonings which provide diversity in the type, price, and location, of different households;



- ii. Māori to express their cultural traditions and norms, accounting for the recognition and protection of water bodies on the site that are of cultural significance;
  - b. Have 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.
  - c. Provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport. This will be achieved through the provision of good connectivity within the development, linkages to surrounding residential zones and the Lincoln township generally, and good accessibility to the strategic road network that connects to Greater Christchurch.
  - d. Support the competitive operation of land and development markets, accounting for the increased choice and diversity in housing that the proposal will deliver and the economic assessment in **Appendix G**.
  - e. Support reductions in greenhouse gas emissions, through a movement network that promotes walkability and connectivity in order to reduce car dependency for short local trips.
  - f. Be resilient to the likely current and future effects of climate change accounting for the flooding assessment in **Appendix A**.
81. Accounting for the assessment above, the proposed plan change is considered to provide an appropriate standard of urban design and urban form and deliver a well-functioning urban environment as sought by the NPS-UD.

### Ecological Effects

82. An assessment of the existing ecological values of the Lincoln South area and the potential ecological effects associated with the development likely to result from the proposed plan change has been undertaken by Aquatic Ecology Ltd, and is attached in **Appendix F**.
83. The conclusions from that assessment are as follows:

*‘Overall, from a plan change/rezoning perspective if the development incorporates key design items such as:*

- *Stormwater discharging via first flush basins, detention basins and wetlands to attenuate stormflow and reduce contaminants to appropriate SDC & ECan guidelines;*
- *Reserves/green space placed directly adjacent to key ecological waterways to protect them (i.e. western boundary drain, Springs Creek, LII River, natural springs and isolated waterbodies);*
- *Fencing waterways with ecological value from further stock access;*



- *Adherence to the 10m waterbody setback rules, or detailed assessment through a resource consent process;*

*then the possibility of the plan change/rezoning ecological impacts being beneficial to the environment are likely to be increased. Currently, the draft outline development plan (ODP) proposed for the Lincoln South plan change shows many of these key design items proven to protect aquatic ecology.*

*As a prerequisite to a submission of any subdivision consent application and subsequent land development, AEL recommends ecological assessment of the following habitats, in order to identify any ecologically significant biota, and construct mitigation measures to maintain and protect ecological values:*

- *isolated waterbodies east of Springs Road;*
- *minor drains in the south east corner of the development;*
- *the LII River immediately downstream of the region proposed for re-zoning;*
- *Springs Creek.*

*In summary, if the listed key design items are implemented, along with the further ecological assessments, AEL believes this plan change will not necessarily manifest adverse ecological effects’.*

84. In response to feedback / queries from Instream Consulting Ltd (on behalf of Council) regarding ecological effects, Aquatic Ecology Ltd undertook a detailed survey of the aquatic species present in the springs and wetlands within the Plan Change area. Five fish species were caught, with an overall total of 153 fish. Two species have a conservation status of “at risk – declining”, whilst the other three species are considered “not threatened”. No Canterbury Mudfish were recorded in any of the 17 locations sampled and no freshwater mussels / kakahi were recorded in any of the surveyed locations.
85. The plan change proposal incorporates the key design features recommended through the ODP (e.g. placement of reserves / green space), and will otherwise incorporate these features through subdivision (including stormwater) design and adherence to District Plan rules (e.g. waterbody setbacks). Notably, more green space around the springs and ponds, especially if planted in a diverse range of wetland species, will promote wildlife, aquatic ecology and amenity values.
86. On this basis, the potential adverse ecological effects of the proposal can be adequately avoided or mitigated.

#### **Reverse Sensitivity – Odour**

87. The Lincoln Wastewater Treatment Plant designation and Allandale Pump Station are adjoining the Plan Change site along the northern boundary. Rule 4.9.32 of the Operative District Plan (Townships Volume) currently requires that any dwelling in the Living 1A and Living Z zone at Lincoln are setback not less than 150m from the boundary of the designation, which will include a portion of the request area.



88. Accounting for the designation purpose and its relationship to the proposal, an assessment of the potential odour effects and reverse sensitivity has been prepared by Golder Associates Ltd (**Appendix H**). To summarise the assessment, the designation is no longer required for the treatment of sewage prior to discharging to the Ararira / LII River, which was permitted by CRC210644 until 31 March 2013 (linked to the commissioning of the Pines Waste Water Treatment Plant).
89. Presently all of Lincoln's wastewater is pumped to the Pines WWTP for treatment. As a result of the request, during a critical modelled storm event up to approximately 700m<sup>3</sup> of diluted wastewater may be temporarily stored in the existing tanks (up to 600m<sup>3</sup>) and any additional (up to 100m<sup>3</sup>) may be stored in the pond.
90. The assessment concludes that the setback buffer is not longer required (in relation to the request area) based on the temporary storage during peak rainfall events, and that there is expected to be less than minor odour effects on the Plan Change site. Therefore, the request seeks to amend Rule 4.9.32 insofar as it relates to the proposed ODP and Plan Change site.

#### **Reverse Sensitivity – Rural Activity**

91. Intensive farming activities do not operate from the subject land or immediately surrounding land. No other activities in the vicinity of the Plan Change site are likely to give rise to notable reverse sensitivity effects.
92. Ultimately, the proposal will relocate the rural/urban interface from its present location along the northern edge of the plan change site, to its southern edge with Collins Road (beyond which are a number of rural-residential allotments). It is considered that the width of Collins Road (20m) will provide an adequate separation distance mitigating potential reverse sensitivity effects from the adjacent rural zoned properties. Notably, planted bunding of lessor width has been accepted historically as an appropriate buffer (i.e. Te Whariki and the subject site operating as a dairy farm).
93. The presence of rural activities to the east and west of the request area are recognised. The esplanade reserve and stormwater management areas adjacent to the Ararira / LII River, in conjunction with the lower residential densities proposed will provide sufficient separation distance to avoid potential reverse sensitivity effects. For the western boundary of the Plan Change area, the green link shown on the ODP and the existing stream would provide an acceptable buffer from rural activities on the adjacent properties.
94. Potential adverse reverse sensitivity effects from the Plan Change proposal are therefore considered to be negligible.

#### **Sites of Significance to Iwi**

95. Based on the feedback from the Rūnanga via MKT, it is anticipated that the proposed on-site land-based stormwater management proposed and adoption of Accidental Discovery Protocol at the time of site development will assist in mitigating against the potential adverse effects of land use, development and earthworks on wahi tapu and wahi taonga values generally. This is provided for in the ODP text for the Plan Change site.



96. Further, the provision of locally sourced indigenous vegetation within the plan change site as it develops is a matter that will be addressed at the time of subdivision and development and support cultural values associated with the site. Again, measures such as naturalisation of waterbody margins with indigenous planting and increased riparian margins are provided for in the ODP text.
97. Whilst the site contains no identified/listed waahi tapu, taonga or other sites of significance to Iwi, the presence of natural surface waterbodies and springs are recognised as being items of significant cultural value to tangata whenua. The proposed ODP incorporates large green space buffers adjacent to watercourses on the site and any waterbodies on the site will be protected by a 10m setback requirement for development<sup>3</sup>.

### Loss of Agricultural Production

98. The proposed plan change will result in land that is currently zoned Rural Outer Plains and which is used for pastoral grazing converting to an urban residential zoning and land use. Under the land use capability classifications, the land includes class 1, 2 and 3 soils (see **Figure 2**) that are comparable to or less versatile soils than those recently developed in Lincoln.
99. To the extent that the proposal will result in lost versatile soil, the quantum is not considered to be significant when assessed in the context of the wider rural Lincoln area or in terms of the District generally. In terms of costs associated with lost agricultural production, the economic assessment (**Appendix G**) notes that this will not result in economic costs borne by the wider community and ultimately there is a transfer of economic activity rather than a net loss in productive use.
100. Notably, land use capability classifications only form part of the overall soil versatility characterisation. Over one-third of the request area is characterised as having poor soil drainage, whilst the entirety of the request area has a high risk of bypass flow. The avoidance, or reduced use (i.e. grazing, irrigation) of poorly drained soils characterised by high bypass flow will improve water quality<sup>4</sup>. These traits are considered to balance the overall characterisation of the request area soil versatility.
101. Whilst the Plan Change proposal will result in the loss of some versatile soils and associated agricultural production, any corresponding effects will not be significant or unacceptable.

<sup>3</sup> Rule 2.1.1.4 stipulates a 10m setback for earthworks within 10m of any waterbody.

<sup>4</sup> Collins, Rob, et al. "Best management practices to mitigate faecal contamination by livestock of New Zealand waters." New Zealand Journal of Agricultural Research 50.2 (2007): 267-278.



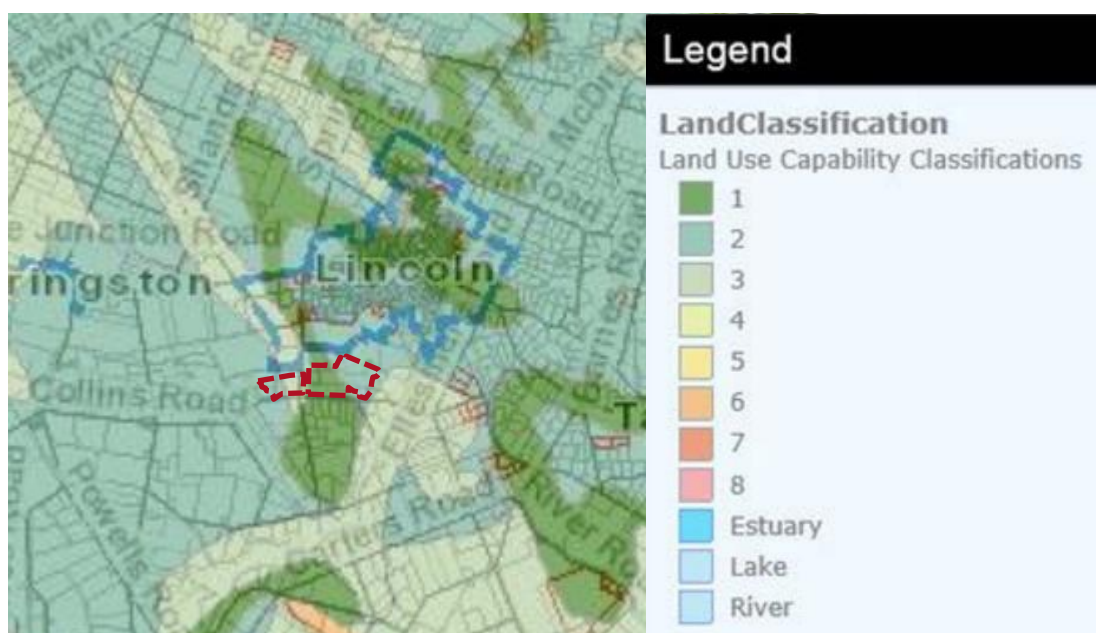


Figure 2: Versatile Soils Map (Source: Selwyn District Council)

### Retail Effects

102. As noted above, the retail centre and Business 1 zoning proposed is of a small scale and is intended only to meet the convenience needs of the local residents. In particular, under the applicable District Plan rules for the zone, retail activity will be limited in the centre to a total floor area of 450m<sup>2</sup>, and individual tenancies will not exceed 350m<sup>2</sup>.
103. Accounting for these attributes, the proposed Business 1 zone will not undermine the viability, vibrancy and amenity values of existing larger centres within Lincoln or elsewhere within the Selwyn District.
104. Moreover, to the extent that the Plan Change increases the extent of residential development in Lincoln and the District, the proposed Plan Change will increase the viability, vibrancy and amenity values of larger centres in Lincoln and the District.
105. The conclusions above are endorsed by the economic assessment in **Appendix G**.

### Economic Effects

106. Beyond the potential economic costs and effects discussed above, the economic assessment in **Appendix G** has addressed other potential economic benefits and costs associated with the plan change proposal. This includes:
  - a. Additional employment, income and expenditure generated by the proposal, including increased economies of scale, increased competition, reduced unemployment and underemployment, and increased quality of central government provided services.
  - b. Increased competition and choice in residential housing markets, in a manner that is strongly and directly consistent with the NPS-UD.



- c. Utility costs, which will not arise in a manner that requires cross-subsidisation by other ratepayers, residents or businesses within the Selwyn District.
  - d. Transport costs, which may arise relative to residential development in closer proximity to centres of employment, commercial activity, etc. However, such transport costs are internalised to future residents, or externalised in respect of potential road accidents, congestion, greenhouse gas emissions, etc which are likely to be similar to alternative residential development sites within the Selwyn District.
107. Accounting for the economic assessment in **Appendix G**, the economic effects of the proposed Plan Change are considered to be acceptable.

### **Summary of Effects**

108. In summary and for the reasons set out above, it is concluded that the potential adverse effects of the proposed plan change can be adequately avoided or mitigated.



## Statutory Requirements of Section 32 of the Act

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

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

*(b) whether, the provisions in the proposal are the most appropriate way to achieve the objectives by:*

*(i) identifying other reasonably practicable options for achieving the objectives; and*

*(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*

*(iii) summarising the reasons for deciding on the provisions; and*

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

110. In assessing the efficiency and effectiveness of the provisions, the evaluation must also:

- Identify and assess the benefits and costs of effects, including opportunities for economic growth and employment;
- If practicable, quantify these benefits and costs;
- Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

111. Section 32(6) clarifies that where no actual objectives are stated in the proposal, the objective is the purpose of the proposal.

112. A Ministry for the Environment guide to Section 32<sup>5</sup> notes that Section 32 case law has interpreted ‘most appropriate’ to mean “suitable, but not necessarily superior”. “Effectiveness” is noted in the guide as assessing the contribution new provisions make towards achieving the objective, and how successful they are likely to be in solving the problem they were designed to address. “Efficiency” is noted as measuring whether the provisions will be likely to achieve the objectives at the lowest total cost to all members of society, or achieves the highest net benefit to all of society. The assessment of efficiency under the RMA involves the inclusion of a broad range of costs and benefits, many intangible and non-monetary.

---

<sup>5</sup> MfE, A Guide to Section 32 of the Resource Management Act 1991 (2017), Wellington.



## Objectives and Policies of the Selwyn District Plan

113. Section 32(1)(a) requires examination of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act.
114. The proposal does not involve any new, or the alteration of any existing, objectives of the Selwyn District Plan. The existing objectives are assumed to be the most appropriate for achieving the purpose of the Resource Management Act, having previously been assessed as such.
115. In regard to the more general objective of the proposal, being the purpose of the proposal, the objective 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.
116. Provision for a variety of densities (including medium density and lower density development) within the Plan Change area is considered appropriate to provide choice, help address declining housing affordability, and enable persons and the community to provide for their health and wellbeing, while avoiding, remedying or mitigating potential adverse effects. While the proposal will result in a change to an urban form from the rural form that exists currently, the proposal is considered to be an efficient use of the physical land resource.
117. Section 32(1)(b) requires examination of whether the proposed plan change provisions are the most appropriate way of achieving the District Plan objectives. There are several objectives and policies specific to the form and development of the Lincoln township itself. There are also objectives and policies addressing urban form and residential amenity generally. These are addressed in **Table 1** below.

**Table 1: Assessment of relevant plan provisions against the objectives of the District Plan**

District Plan provisions	Comment / Assessment
<b>Township Volume - Chapter B1 Natural Resources</b>	
<b>Township Volume: Chapter B2 Physical Resources</b>	
<p><i>Objective B2.1.1</i> An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.</p>	<p>The Transport Assessment contained in Appendix D has confirmed that traffic generated from the proposal can be safely accommodated within the road network. Any new roads within the subdivision will be designed in accordance with the current standards of the District Plan.</p>
<p><i>Objective B2.1.2</i> An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.</p>	<p>In regard Policy 2.1.15, the proposed Outline Development Plan for the subject site includes requirement for new pedestrian links within the subject to area, to ensure adequate connectivity for a range of transport modes.</p>
<p><i>Objective B2.1.3</i> Future road networks and transport corridors are designed, located and protected, to promote transport choice and provide for: a range of sustainable transport modes; and alternatives to road movement of freight such as rail.</p>	<p>In regard the arterial function of Springs Road, the proposal recognises and protects the function of this road and provides for its efficient flow. Also, Springs Road will have no direct access to lots in the new development as shown on the ODP.</p>



*Objective B2.1.4*

*Adverse effects of land transport networks on natural or physical resources or amenity values, are avoided, remedied or mitigated, including adverse effects on the environment from construction, operation and maintenance.*

*Objective B2.1.5*

*Policy B2.1.2*

*Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.*

*Policy B2.1.3*

*Recognise and protect the primary function of roads classified as State Highways and Arterial Roads in Part E, Appendix 7, to ensure the safe and efficient flow of 'through' traffic en route to its destination.*

*Policy B2.1.4(a)*

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

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

*Policy B2.1.12*

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

*Policy B2.1.13*

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

*Policy B2.1.15*

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

*Policy B2.1.23*

*Where a township is already largely developed on both sides of a State Highway or railway line:*

- Discourage new residential or business development from extending the township further along the State Highway or railway line if there are alternative, suitable sites; or, if not,*
- Restrict new residential or business areas to extending further along one side of the State Highway or railway line only.*

*Objective B2.2.2*

*Efficient use of utilities is promoted.*

*Objective B2.2.3*

*The provision of utilities where any adverse effects on the receiving environment and on people's health, safety and wellbeing is managed having regard to the scale, appearance, location and operational requirements of the facilities.*

*Policy B2.2.2*

In regards utilities and as stated in the Infrastructure Report contained in **Appendix A**, while the township is subject to some sewer and water supply constraints currently, they are able to be resolved.



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

**Policy B2.2.3**

*Encourage the “market” to determine the efficient use of utilities.*

**Policy B2.2.5**

*Avoid potential ‘reverse sensitivity’ effects of activities on the efficient development, use and maintenance of utilities*

---

**Township Volume: Chapter B3 Health and Safety Values**

---

**Objective B3.1.1**

*Ensure activities do not lead to or intensify the effects of natural hazards.*

**Objective B3.1.2**

*Ensure potential loss of life or damage to property from natural hazards is mitigated.*

**Objective B3.1.3**

*Ensure methods to mitigate natural hazards do not create or exacerbate adverse effects on other people or the environment.*

**Policy B3.1.7**

*Ensure any new residential or business development does not adversely affect the efficiency of the District’s land drainage system or the risk of flooding from waterbodies.*

Flood hazard effects have been appropriately managed and mitigated as described in **Appendix A** of the plan change request document and there are no other notable natural hazards within the Plan Change area. Geotechnical investigations have indicated that the land predominantly has a technical category of TC1.

SMA’s are proposed to provide appropriate treatment and attenuation. Flood levels will be controlled by outlet structures and it is noted that compensatory storage may be required to offset structures constructed within the flood plain.

Further assessment would occur prior to subdivision application, incorporating new modelling to inform the detailed design. This will ensure that the existing drainage network and risk of flooding from waterbodies is appropriately managed.

---

**Objective B3.4.3**

*“Reverse sensitivity” effects between activities are avoided.*

A 50m buffer setback will be provided for reverse sensitivity effects in relation to the adjoining Business 2B zoned land and this setback is shown on the ODP.

With regard to reverse sensitivity effects from rural activities, the ODP text states that lower density areas (Living X) would provide a transitional buffer with regard to the rural environment. These lower densities/larger allotments would enable potential reverse sensitivity effects to be managed by increased separation distances (noting that Collins Road will provide a separation distance from rural zoned properties).

For rural activities to the east and west of the request area, the esplanade reserves, stormwater management areas, and green links shown on the ODP will provide a sufficient setback to avoid potential reverse sensitivity effects. Therefore, the request is consistent with Objective B3.4.3.

**Objective B3.4.4 states:**

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

**Objective B3.4.5**

*Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be*

The proposal will maintain a relatively compact town form albeit the town will extend further to the south than is currently the case. The proposal will provide for a variety of living environments and housing choices.

The Plan Change area will have a good level of connectivity to the remainder of the township, with

---



*developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.*

#### *Policy B3.4.1*

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

#### *Policy B3.4.3*

*To provide Living zones which:*

- *are pleasant places to live in and provide for the health and safety of people and their communities;*
- *are less busy and more spacious than residential areas in metropolitan centres;*
- *have safe and easy access for residents to associated services and facilities;*
- *provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;*
- *ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and*
- *ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles:*
  - *access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;*
  - *block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;*
  - *streets are aligned to take advantage of views and landscape elements;*
  - *section proportions are designed to allow for private open space and sunlight admission;*
  - *a subdivision layout that minimises the number of rear lots;*
  - *layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;*
  - *a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;*
  - *a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;*
  - *any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.*

#### *Policy B3.4.39*

*Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible*

provision for pedestrian and cycle links as well as vehicle access.

The proposal will provide for a character and amenity that is consistent with the remainder of the Lincoln Township and the existing developing Te Whāriki and Verdecos subdivisions on adjacent land.

The proposed Living zone will meet the outcomes sought by Policy B3.4.3.

It is considered that the ODP reserves, stormwater management and green link features, and the separation distance of Collins Road will ensure effects arising from conflicting land uses are minimised, particularly reverse sensitivity with rural neighbours. It is also noted that the majority of the properties directly opposite (south) from the request area are undersized and subsequently would have a lesser potential to accommodate activities at a viable scale generating nuisance effects. Therefore, the request is consistent with Policy B3.4.39.





*with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.*

#### **Township Volume - Chapter B4 Growth Townships**

##### **Objective B4.1.1**

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

##### **Objective B4.1.2**

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

##### **Policy B4.1.10**

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

The proposal will ensure that Lincoln continues to provide for a range of living environments generally. The subject land itself will also provide for a range of living environments, including high quality, medium density development.

The subject area will be a pleasant place to live and will contribute to the character and amenity of Lincoln.

Open space is provided throughout the plan change site, including greenspaces along site edges and waterbodies, and recreation reserves.

##### **Objective B4.3.1**

*The expansion of townships does not adversely affect:*

*Natural or physical resources;*

*Other activities;*

*Amenity values of the township or the rural area; or*

*Sites with special ecological, cultural, heritage or landscape values.*

##### **Objective B4.3.3**

*For townships within the Greater Christchurch area, new residential or business development is to be provided within existing zoned land or priority areas identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan.*

##### **Objective B4.3.4**

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

##### **Objective B4.3.5**

*Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.*

##### **Policy B4.3.1**

*Ensure new residential, rural residential or business development either:*

*- Complies with the Plan policies for the Rural Zone; or*

*- The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an **Outline Development Plan** incorporated into the District Plan; or*

*- The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is*

The Plan Change will not adversely affect any notable natural or physical resources, beyond the removal of some land from primary production. There are no other activities that the expansion will adversely affect, and amenity values will generally be maintained, albeit the values of the site itself will change from a rural to an urban amenity. The site has no notable special values.

The proposal will not be consistent with Objective B4.3.3 and Policy B4.3.1 in so far as the development will not be within a priority area, however an ODP is proposed.

In regard to infrastructure, the proposal will place additional demand on services such as water and sewer. Upgrades will be required to service the proposal site and this can be undertaken through a combination of developer contribution and existing planned Council upgrades.

The proposal will not leave Rural zoned land surrounded by urban zoning, noting it incorporates the properties at 1521 and 1543 Springs Road and 36 and 208 Collins Road.

The township shape will remain reasonably compact, albeit the proposal will expand the township further to the south rather than consolidating development closer to the town centre.



*contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.*

**Policy B4.3.3**

*Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.*

**Policy B4.3.6**

*Encourage townships to expand in a compact shape where practical.*

**Policy B4.3.56**

*Ensure that new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and Appendices, and in accordance with the phasing set out in Policy B4.3.9.*

**Policy B4.3.57**

*Ensure any land rezoned for new residential development has motor vehicle access from an alternative collector or arterial road other than Gerald Street.*

**Policy B4.3.58**

*Ensure stormwater disposal from any land rezoned for new residential or business development will not adversely affect water quality in the LI or LII waterbodies; or exacerbate potential flooding from the LI or LII waterbodies "downstream".*

**Policy B4.3.59**

*Achieve integration between the rezoning of land for new residential development at Lincoln and associated provisions for utilities, community facilities and areas for business development.*

**Policy B4.3.60**

*Ensure rezoning any land for new residential or business development does not create or exacerbate potential "reverse sensitivity" issues in respect of activities in the Business 3 Zone or surrounding Rural Zone.*

**Policy B4.3.61**

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

**Policy B4.3.63**

*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:*

The proposal entails Greenfield urban growth that is not within the Outline Development Plan areas identified on the Planning Maps and Appendices, however it is considered appropriate accounting for the recent policy direction in the NPS-UD, as is assessed later in this report.

The subject land has motor vehicle access from an alternative arterial road other than Gerald Street.

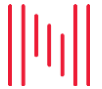
Stormwater disposal from the rezoned land will not adversely affect water quality in the LI or LII waterbodies; or exacerbate potential flooding from the LI or LII waterbodies "downstream" – refer to the Inovo Projects / E2 assessment in **Appendix A** of the plan change request document.

Accounting for its location and physical connectivity, the proposal will effectively integrate with adjacent residential land, and with utilities, community facilities and business within the Lincoln township.

As has been assessed earlier, the proposed rezoning will not create or exacerbate potential "reverse sensitivity" issues in respect of activities in the Business 3 Zone or surrounding Rural Zone.

The proposal is not within an existing Outline Development Plan area, however it addresses the equivalent matters insofar that these are relevant to the subject land – refer **Appendix E** of the plan change request document.

118. Overall, it is considered that the proposed Plan Change is generally consistent with the objectives and policies of the Selwyn District Plan, particularly those seeking to provide pleasant living environments with high amenity. The proposal is not consistent with Objective B4.3.3 and Policy 4.3.1 which seek to ensure that new development is contained within the Regional Policy Statement priority areas, however the National Policy Statement



on Urban Development resolves that policy tension, as discussed below. Overall, it is considered that the resultant character, amenity and environmental effects of the proposal are consistent with those sought in the District Plan for Lincoln. Given this, it is considered that the proposal is an appropriate means of achieving the outcomes sought by the objectives and policies of the District Plan.



## Objectives and Policies of the Proposed Selwyn District Plan

119. The proposed Selwyn District Plan ('proposed plan') was notified on 5 October 2020 and submissions closed in December 2020. Submissions are yet to be notified, meaning that procedurally, the proposed plan is still subject to further submissions, hearings, decisions, and appeals.
120. It is further noted that the applicant for this plan change has filed submissions on the proposed plan seeking rezoning of the land to General Residential, in a manner consistent with the outcomes sought by this proposed change to the operative plan.
121. Accounting for the above, limited weight should be afforded to the provisions of the proposed plan at this time. Notwithstanding, an assessment of those provisions in the proposed plan of particular relevance is provided below in Table 1.

Table 1: Assessment of the proposal against the provisions of the pSDP

PSDP Provision	Comment / Assessment
<b>Sensational Selwyn</b> <b>SD-DI-O1</b> <b>Selwyn is an attractive and pleasant place to live, work, and visit, where development:</b> <ol style="list-style-type: none"> <li><b>takes into account the character of individual communities;</b></li> <li><b>is well-connected, safe, accessible, and resilient; and</b></li> <li><b>enhances environmental, economic, cultural and social outcomes for the benefit of the entire District.</b></li> </ol>	<p>Through its layout, edge treatment and connectivity the proposal provides for development that accounts for the characteristics of the local community and its position at the urban/rural interface.</p> <p>Similarly the ODP provides for well-connected, safe and accessible development, and the technical assessments have demonstrated that the development will be resilient to natural hazards.</p> <p>Finally, the assessments have demonstrated the positive environmental, economic, cultural and social outcomes of the proposal, and the avoidance of adverse effects.</p>
<b>SD-DI-O2</b> <b>Selwyn's prosperous economy is supported through the efficient use of land, resources, and infrastructure, while ensuring existing activities are protected from incompatible activities.</b>	<p>The proposal provides for an efficient use of land and infrastructure (particularly accounting for the existing adjoining infrastructure) and avoids conflict with any existing incompatible activities.</p>
<b>Integration and Land Use, Ecosystems, and Water - Ki Uta Ki Tai</b> <b>SD-DI-O3</b> <b>Land and water resources are managed through an integrated approach, which recognises both the importance of ki uta ki tai to Ngāi Tahu and the inter-relationship between ecosystems and natural processes.</b>	<p>The technical assessments have demonstrated that development can occur in a manner consistent with this objective.</p>
<b>Our Environment</b> <b>SD-DI-O4</b> <b>Places, landscapes, and features which are significant to Selwyn's character, cultural heritage, or are of spiritual importance to Ngāi Tahu, are identified, recognised for their values, and protected for future generations.</b>	<p>The subject land is not subject to any significant values and noting its existing zoning and the visual/urban design assessment,</p> <p>Specific provision is made in the ODP and the ODP text to maintain the heritage value of 'Chudleigh'. The presence of SASM-47 is acknowledged in the Proposed District Plan and the request will maintain/enhance values associated with this feature.</p>



	Therefore the proposal is consistent with this objective.
<b>Vibrant and Viable Centres</b> <b>SD-DI-O5</b> <i>Selwyn's hierarchy of activity centres are the preferred location for shopping, leisure, cultural, entertainment, and social interaction experiences in accordance with their anticipated role within the Activity Centre Network.</i>	The proposal will further support the Lincoln town centre, and the small commercial centres proposed will operate in accordance with their anticipated role within the Activity Centre Network.
<b>Community Needs</b> <b>SD-IR-O1</b> <i>The important infrastructure needs of the community are fulfilled, and their operation is protected.</i>	Per the Inovo assessment, the proposal is able to be supported by existing or planned community infrastructure and accounting for the noise and odour assessments will not otherwise compromise the continued operation of community infrastructure.
<b>Effects of Important Infrastructure</b> <b>SD-IR-O2</b> <i>The development, upgrade, maintenance, and operation of all important infrastructure is enabled in a way that minimises adverse effects, while having regard to the practical constraints and the logistical and technical practicalities associated with important infrastructure.</i>	As noted above, the noise and odour assessments confirm that the proposal will not adversely affect important infrastructure.
<b>Natural Hazards</b> <b>SD-IR-O3</b> <i>The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative.</i>	The hazards assessment confirms that the proposal will not be subject to unacceptable hazard risks.
<b>Partnership with Ngāi Tahu</b> <b>SD-MWV-O1</b> <i>Strengthen the partnership between the Council and Ngāi Tahu by recognising the cultural significance of Selwyn to Ngāi Tahu and Te Taumutu and Ngāi Tūāhuriri Rūnanga by:</i> <ol style="list-style-type: none"> <li><i>Promoting active and meaningful participation by those who hold mana whenua in the resource management decision-making process;</i></li> <li><i>Recognising that only those who hold mana whenua can identify their relationship with their culture, traditions, ancestral lands, waterbodies, wāhi tapu and other taonga;</i></li> <li><i>Enabling the exercise of kaitiakitanga by those who hold mana whenua over Selwyn;</i></li> <li><i>Providing for the contemporary connections, cultural and spiritual values held by tāngata whenua; and</i></li> <li><i>Continuing to enable tāngata whenua to protect, develop and use Māori Land in a way which is consistent with their culture, traditions and aspirations.</i></li> </ol>	Consultation with mana whenua has commenced and the majority of recommendations received have been incorporated into the Plan Change and proposed ODP.
<b>Compact and Sustainable Township Network</b> <b>SD-UFD-O1</b> <i>Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network,</i>	The proposal is located 'around existing townships' and is in a 'compact and sustainable form'.



*while responding to the community's needs, natural landforms, cultural values, and physical features.*

#### **Urban Growth and Development**

##### **SD-UFD-O2**

*There is sufficient feasible development capacity to meet anticipated demands for housing and business activities.*

As addressed by Copeland Brown and consistent with the directions in policy 2 of the NPS-UD to provide 'at least sufficient development capacity to meet expected demand', the proposal supports the provision of 'sufficient feasible development capacity to meet anticipated demands for housing'.

#### **Integration of Land Use and Infrastructure**

##### **SD-UFD-O3**

*Urban growth and development:*

- 1. is well-integrated with the efficient provision, including the timing and funding, of infrastructure; and*
- 2. has the ability to manage or respond to the effects of climate change.*

The Inovo assessment demonstrates consistency with this objective insofar as it relates to infrastructure; and the hazards assessment has otherwise confirmed that the effects of climate change can be readily managed by the proposal.

##### **TRAN-O1**

*People and places are connected through safe, efficient, and convenient land transport corridors and land transport infrastructure which is well integrated with land use activities and subdivision development.*

The transport assessment and further information has demonstrated consistency with these provisions.

##### **TRAN-O2**

*Land transport corridors and land transport infrastructure are protected from incompatible land use activities and subdivision development.*

##### **TRAN-O3**

*Land transport corridors and land transport infrastructure support the needs of people and freight, while ensuring adverse effects on the surrounding environment from their establishment and operation are managed.*

#### **CL – Contaminated Land**

#### **NH – Natural Hazards**

#### **HAZS- Hazardous substances**

For completeness, it is noted that contaminated land and natural hazards matters have been assessed and there are no associated implications or effects for the proposed Plan Change.

The plan change site is not subject to any risks associated with hazardous substances.

##### **HH-O1**

*To protect historic heritage items from inappropriate subdivision, use, and development.*

Instant legal effect of the heritage provisions is noted, and the presence of 'Chudleigh' (H323) is acknowledged on the ODP. This can be appropriately addressed at subdivision stage.

#### **TREE - Notable Trees**

There are no notable trees on the site.

##### **SASM-O1**

*The historic and contemporary relationship of Ngāi Tahu mana whenua with their ancestral lands, water, sites, wāhi tapu, and wāhi taonga within the Selwyn District is recognised and protected.*

The importance of the Ararira/LII and Spring Creek are acknowledged (SASM-47) and the riparian margins of these waterbodies will be enhanced at subdivision stage.

##### **SASM-P2**

*Recognise the cultural significance of ngā wai/water bodies and the historic and contemporary Ngai Tahu customary uses and values associated with these water*



**bodies by managing adverse effects of activities within riparian margins**

<p><b>EIB-O1</b></p> <p><i>Indigenous biodiversity within the district is managed through the exercise of kaitiakitanga and stewardship, in order that:</i></p> <ol style="list-style-type: none"> <li><i>1. Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected to ensure no net loss of indigenous biodiversity, and</i></li> <li><i>2. Other indigenous biodiversity values are maintained and enhanced, and</i></li> <li><i>3. The restoration and enhancement of areas of indigenous biodiversity is encouraged and supported.</i></li> </ol>	<p>The AEL assessment demonstrates that there is little indigenous vegetation on the request site. The request provides the opportunity for indigenous species to be established along riparian margins to improve the aquatic habitat for indigenous fauna.</p>
<p><b>NATC-O1</b></p> <p><i>The natural character of surface water bodies and their margins is preserved.</i></p> <p><b>NATC-O2</b></p> <p><i>The relationship of tangata whenua and their traditions, values and interests associated with water bodies are recognised and provided for.</i></p>	<p>As above, the margins of the existing waterbodies would be protected and enhanced with the subdivision of the site. Esplanade reserves may be created at the time of subdivision.</p>
<p><b>NFL - Natural Features and Landscapes</b></p>	<p>For completeness, it is noted that this attribute is not applicable to the Plan Change site.</p>
<p><b>PA-O1</b></p> <p><i>Selwyn's community has access to and along the District's surface water bodies and coastal marine area.</i></p>	<p>Public access can be enhanced at the time of subdivision with the creation of esplanade reserves or strips.</p>
<p><b>SUB-O1</b></p> <p><i>Subdivision design and layout maintains or enhances the amenity values of the zone.</i></p>	<p>These provisions and associated policies and rules would readily apply to the land following rezoning, and the proposed Plan Change does not present any inconsistency.</p>
<p><b>SUB-O2</b></p> <p><i>Every site created by subdivision has the characteristics, infrastructure, and facilities appropriate for the intended use of the land.</i></p>	<p>It is noted that R18 (Historic Heritage), R20 (SASM) and R21 (EIB) have instant legal effect.</p>
<p><b>SUB-O3</b></p> <p><i>Site sizes reflect the anticipated development outcomes of the zone.</i></p>	
<p><b>ASW - Activities on the Surface of Water</b></p> <p><b>CE - Coastal Environment</b></p> <p><b>EW - Earthworks</b></p> <p><b>LIGHT - Light</b></p> <p><b>NOISE - Noise</b></p> <p><b>SIGN - Signs</b></p> <p><b>TEMP - Temporary Activities</b></p>	<p>For completeness, it is noted that none of these attributes are applicable to the Plan Change (albeit they may apply to future activities on the land).</p>
<p><b>UG-Overview</b></p> <p><i>The Selwyn District is a desirable place to live, work, and play, which is generating a demand for housing and business opportunities to support the needs of the</i></p>	<p>The Urban Growth overview recognises the 'demand for housing and business opportunities to support the needs of the growing community now and into the future' and the need to ensure 'there</p>





*growing community now and into the future. The Urban Growth chapter assists in meeting these demands by encouraging a consolidated and compact settlement pattern that optimises the use and development of resources. This chapter also assists in ensuring there is enough urban development capacity available to meet the District's housing and business needs while assuring that high quality living and business environments continue to be developed to implement the adopted Development Plans.*

*Ongoing urban development capacity is provided through the identification of new urban areas that are subject to the Urban Growth Overlay and by enabling existing sites to be intensified or redeveloped. The need for zoning processes to demonstrate consistency with all of the urban growth policies and to consider relevant Development Plans will ensure that new urban growth areas do not conflict with legitimately established land use activities, compromise the quality of the environments that people value, and result in adverse environmental effects.*

*The intensification of activities and redevelopment of existing land within urban zones is encouraged to support the District's urban growth needs. This includes through increased housing densities and the development and implementation of Urban Intensification Plans and Development Plans to achieve integrated settlement patterns and to complement the ongoing provision of new urban areas.*

*The Urban Growth Overlay maps the spatial locations identified in Development Plans that have been adopted by SDC. These assist in determining where new urban areas can locate around townships and delivering the outcomes that are anticipated to be achieved within these environments. Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.*

*The General Rural Zone activity-based rules apply to the land that is subject to the Urban Growth Overlay to enable the majority of rural land uses to continue. Additional rules apply to ensure that land use and subdivision development does not undermine the future zoning or development of the land that will assist in meeting the growth needs of the district. All other site-specific rules to achieve the urban growth outcomes will be determined through the zoning process.*

is enough urban development capacity available to meet the District's housing and business needs'. The Plan Change proposal responds to these demands and supports the provision of sufficient development capacity for housing.

The plan change proposal otherwise 'demonstrates consistency with all of the urban growth policies' and 'does not conflict with legitimately established land use activities, compromise the quality of the environments that people value, and result in adverse environmental effects'.

#### UG-O1

*Urban growth is provided for in a strategic manner that:*

1. *Achieves attractive, pleasant, high quality, and resilient urban environments;*
2. *Maintains and enhances the amenity values and character anticipated within each residential, kainga nohoanga, or business area;*
3. *Recognises and protect identified Heritage Sites, Heritage Settings, and Notable Trees;*
4. *Protects the health and well-being of water bodies, freshwater ecosystems, and receiving environments;*
5. *Provides for the intensification and redevelopment of existing urban sites;*
6. *Integrates with existing residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;*

The proposed plan change and supporting assessments have demonstrated that the proposal will:

1. Deliver an attractive, pleasant, high quality, and resilient urban environment;
2. Maintain and enhance the amenity values and character anticipated within the residential area;
3. Integrate with existing residential neighbourhoods and commercial centres;
4. Be well coordinated with available infrastructure and utilities, including land transport infrastructure; and
5. Enable people and communities, now and future, to provide for their wellbeing, and their health and safety.



7. *Is coordinated with available infrastructure and utilities, including land transport infrastructure; and*
8. *Enables people and communities, now and future, to provide for their wellbeing, and their health and safety.*

#### **UG-O2**

**Townships maintain a consolidated and compact urban form to support:**

1. *Accessible, sustainable and resilient residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;*
2. *The role and function of each urban area within the District's Township Network and the economic and social prosperity of the District's commercial centres; and*
3. *The efficient servicing of townships and integration with existing and planned infrastructure.*

As demonstrated in the urban design, servicing and transport assessments, the urban form (and ODP) proposed for the Plan Change supports:

1. Accessible, sustainable and resilient residential neighbourhoods;
2. The role and function of the Lincoln urban area and the District's commercial centres; and
3. Efficient servicing of townships and integration with existing and planned infrastructure.

#### **UG-O3**

**There is sufficient feasible housing and sufficient business development capacity within Greater Christchurch to ensure:**

1. *The housing bottom lines are met;*
2. *A wide range of housing types, sizes, and densities are available to satisfy social and affordability needs and respond to demographic change; and*
3. *Commercial and industrial growth is supported by a range of working environments and places to locate and operate businesses consistent with the District's Activity Centre Network.*

As noted above, this provision (and the NPS-UD) seeks sufficiency (i.e. a minimum rather than maximum) supply of housing development capacity which the proposal will support.

The plan change otherwise provides for 'A wide range of housing types, sizes, and densities are available to satisfy social and affordability needs and respond to demographic change'.

#### **Urban Growth**

**UG-P1 Spatially identify new urban growth areas supported by a Development Plan.**

**UG-P2 Provide for the rezoning of land to establish new urban areas within the Urban Growth Overlay.**

**UG-P3 Avoid the zoning of land to establish any new urban areas or extensions to any township boundary in the Greater Christchurch area of the District outside the Urban Growth Overlay.**

**UG-P6 Enable rural production to continue on land that is subject to an Urban Growth Overlay, while avoiding the establishment of those activities that may unreasonably hinder any future urban zoning required to assist in meeting the District's urban growth needs.**

The proposal is not within an identified new urban growth area, but is supported by a Development Plan (ODP).

The proposal seeks 'the zoning of land to establish [a] new urban area or extensions to any township boundary in the Greater Christchurch area of the District outside the Urban Growth Overlay' and is therefore clearly inconsistent with policy UG-P3. However, the NPS-UD provides for such rezoning and resolves this tension.

In terms of UG-P6, development of the land in accordance with the operative rural residential zoning of the land would not support rural production and 'may unreasonably hinder any future urban zoning required to assist in meeting the District's urban growth needs'. Accordingly, this policy indirectly supports the proposed rezoning of the land.

#### **Urban Form**

**UG-P7 Any new urban areas shall deliver the following urban form and scale outcomes:**

1. *Township boundaries maintain a consolidated and compact urban form;*
2. *The form and scale of new urban areas support the settlements role and function within the District's Township Network;*
3. *The natural features, physical forms, opportunities, and constraints that characterise the context of individual locations are identified and addressed to achieve appropriate land use and subdivision outcomes, including where these considerations are identified in any relevant Development Plans; and*

In terms of UG-P7, the proposal has been assessed as:

1. Maintaining a consolidated and compact urban form, as described in the assessment by DCM Urban;
2. Providing a form and scale of urban activity that support Rolleston's role and function within the District's Township Network, noting its proximity, and connectivity to Rolleston especially;
3. Having no particular natural features, physical forms, or constraints that suggest urbanisation of the land is inappropriate; and



<p>4. <i>The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available.</i></p>	<p>4. Providing for an appropriate form of expansion along strategic transport network, accounting for the powerlines on Springs Road and the ability to provide safe and efficient access to the transport network.</p>
<p><b>UG-P8 Avoid the following locations and areas when zoning land to extend township boundaries to establish new urban areas:</b></p> <ol style="list-style-type: none"> <li>1. <i>Sites and Areas of Significance to Māori;</i></li> <li>2. <i>Significant Natural Areas;</i></li> <li>3. <i>Outstanding Natural Landscapes and Visual Amenity Landscapes; and</i></li> <li>4. <i>High Hazard Areas.</i></li> </ol>	<p>In terms of UG-P8:</p> <ol style="list-style-type: none"> <li>1. For Sites and Areas of Significance to Māori, SASM-47 is recognised along the existing watercourses and would be protected from inappropriate development.</li> <li>2. There are no Significant Natural Areas;</li> <li>3. There are no Outstanding Natural Landscapes and Visual Amenity Landscapes; and</li> <li>4. For High Hazard Areas, the large-lot residential development (Living X) will ensure minimum building platforms are achieved to avoid the high hazard event scenarios.</li> </ol>
<p><b>UG-P9 Recognise and provide for the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas.</b></p>	<p>Effects on versatile soils have been assessed as acceptable.</p>
<p><b>UG-P10 Ensure the establishment of high-quality urban environments by requiring that new urban areas:</b></p> <ol style="list-style-type: none"> <li>1. <i>Maintain the amenity values and character anticipated within each township and the outcomes identified in any relevant Development Plan;</i></li> <li>2. <i>Recognise and protect identified Heritage Sites, Heritage Settings, and Notable Trees; and</i></li> <li>3. <i>Preserving the rural outlook that characterises the General Rural Zone through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments.</i></li> </ol>	<p>The proposed ODP provides for a high-quality urban environment by:</p> <ol style="list-style-type: none"> <li>1. Adopting controls on built development consistent with those in the adjacent residential areas and otherwise ensuring a high quality and well-connected development through the use of an ODP;</li> <li>2. Directly recognising identified Heritage Sites, and Heritage Settings.</li> <li>3. Providing an appropriate interface at the rural and urban edge through the use of separation buffers where required accounting for adjacent land uses.</li> </ol>
<p><b>UG-P11 When zoning land to establish any new urban area or to extend any township boundary, avoid reverse sensitivity effects on:</b></p> <ol style="list-style-type: none"> <li>1. <i>any adjoining rural, industrial, inland port, or knowledge zone; and</i></li> <li>2. <i>on the safe, efficient and cost-effective operation of important infrastructure, land transport infrastructure, and the strategic transport network.</i></li> </ol>	<p>The transport, noise and odour assessments have demonstrated consistency with this policy.</p>
<p><b>UG-P12 Ensure the zoning of land to extend township boundaries to establish new urban areas demonstrates how it will integrate with existing urban environments, optimise the efficient and cost-effective provision of infrastructure, and protect natural and physical resources, by:</b></p> <ol style="list-style-type: none"> <li>1. <i>Aligning the zoning, subdivision and development with network capacity and availability of existing or new infrastructure, including through the staging of development;</i></li> <li>2. <i>Avoiding adverse effects on the ground and surface water resource by requiring connections to reticulated water, wastewater, and stormwater networks where they are available, or by demonstrating that the necessary discharge approvals can be obtained for all on-site wastewater and stormwater treatment and disposal facilities;</i></li> </ol>	<p>The transport, servicing and urban design assessments have addressed these matters, confirming that the plan change area can be effectively integrated with the existing Lincoln urban environment and community infrastructure.</p>



3. *Ensuring the land is located where solid waste collection and disposal services are available;*
4. *Prioritising accessibility and connectivity between the land and adjoining neighbourhoods, commercial centres, open space reserves, and community facilities, including education providers, public reserves, and health services; and*
5. *Requiring safe, attractive and convenient land transport infrastructure that promotes walking, cycling, and access to public transport and public transport facilities to encourage energy efficiency and improve peoples' health and wellbeing.*

#### **Development Capacity**

##### **UG-P13 Residential growth – Greater Christchurch area**

*Any new residential growth area within the Greater Christchurch area shall only occur where:*

1. *Extensions assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium-term period through to 2028.*
2. *A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch;*
3. *The land is subject to an Urban Growth Overlay and the area is either:*
  - a. *a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is a residential activity; or*
  - b. *identified in an adopted Rural Residential Strategy and in accordance with CRPS Policy 6.3.9 where it is a rural residential activity.*
4. *The minimum net densities of 12hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met;*
5. *A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and*
6. *An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds.*

The proposal is consistent with this policy insofar that:

1. It will assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium-term period through to 2028.
2. The minimum net densities of 12hh/ha for residential activities are met;
3. A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs (albeit not as identified in a HDCA, FDS or outcomes identified in any relevant Development Plan); and
6. An ODP is prepared that addresses the matters listed in UG-ODP Criteria (that would be incorporated into the Plan before any subdivision proceeds).

The proposal is not consistent with the balance of the policy, albeit such tension is resolved by the policy direction in the NPS-UD.

##### **UG-SCHED1 - Residential Growth Area ODP Criteria**

*1. A single ODP shall be prepared for each new residential growth area and incorporated into the Planning Maps and the relevant Development Area chapter of this Plan;*

*2. Each ODP shall illustrate how the site characteristics and topography have been addressed through the identification of:*

- a. *Principal through roads and connections both within and adjoining the ODP area, including principal walking and cycling networks and public transport and freight routes;*
- b. *Methods for the integrated management of water, stormwater, and wastewater and associated infrastructure consistent with {Link,11991,UG-P15};*
- c. *How each ODP area will:*
  - i. *Achieve the minimum net density requirements and outcomes listed in UG-P5 or UG-P6 are to be achieved;*

The proposed ODP have been prepared in accordance with the requirements of UG-SCHED1 and their format (appearance) and content (text) is based on the ODPs set out in Part 3 of the proposed Plan.



- ii. *Be staged to allow the subdivision development to align with the timing, funding, and availability of network infrastructure capacity; and*
- iii. *Integrate into any adjoining land that is subject to the Urban Growth Overlay;*

**3. The following features and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configurations and sizes that is to accompany the ODP;**

- a. *Any land to be set aside to protect or enhance environmental, conservation, landscape, heritage or cultural (including to provide for the interests of nga rūnanga) values;*
- b. *Any land to be set aside for community facilities, schools, open space reserve or commercial activities and how accessibility and connectivity between these locations is supported in the land transport network;*
- c. *Any land to be set aside to effectively manage hazard risk or contaminated land;*
- d. *Any methods or boundary treatments required to mitigate reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure, or a designated site; and*
- e. *Any other information which is relevant to the understanding of the development and its proposed zoning.*

#### **RESZ-Objectives**

**RESZ-01 Safe, convenient, pleasant, and healthy living environments that meet the needs and preferences of the community.**

**RESZ-02 Residential activities are the principal use in residential zones.**

**RESZ-03 A wide range of housing typologies and densities are provided for to ensure choice for the community and to cater for population growth and changing demographics.**

**RESZ-04 Increased residential densities occur in close proximity to activity centres, public transport routes, and public open spaces.**

**RESZ-05 Built form is of a high design standard and appearance that responds to and reinforces positive aspects of the local environment.**

**RESZ-06 The role, function, and predominant character of the residential zones is not compromised by non-residential activities.**

**RESZ-07 Residents have access to a range of community, recreation, education, health, and corrections activities and facilities that support, maintain, and enhance the surrounding residential amenity.**

These provisions will guide eventual development of the subject land, however it is noted that the proposed Plan Change provides for residential development in a manner consistent with these objectives.

#### **LLRZ-Overview**

**The Large Lot Residential Zone is located within township areas in Coalgate, Darfield, Dunsandel, Kirwee, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springfield, Tai Tapu, and West Melton.**

**The Large Lot Residential Zone provides an opportunity for people to enjoy a spacious living environment while**

These provisions relate to the proposed zoning of the subject land for rural residential purposes, in the proposed plan as notified.

Notably, these provisions:





***being close to an urban centre. The Large Lot Residential Zone is typically located on the fringe of townships and provides a transition to the surrounding rural area.***

***Development, including fencing, will maintain an open and spacious character that contrasts with the built-up areas and rural land. Where portions of the zone are adjacent to or from part of the entrance to a township, development will be managed to ensure that it visually enhances the approach to the township.***

***LLRZ-01 The Large Lot Residential Zone provides for residential activity on large sites, in a manner compatible with the retention of an open and spacious peri-urban character at the rural interface.***

***LLRZ-P1 Provide for a very low density and spacious residential character by:***

***managing the density of development; and***

***managing the height, bulk and form of development.***

1. Identify the land as providing for a 'living environment while being close to an urban centre' rather than as a rural environment.

2. Recognises that the land is 'located on the fringe of townships and provides a transition to the surrounding rural area'.

3. Provide for residential activity (LLRZ-01) and residential character (LLRZ-P1), rather than rural character.

Whilst these provisions clearly anticipate a lower density of development than that proposed by the Plan Change, it is notable that these provisions ultimately recognise the land as residential (rather than rural) which can appropriately integrate with neighbouring urban residential and rural land.

122. Overall, it is acknowledged that the proposal is not consistent with those urban-growth related provisions which seek to limit growth to locations where a HDCA and FDS identify a need for additional feasible development capacity for Lincoln and the land is a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is a residential activity. However, such tension is resolved by the more enabling provisions in the NPS-UD.
123. In all other respects, the proposal achieves consistency (or avoids inconsistency) with the relevant provisions of the proposed plan.
124. It is noted that where new provisions are proposed to the Operative District Plan consideration has been given to the provisions included in the proposed Plan, with a view to aligning such provisions where possible.



## Assessment of Efficiency and Effectiveness of the Plan Change

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

- Leave the area zoned Rural
- Rezone the entire site as proposed
- Apply for resource consent(s) for subdivision and development under the current zoning to otherwise achieve an extension to the existing Lincoln residential environment.
- Apply for multiple plan changes in other locations around Lincoln to otherwise achieve an equivalent extension to the existing Lincoln residential environment.

126. **Tables 2-4** which follow provide an assessment of these options.

**Table 2: Benefits and Costs of Option 1 – Leave the area zoned Rural**

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>• Maintains the existing character and amenity of the area.</li> <li>• No time or costs arising from a plan change process.</li> <li>• No additional demands on infrastructure.</li> <li>• No effects on versatile soil resources.</li> </ul>	<ul style="list-style-type: none"> <li>• Does not meet market demand for residential sites in Lincoln (especially to the south part of Lincoln).</li> </ul>

**Table 3: Benefits and Costs of Option 2 – Rezone the site (the proposal)**

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>• Increasing the availability of allotments within Lincoln township.</li> <li>• Economic benefit to Council from larger rating base through additional properties being added upon subdivision.</li> <li>• Economic benefit to the landowner from development of the property.</li> <li>• Provision of high quality residential amenity for future residents.</li> <li>• Additional supply of housing will assist in avoiding price rises resulting from otherwise suppressed housing supply, noting that all other residential zoned land to the south of Lincoln either has been or is currently being developed.</li> </ul>	<ul style="list-style-type: none"> <li>• Change in character and amenity of the site from rural to urban.</li> <li>• Increase in traffic generated in and around Lincoln township.</li> <li>• Additional infrastructure capacity required, to be provided at developer's cost.</li> <li>• Loss of low productivity rural land.</li> </ul>





**Table 4: Benefits and Costs of Option 3 – Apply for resource consents**

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>Council has the ability to more fully assess the proposal, in light of more detailed information required as part of a subdivision consent application.</li> <li>Council has the ability to place stricter controls on the development through consent conditions than may be possible through a plan change.</li> <li>If granted, would allow for a greater number of allotments, with associated efficiency of land development.</li> </ul>	<ul style="list-style-type: none"> <li>Existing and future purchasers would need to obtain consent if they were to alter uses beyond what is permitted in the District Plan or already consented.</li> <li>Restricted timeframe in which land has to be developed and houses built, leading to potential economic costs for landowner/developer.</li> <li>Less flexibility in being able to develop the land.</li> <li>Possibly higher costs to develop land through the placing of tighter controls on the development by way of strict conditions on a consent.</li> <li>High difficulty of obtaining resource for non-complying status subdivisions.</li> <li>Change in character and amenity of the site from rural to urban.</li> <li>Increase in traffic generated in and around Lincoln township.</li> <li>Additional infrastructure capacity required, to be provided at developer's cost.</li> <li>Loss of low productivity rural land.</li> </ul>

**Table 5: Benefits and Costs of Option 4 – Apply for multiple/ discrete plan changes in alternative locations**

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>As for Option 2 (see Table 3)</li> <li>Distribution of growth to other locations</li> </ul>	<ul style="list-style-type: none"> <li>As for Option 2 (see Table 3)</li> <li>Reduced economies of scale</li> <li>Fragmented / ad hoc development</li> <li>Inability to implement wider benefits such as Lincoln south bypass, road network upgrades, Springs creek corridor enhancements, etc.</li> </ul>

127. The above assessment indicates that the costs of options 3 and 4 outweigh the benefits. Numerically the benefits of option 1 outweigh the costs, however the lost opportunity to provide for additional residential housing capacity carries considerable weight.

128. Option 2, the proposal, has benefits that outweigh the costs.

## Effectiveness

129. Beyond the rezoning of the subject land, limited new provisions are proposed by the Plan Change. Rather, it is intended that existing Living X, Living Z and Business 1 Zone provisions apply to the subject land. New provisions are restricted to the introduction of an



Outline Development Plan for the Plan Change area, introduction of minimum floor levels for Living X (Lincoln South) and amending Rule 4.9.32.

130. Option 2 is considered to be the most effective means of achieving the objective of the proposal, being 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.

## Efficiency

131. In considering efficiency, it is necessary to refer again to the cost/benefits of the three options outlined in the tables above.
132. These assessments indicated that for Options 1 and 2, the benefits are greater as compared to the alternative option of obtaining resource consents, which had costs or disadvantages outweighing benefits.
133. While Option 1 has benefits outweighing the costs, it is an inefficient (and highly ineffective) means of achieving residential zoning across the site, though it would continue to achieve the objectives of the District Plan.
134. Taking into account the costs and benefits, Option 2, rezoning the Plan Change area, is considered to be the most efficient means of achieving the objectives of the proposal. The proposed provisions, encapsulating minimal changes to the District Plan, is also considered to be the most efficient means of achieving the objective of the Plan Change proposal.

## Risks of Acting or Not Acting

135. Given the relatively recent rezoning and subdivision consenting of the adjoining Verdeco and Te Whāriki developments, the relevant issues associated with the rezoning and development of land in this location are well understood. Accounting for the background information to and assessments for those developments, and the technical assessments accompanying this Plan Change application, there is minimal uncertain or missing information in relation to this proposal. It is therefore considered that there are no notable risks of acting or not acting.

## Overall Assessment

136. Based on the above assessment, it is concluded that the Proposed Plan Change is the more appropriate method for achieving the objective of the proposal than the alternatives also considered above.
137. It is concluded that the economic, social and environmental benefits of the Proposed Plan Change outweigh the potential costs. On this basis, the proposed rezoning is considered to be an appropriate, efficient and effective means of achieving the purpose of the Resource Management Act.



## **Statutory Framework**

### **Sections 74 & 75 of the RMA**

138. Section 74 of the RMA prescribes that the District Council must prepare and change a district plan in accordance with its functions under s31 and the provisions of Part 2.
139. The District Council must also have regard to an evaluation report prepared in accordance with s32.
140. Section 74(2) requires the District Council to also have regard to proposed regional plans, management plans, the Historic Places Register, regulations or the Plans of adjoining territorial authorities to the extent that these may be relevant.
141. It is noted that the proposal does not involve any cross territorial issues, any matters of historical reference (on the Historic Places Register) or matters addressed by management plans or strategies prepared under other Acts. With respect to Regional Plans, these are identified and addressed further below.
142. Section 74(2A) also requires the Council to take into account relevant planning documents recognised by an iwi authority, to the extent that its content has a bearing on resource management issues.

### **Section 31 – Functions of Council**

143. Any plan change must assist the Council to carry out its functions so as to achieve the purpose of the Act. The functions of a territorial authority are set out in s31 of the Act and include:
  - establishing, implementing and reviewing objectives, policies, and methods to achieve integrated management of the effects of the use and development of land; and
  - controlling actual or potential effects of the use and development of land.
144. The requested plan change accords with these stated functions. The proposal provides for the use and development of land for residential activities as an extension of the existing residential zone to the north, with only such amendments as are necessary to recognise the site, the proposed ODP. The proposed ODP provides the methods for Council to manage potential effects of this activity and demonstrates an integrated management approach.

### **Section 75 – Contents of District Plans**

145. Section 75 requires a District Plan to state objectives for the District, policies to implement the objectives and rules to then implement the policies.
146. The proposal does not introduce any new, or alter any existing, objectives or policies.



147. Section 75 requires a District Plan to not be inconsistent with Regional Plans. These are identified and discussed in paragraphs further below.
148. Section 75(3)(a), (b) and (c) also requires a District Plan to give effect to any National Policy Statement, the New Zealand Coastal Policy Statement and the Regional Policy Statement. These are discussed as follows:

### **National Policy Statements (NPS) and New Zealand Coastal Policy Statement**

149. The Selwyn District Plan is required under Section 74(1)(ea) of the Resource Management Act to prepare or change its district plan in accordance with National Policy Statements (NPS), and the New Zealand Coastal Policy Statement.
150. The New Zealand Coastal Policy Statement is not relevant to the site, given the large distance between the site and the coastal environment.
151. With regard to the NPS for Renewable Electricity Generation 2011, the proposal does not involve nor is it located in the proximity of a renewable electricity generation activity. Similarly, the Plan Change site is not located in close proximity to any main electricity transmission lines nor is there a substation within the site, meaning the NPS for Electricity Transmission 2008 is not relevant. Stormwater and waste water discharges will be dealt with at a future consenting stage, however no practices or effects are anticipated that would be inconsistent with the NPS for Freshwater Management 2020.
152. Noting the above, the National Policy Statement for Urban Development 2020 (NPS-UD) which took effect on 20 August 2020 is of principal relevance to this plan change.
153. The objectives and policies of that NPS:
  - seek a well-functioning urban environment (Objective 1), as defined by Policy 1;
  - recognise that urban environments, including their amenity values, develop and change over time (Objective 4);
  - state that local authority decisions on urban development area integrated with infrastructure planning and funding decisions and strategic over the medium term and long term and responsive, particularly in relation to proposal that would supply significant development capacity (Objective 6).
  - state that planning decisions must contribute to well-functioning urban environments (Policy 1). Policy 1 defines a well-functioning urban environment as an urban environment that, among other matters less relevant to this application, provides for good accessibility for all people between housing, jobs, community services, natural spaces, and open space.
  - state that 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 (Policy 2).



- state that when making planning decisions that affect urban environments, decision-makers have particular regard to matters including: that the planned urban built form in those RMA planning documents that have given effect to this NPS may involve significant changes in an area, including detracting from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generations (Policy 6);
  - state in relation to car parking, territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks (Policy 11).
154. With regard to the term urban environment, the NPS-UD defines an 'urban environment' as being an area of land that is or is intended to be predominantly urban in character; and is or is intended to be part of a housing and labour market of at least 10,000 people. The Lincoln population is less than 10,000 people currently, with the 2019 census indicating a population of approximately 7,500. Discussions with Selwyn District Council planners<sup>6</sup> have however indicated that Lincoln is considered to be part of the Greater Christchurch urban area, and therefore part of the "urban environment". In support of that, Mr Rhodes has confirmed that under the National Policy Statement for Urban Development Capacity (now superseded by NPS-UD) and in the development of the Capacity Assessments and the Future Development Strategy (Our Space), the Greater Christchurch Partnership took the view that the Greater Christchurch area would be the 'urban environment' as a whole to ensure the work and the responses the NPS-UDC were co-ordinated. Given that urban environment is defined in the NPS-UD as meaning any area of land (*regardless of size, and irrespective of local authority or statistical boundaries*), the continuing definition of urban environment as encompassing all of Greater Christchurch is considered to be appropriate. The assessment which follows is provided on this basis.
155. The proposed Plan Change is generally consistent with the objectives and policies of the NPS-UD, noting that the proposal will retain a relatively compact urban shape and well functioning urban environment, with an extension of an existing zone into an area. The site is able to be serviced adequately and will allow for both land use and transport efficiencies.
156. Policy 8 of the NPS-UD is particularly notable for the proposed Plan Change. That policy states:
- 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.*
157. The proposed development is largely unanticipated by the Selwyn District Plan and RPS. The proposed Plan Change is however considered to add significantly to development capacity. As stated above, it will contribute to a well-functioning urban environment.

---

<sup>6</sup> By email, Ben Rhodes, 6 August 2020.



158. In regards to development capacity, the contribution will be significant. In simple terms, the provision of up to 2,000 additional households/allotments is clearly significant in the context of a township with a population of 8130<sup>7</sup>.
159. Selwyn District Council staff have also provided information on 'theoretical' development capacity within the recently zoned areas of Lincoln township relative to actual development<sup>8</sup>. This information is presented in **Table 5** below and indicates that of the 3721 theoretical dwellings provided for within the existing residential zoned ODP areas 1-8 at Lincoln, 2957 allotments have been issued subdivision consent approval (i.e. a residual of only 764 allotments). Whilst the number of allotments with section 224c certification, or dwellings with building consent is less, this is to be expected given the lag in constructing / titling subdivisions and subsequent building development. Ultimately though, this confirms in numerical and percentage terms that the current supply of *land* for residential growth at Lincoln has been largely developed already.

**Table 5: Theoretical development capacity vs. actual development for existing zoned ODPs**

LINCOLN ODP Area	Theoretical Dwellings (ODP gross area x 10hh/ha)	Lots with Subdivision Consent Approval	Lots with s224c Approval	Approved Building Consents for a Dwelling
1	495	0	0	61
2	623	532	217	180
3	1708	1931	958	798
4	599	265	222	186
5	127	113	62	22
6	23	0	0	0
7	36	4	2	0
8	110	112	30	19
<b>TOTAL</b>	<b>3721</b>	<b>2957</b>	<b>1491</b>	<b>1266</b>
<b>Percentage of theoretical total of 3721</b>		<b>79%</b>	<b>60%</b>	<b>34%</b>

160. Again, when considered in relative terms, it is clear that the proposal to provide for up to 2,000 allotments will 'add significantly to development capacity' for the Lincoln township, noting that the remaining 8 ODP areas collectively provide for 3721 allotments.
161. In addition to the metrics above, consideration has been given to the percentage increase that the request will add to both the existing township and the wider district over the

<sup>7</sup> Source: <https://www.selwyn.govt.nz/community/living-in-selwyn/selwyn-stats-And-facts> and <http://nzdotstat.stats.govt.nz/>

<sup>8</sup> Theoretical capacity is based on the gross land area of ODP Areas 1-8 in the District Plan and a 10 households / hectare density. Actual development accounts for allotments that have obtained subdivision consent approval, section 224c certification, and building consent approvals.



short/medium/long term timeframes considered by the NPS-UD and accounting for the targets set out in Objective B4.3.9 in the Operative District Plan, Our Space and in the Council's updated Housing and Business Development Capacity Assessment<sup>9</sup>.

162. In this respect, the addendum provided by Copeland Brown States:

*"Selwyn District has a current population of 69,700 implying around 24,890 households, assuming an average of 2.8 persons per household<sup>10</sup>. Therefore the proposed development of up to 2,000 dwellings represents around 8% of the existing dwellings in the District.*

*The Housing and Business Development Capacity Assessment Update (2020) report in section 4.1 identifies additional housing demand of 7,127 during 2020-2030 and 8,690 between 2030 and 2050. Whilst the much slower assumed growth rate between 2030-2050 is questioned by the author, these figures imply total households (i.e. existing plus growth) of 32,017 in 2030 and 40,707 in 2050. Therefore the proposed development of up to 2,000 dwellings represents around 6% of dwellings in the District in 2030 and 5% in 2050.*

*The current combined population of Lincoln West and Lincoln East statistical areas is 8,130<sup>11</sup> or 2,904 households assuming an average of 2.8 persons per household. The up to 2,000 additional dwellings of the proposed Plan Change represents up to 69% of the existing dwellings in Lincoln. The Capacity Assessment Update report does not give additional housing demand estimates for Lincoln. However, implying the same percentage increases as for the District implies total households of 3,736 in 2030 and 4,749 in 2050. Therefore the proposed development of up to 2,000 dwellings represents around 54% of dwellings in Lincoln in 2030 and 42% in 2050.*

*The Housing and Business Development Capacity Assessment Update (2020) report in the Executive Summary of Appendix 1 identifies Selwyn District sufficiency of housing capacity of +2,543 in the short term (2020-2023), -2,737 in the medium term (2020-2030) and -18,337 in the long term (2020-2050). Plan Change requests currently lodged with the Selwyn District Council provide for a total of 10,567 additional dwellings.<sup>12</sup> This includes the up to 2,000 additional dwellings to be developed under the proposed Lincoln South Plan Change. However, in this regard:*

- i. There is no certainty that all of the Plan Changes currently lodged with the Council will be approved – either at all, or to the extent of their maximum dwelling yield proposed due to environmental, infrastructure, transport or other factors;*
- ii. Even where other plan changes are approved, they may not all result in full development of their dwelling yields due to market supply and demand factors. However, the potential for such development will play an important role in*

<sup>9</sup> Updated 9 December 2020

<sup>10</sup> This is the average size of household assumed by Statistics New Zealand in their medium growth forecasts over the next decade.

<sup>11</sup> Source: Statistics New Zealand NZStat. Subnational population estimates (RC,SA2) by age and sex at 30 June 1996-2020 (2020 boundaries).

<sup>12</sup> Source: Email from Jocelyn Lewes, Selwyn District Council, to Jeremy Phillips, dated 27 January, 2021.





*providing greater competition or “contestability” in the Selwyn District and Greater Christchurch housing markets.*

- iii. *The thrust of the NPS-UD is not to enable only sufficient capacity, but for supply (or at least potential supply) to exceed expected demand. Only when this occurs can we expect reductions in upward pressure on residential land and house prices to occur”.*

163. In summary, the analysis above shows that the proposal for 2,000 households represents:

- a. approximately 8% of the existing dwellings in the District currently; around 6% of the projected dwellings in the District in 2030; and 5% of that projected in 2050.
- b. approximately 69% of the existing dwellings in Lincoln currently; around 54% of the projected dwellings in Lincoln in 2030; and 42% of that projected in 2050.

164. Accounting for the above, the proposal is considered to clearly ‘add significantly to development capacity’.

165. **Table 8** below provides an assessment of the proposal against the relevant objectives and policies in the NPS-UD.

**Table 8: Assessment of the proposal against the provisions of the NPS-UD 2020**

NPS-UD Provision	Comment / Assessment
<b>Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</b>	The proposed Plan Change supports this objective, through delivery of a well-functioning urban environment (within the context of the subject land, and within the wider Lincoln and Greater Christchurch context)- as is set out in respect of policy 1 below. The enablement of up to 2000 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.
<b>Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.</b>	As noted in the economic assessment ( <b>Appendix G</b> ), the proposed Plan Change will help address constraints in the residential land supply markets, increase supply and competition, and help address housing affordability within the Selwyn District and Greater Christchurch in a manner consistent with Objective 2.
<b>Objective 3: 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:</b>	This objective supports enablement of residential growth in this location, noting the subject land is
a. <i>the area is in or near a centre zone or other area with many employment opportunities</i>	a. near an area with many employment opportunities (the established and developing Rolleston town and industrial centres, rural Canterbury, and Christchurch city).
b. <i>the area is well-serviced by existing or planned public transport</i>	b. not well-serviced by existing public transport or planned public transport presently (noting this is contingent on a residential population that can sustain it), but proposes road networks and connections that would enable existing/nearby bus services to route through the sites.
c. <i>there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</i>	



	c. there is high demand for housing in the area, relative to other areas within the urban environment, as evident from Table 5 and the economic assessment (Appendix G).
<b>Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</b>	The proposed change from rural-residential to urban residential is in response to the diverse and changing needs of people, communities, and future generations (for the proposed form/density of housing in this location) in a manner consistent with this objective.
<b>Objective 6: Local authority decisions on urban development that affect urban environments are:</b>	The infrastructure assessment and ITA have demonstrated that the proposal can be effectively integrated with infrastructure planning, funding and delivery.
d. <i>integrated with infrastructure planning and funding decisions; and</i>	
e. <i>strategic over the medium term and long term; and</i>	The proposal would clearly 'supply significant development capacity', and on that basis this objective seeks 'responsive' decision making. This creates some tension with the requirement to be strategic over a medium and long term, however given the attributes of the site, the absence of any significant effects or risks, and the adjacency to the existing urban area, it is considered that enablement of this proposal would not be inconsistent with this aspect of the objective.
f. <i>responsive, particularly in relation to proposals that would supply significant development capacity.</i>	
<b>Objective 8: New Zealand's urban environments:</b>	The proposed provision for alternative transport modes, connectivity and accessibility, and the potential for servicing by public transport supports reductions in greenhouse gas emissions.
a. <i>support reductions in greenhouse gas emissions; and</i>	
b. <i>are resilient to the current and future effects of climate change.</i>	As noted earlier, resilience to climate change is achieved through: the site's distance from coastal and low lying areas susceptible to sea-level rise and storm surges; the land's resilience to heavy rainfall events/frequency (see Appendix A), and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes.
<b>Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</b>	The proposal will contribute to well-functioning urban environments at a localised, township, and regional scale, noting it will, as a minimum:
a. <i>have or enable a variety of homes that:</i>	a. Have and enable a variety of homes that meet the needs, in terms of type, price, and location, of different households. This is achieved through the Living Z and Living X provisions which provide for this variety and the choice afforded through the supply of up to 2,000 households - including a variety of homes, needs, types, price-points and locations within the plan change area, within Lincoln and within the Greater Christchurch market generally.
(i) <i>meet the needs, in terms of type, price, and location, of different households; and</i>	
(ii) <i>enable Māori to express their cultural traditions and norms; and</i>	
b. <i>have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</i>	Within the plan change area the proposed Living Z zoning provides for a variety in residential densities, including Low Density (average allotment size of 600m <sup>2</sup> and a minimum individual allotment size of 500m <sup>2</sup> ), Medium Density Small-lot (maximum average of 500m <sup>2</sup> , with minimum of 400m <sup>2</sup> ), and Medium Density Comprehensive (maximum average of 350m <sup>2</sup> , with no minimum site size) with the higher density (15hh/Ha) residential areas located adjacent to key open spaces and green corridors. On the ground, the low and medium density areas will provide for
c. <i>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</i>	
d. <i>support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</i>	
e. <i>support reductions in greenhouse gas emissions; and</i>	



**f. are resilient to the likely current and future effects of climate change.**

conventional standalone houses and sites, potentially for larger families. 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 styled developments or through other comprehensive housing forms (such as retirement housing, social housing, or sheltered/supportive housing). Of note, the proposal enables this variety in housing, but other than by way of adopting existing density rules in the Plan, it does not specifically prescribe them.

The Urban Design Statement in Appendix E includes some example visual differences between the proposed densities on the ground between 12 and 15 hh/ha.

The proposal will otherwise enable Māori to express their cultural traditions and norms, to the extent relevant to the site context.

b. Provide access to suitably located and sized business sectors. Local retail facilities are proposed for residents within the Plan Change site; the Rolleston town centre and industrial zones is accessible by various transport modes; and the wider offerings of Christchurch city are accessible where required.

c. Provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport noting the preceding point and the findings in the transport assessment.

d. Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets (refer Appendix G).

e. Support reductions in greenhouse gas emissions, through provision for alternative transport modes, connectivity and accessibility, and the potential for servicing by public transport supports.

f. Achieve resilience to the likely current and future effects of climate change, as described above, through: the site's distance from coastal and low lying areas susceptible to sea-level rise and storm surges; the land's resilience to heavy rainfall events/frequency (see Appendix A), and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes.

**Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.**

In order to be sufficient to meet expected demand for housing, development capacity must be: 'plan-enabled (see clause 3.4(1)); and infrastructure-ready (see clause 3.4(3)); and feasible and reasonably expected to be realised (see clause 3.26); and meet the expected demand plus the appropriate competitiveness margin (see clause 3.22)'. Moreover, Policy 2 requires sufficient development capacity is provided 'at all times' to 'at least' meet expected demand over the short term, medium term, and long term.



	<p>The proposed enablement of up to 2,000 households that can be readily serviced with infrastructure would be consistent with this policy.</p>
<p><b>Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:</b></p> <p><b>(a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and</b></p> <p><b>(b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and</b></p> <p><b>(c) ...in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:</b></p> <p><b>(i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or</b></p> <p><b>(ii) relative demand for housing and business use in that location.</b></p>	<p>In respect of the proposal Policy 3 relevantly seeks that district plans 'enable' 'building heights and density of urban form commensurate with the greater of: (i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or (ii) relative demand for housing and business use in that location'. In this respect, demand for housing (as is addressed in response to NPS-UD policy 8 below) is the principal driver of the proposed building height and density enabled by the proposed plan change.</p>
<p><b>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</b></p> <p><b>a. the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</b></p> <p><b>b. that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</b></p> <p><b>(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</b></p> <p><b>(ii) are not, of themselves, an adverse effect</b></p> <p><b>c. the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)</b></p> <p><b>d. any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</b></p> <p><b>e. the likely current and future effects of climate change.</b></p>	<p>a. No RMA planning documents have yet given effect to this National Policy Statement in a way that can guide urban built form. However, it is relevant to note that the operative District Plan contemplates residential intensification and development of the land (relative to its current rural use) through the operative Living 3 zoning.</p> <p>b. The assessments in Appendix E conclude that the proposal will not result in any significant effects on amenity values. However, to the extent that the appreciation of the status quo by some may be diminished by the proposal, this policy recognises the potential for change and that this is not necessarily an adverse effect.</p> <p>c. The proposal will deliver the benefits of urban development that are consistent with well-functioning urban environments (as described above in respect of Policy 1)</p> <p>d. The proposal will clearly contribute significantly to meeting the requirements of this National Policy Statement 'to provide or realise development capacity'.</p> <p>e. As set out above for other NPS-UD objectives and policies, the proposal accounts for the likely current and future effects of climate change.</p>
<p><b>Policy 8: 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:</b></p> <p><b>a. unanticipated by RMA planning documents; or</b></p> <p><b>b. out-of-sequence with planned land release.</b></p>	<p>As set out above (and irrespective of the absence of criteria yet within the CRPS), the plan change will clearly add significantly to development capacity. And, as set out above, it will contribute to well-functioning urban environments. Accordingly, the policy supports the proposal, notwithstanding it being: unanticipated by RMA planning documents; or out-of-sequence with planned land release.</p>



166. For the reasons expressed earlier in this assessment and in **Table 8** above, the proposal is considered to 'contribute to well-functioning urban environments' and achieve consistency with the relevant provisions of the NPS-UD.

## Canterbury Regional Policy Statement

167. The Selwyn District Plan is required under Section 73(4) of the Resource Management Act to give effect to the Canterbury Regional Policy Statement 2013 (RPS). Section 74(2) of the Act also requires territorial authorities to have regard to any proposed regional policy statement when preparing or changing a district plan.
168. The most relevant objectives and policies of the RPS are those contained in Chapters 5 (to the extent relevant to the entire region), 6, 7, 11, 15 and 16. Relevant objectives and policies are considered in Table 1 below.

**Table 1: Assessment of the plan change provisions against the objectives of the Regional Policy Statement**

Regional Policy Statement provisions	Comment / Assessment
<b>Chapter 5 – Land Use and Infrastructure</b>	
<p><b>Objective 5.2.1 – Location, design and function of development (Entire Region)</b></p> <p><i>Development is located and designed so that it functions in a way that:</i></p> <p><i>1) achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and</i></p> <p><i>2) enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:</i></p> <p><i>a) maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;</i></p> <p><i>b) provides sufficient housing choice to meet the region's housing needs;</i></p> <p><i>c) encourages sustainable economic development by enabling business activities in appropriate locations;</i></p> <p><i>d) minimises energy use and/or improves energy efficiency;</i></p> <p><i>e) enables rural activities that support the rural environment including primary production;</i></p> <p><i>f) is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;</i></p> <p><i>g) avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;</i></p> <p><i>h) facilitates the establishment of papakāinga and marae; and</i></p> <p><i>i) avoids conflicts between incompatible activities.</i></p>	<p>The proposal will facilitate development that is 'located and designed' to function in a way that achieves the outcomes sought by objective 5.2.1.</p> <p>The plan change site is located on the fringe of urban Lincoln and adjoins areas developed, or developing for residential use. Accounting for this, the proposal will achieve 'consolidated, well designed and sustainable growth... around existing urban areas'.</p> <p>The proposal otherwise delivers housing supply, consistent with the NPS-UD, that 'enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety'. More specifically, it will:</p> <ol style="list-style-type: none"> <li>Not diminish the quality of the natural environment (accounting for the site's location and existing zoning);</li> <li>Improve housing choice;</li> <li>Make provision for (enable) business activities at an appropriate scale within the Plan Change site;</li> <li>Be compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;</li> <li>Avoid adverse effects on significant natural and physical resources (including nearby infrastructure); and</li> <li>Avoid conflict with incompatible activities.</li> </ol> <p>The request area is currently operating as a dairy farm directly adjoining an urban environment. The request extent aligns with existing road boundaries and would provide an appropriate buffer from rural-residential activities occurring in the area.</p> <p>The proposal is therefore assessed as being consistent with objective 5.2.1.</p>





#### **Policy 5.3.7**

#### **Strategic land transport network and arterial roads (Entire Region)**

*In relation to strategic land transport network and arterial roads, the avoidance of development which:*

1. *adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to support freight and passenger transport services; and*
2. *in relation to the strategic land transport network and arterial roads, to avoid development which forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements.*

In respect of Policy 5.3.7 Strategic land transport network and roads and as addressed in the ITA, the proposed development will not impact upon the ability of the roading network (including Arterial Roads) to fulfil current or future strategic transport requirements.

#### **5.4 ANTICIPATED ENVIRONMENTAL RESULTS**

**1. New urban and rural residential development is consolidated in, around and integrated with existing urban areas.**

**2. All rural-residential development is located in areas zoned for rural residential development.**

**3. New urban and rural residential development maintains and improves the functioning and qualities of the existing urban areas.**

**4. New development is appropriately serviced by sewerage, stormwater, potable water and multi-modal transport infrastructure.**

**5. New urban development provides for community facilities where appropriate.**

**6. Canterbury's important natural and physical resources affected by development are maintained.**

**7. Regionally significant infrastructure provides safe, effective and efficient services to people and the community.**

**8. The rural primary productive potential of Canterbury is maintained.**

**9. Ngāi Tahu can develop appropriate papakāinga housing and marae on ancestral land.**

**10. Potential land use, subdivision and/or development conflicts are avoided.**

With the exception of result (1) which is resolved by the NPS-UD, for the aforementioned reasons the proposal is assessed as being consistent with the relevant anticipated environmental results set out in Chapter 5.

#### **Chapter 6 – Recovery and Rebuilding of Greater Christchurch**

**Objective 6.2.1 Recovery framework**  
**Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:**

1. **identifies priority areas for urban development within Greater Christchurch;**
2. **identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;**
3. **avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;**

Chapter 6 applies to Greater Christchurch, an area which is defined as including that part of Selwyn District which includes the subject land.

In the first instance, it is noted that NPS-UD Policy 8 resolves the tension with those provisions in Chapter 6 seeking to identify, and constrain, areas of urban development within Greater Christchurch.

It is also stressed that the site directly adjoins areas zoned for residential use and can easily be incorporated into the township. This includes requirements for suitable sewer, water and stormwater servicing; avoidance of significant reverse sensitivity effects, natural hazard effects, and ecological effects; supporting relevant cultural values; and, integrating into or consolidating with existing settlements.



**4. protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;**

**5. protects and enhances indigenous biodiversity and public space;**

**6. maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;**

**7. maintains the character and amenity of rural areas and settlements;**

**8. protects people from unacceptable risk from natural hazards and the effects of sea-level rise;**

**9. integrates strategic and other infrastructure and services with land use development;**

**10. achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;**

**11. optimises use of existing infrastructure; and**

**12. provides for development opportunities on Māori Reserves in Greater Christchurch.**

**Objective 6.2.2 Urban form and settlement pattern**  
**The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:**

**1. aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery: (a) 35% averaged over the period between 2013 and 2016**

**(b) 45% averaged over the period between 2016 to 2021**

**(c) 55% averaged over the period between 2022 and 2028;**

**2. providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;**

**3. reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;**

**4. providing for the development of greenfield priority areas on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;**

**5. encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;**

**6. Managing rural residential development outside of existing urban and priority areas; and**

**7. Providing for development opportunities on Māori Reserves.**

**Policy 6.3.1 Development within the Greater Christchurch area**

**In relation to recovery and rebuilding for Greater Christchurch:**

Accounting for the above and the assessments provided, in regard Objective 6.2.1, the proposal will protect the environmental qualities set out in that objective and provide for a consolidated and integrated urban form that is able to be fully serviced and has the potential to utilise existing reticulated water and wastewater capacity and integrate with strategic infrastructure / transport networks.

The site is not located in a sensitive landscape, nor will any sensitive indigenous vegetation be affected. Water quality can be maintained at the time of detailed design through engineering solutions and regional plan/discharge consent requirements.

The proposal may have some (minor and localised) effect on rural character and amenity as a result of more intensive residential development than the Operative Plan permits, though the landscape and visual assessment confirms that such effects will be appropriately minimised.

Accordingly, whilst the proposal is not consistent with the prescriptive provisions in Chapter 6 directing urban growth to specific areas (a tension resolved by the NPS-UD), it is otherwise consistent with the outcomes sought in these provisions.





1. give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;
2. give effect to the urban form identified in Map A (page 6-27) by identifying the location and extent of the indicated Key Activity Centres;
3. enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;
4. ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;
5. provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;
6. provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and
7. avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.

**Objective 6.2.4 Integration of transport infrastructure and land use**

*Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while:*

1. managing network congestion;
2. reducing dependency on private motor vehicles;
3. reducing emission of contaminants to air and energy use;
4. promoting the use of active and public transport modes;
5. optimising use of existing capacity within the network; and
6. enhancing transport safety.

**Policy 6.3.4 Transport effectiveness**

*Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by:*

1. avoiding development that will overload strategic freight routes;
2. providing patterns of development that optimise use of existing network capacity and ensuring that, where possible,
3. new building projects support increased uptake of active and public transport, and provide opportunities for modal choice;
4. providing opportunities for travel demand management; requiring integrated transport assessment for substantial developments; and
5. improving road user safety.

**Policy 6.3.5 Integration of land use and infrastructure**  
*Recovery of Greater Christchurch is to be assisted by the integration of land use development with infrastructure by:*

The Plan Change site is well located relative to the District's Arterial road network. The site's proximity to urban Lincoln and associated public transport links and commercial/community services will assist in minimising travel distances and reducing dependency on motor vehicles.

The Transport Assessment has confirmed the suitability of the adjoining road network for the vehicle movements anticipated and an integrated transport assessment has been undertaken in support of the proposal.

Accordingly, the proposal is assessed as being consistent with these provisions.



- 1. Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;**
- 2. Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:**
  - a. optimise the efficient and affordable provision of both the development and the infrastructure;**
  - b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;**
  - c. protect investment in existing and planned infrastructure; and**
  - d. ensure new development does not occur until provision for appropriate infrastructure is in place;**
- 3. Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;**
- 4. Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28); and**
- 5. Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.**

#### **6.2.3 Sustainability**

**Recovery and rebuilding is undertaken in Greater Christchurch that:**

- 1. provides for quality living environments incorporating good urban design;**
- 2. retains identified areas of special amenity and historic heritage value;**
- 3. retains values of importance to Tangata Whenua;**
- 4. provides a range of densities and uses; and**
- 5. is healthy, environmentally sustainable, functionally efficient, and prosperous.**

#### **6.3.2 Development form and urban design**

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

- 1. Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the place. Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.**
- 2. Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development.**
- 3. Connectivity – the provision of efficient and safe high quality, barrier free, multimodal connections within a**

These provisions have been addressed in the urban design assessment in support of the proposal and are implemented primarily through the proposed ODP, which is in accordance with policy 6.3.3 and will guide the detail of any future subdivision design and development and ensure that the proposal provides for a range of densities and quality living environments.

In addition, the proposal has been assessed as delivering a 'well functioning urban environment' in a manner consistent with that sought by the NPS-UD.

The proposal does not impact on any identified areas of special amenity and historic heritage value, or values of importance to Tangata Whenua.

On this basis, the proposal is consistent with these provisions.



*development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of transport.*

*4. Safety – recognition and incorporation of Crime Prevention Through Environmental Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places.*

*5. Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population.*

*6. Environmentally sustainable design – ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain.*

*7. Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.*

#### **6.3.3 Development in accordance with outline development plans**

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

*1. Be prepared as:*

*(a) a single plan for the whole of the priority area; or  
(b) where an integrated plan adopted by the territorial authority exists for the whole of the priority area and the outline development plan is consistent with the integrated plan, part*

*of that integrated plan; or*

*(c) a single plan for the whole of a rural residential area; and*

*2. Be prepared in accordance with the matters set out in Policy 6.3.2;*

*3. To the extent relevant show proposed land uses including:*

*(a) Principal thorough roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development;*

*(b) Land required for community facilities or schools;*

*(c) Parks and other land for recreation;*

*(d) Land to be used for business activities;*

*(e) The distribution of different residential densities, in accordance with Policy 6.3.7;*

*(f) Land required for stormwater treatment, retention and drainage paths;*

*(g) Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement;*

*(h) Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development;*

*(i) Pedestrian walkways, cycleways and public transport routes both within and adjoining the area to be developed;*

*4. Demonstrate how Policy 6.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including any staging;*

*5. Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced;*

*6. Document the infrastructure required, when it will be required and how it will be funded;*



7. Set out the staging and co-ordination of subdivision and development between landowners;
8. Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling, public transport, freight, and private motor vehicles;
9. Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;
10. Show how other potential adverse effects on the environment, including the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
11. Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with Chapter 11 and any relevant guidelines; and
12. Include any other information that is relevant to an understanding of the development and its proposed zoning.

**6.3.7 Residential location, yield and intensification**  
*In relation to residential development opportunities in Greater Christchurch:*

1. Subject to Policy 5.3.4, residential greenfield priority area development shall occur in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.
2. Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.
3. Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):
  - (a) 10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;
  - (b) 15 household units per hectare in greenfield areas in Christchurch City;
4. Intensification development within Christchurch City to achieve an average of:
  - (a) 50 household units per hectare for intensification development within the Central City;
  - (b) 30 household units per hectare for intensification development elsewhere.
5. Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.
6. Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.

**6.3.9 Rural residential development**

*In Greater Christchurch, rural residential development further to areas already zoned in district plans as at 1<sup>st</sup> January 2013 can only be provided for by territorial authorities in accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to the following:*

The proposal would not deliver rural-residential development (in the Greater Christchurch area defined as residential with an average density of 1-2 households per hectare). The large-lot residential development identified on the ODP (development constrained area) would produce a minimum of 3hh/ha.



- 1. In the case of Christchurch City, no further rural residential development is to be provided for within the Christchurch City Plan area;**
- 2. The location must be outside the greenfield priority areas for development and existing urban areas;**
- 3. All subdivision and development must be located so that it can be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal;**
- 4. Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State highway under the Government Roding Powers Act 1989;**
- 5. The location and design of any proposed rural residential development shall:**
  - (a) avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;**
  - (b) avoid the groundwater protection zone for Christchurch City's drinking water;**
  - (c) avoid land between the primary and secondary stop banks south of the Waimakariri River;**
  - (d) avoid land required to protect the landscape character of the Port Hills;**
  - (e) not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield;**
  - (f) support existing or upgraded community infrastructure and provide for good access to emergency services;**
  - (g) avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;**
  - (h) avoid significant natural hazard areas including steep or unstable land;**
  - (i) avoid significant adverse ecological effects, and support the protection and enhancement of ecological values;**
  - (j) support the protection and enhancement of ancestral land, water sites, wāhi tapu and wāhi taonga of Ngāi Tahu;**
  - (k) where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement; and**
  - (l) avoid adverse effects on existing surface water quality.**
- 6. An outline development plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character.**
- 7. A rural residential development area shall not be regarded as in transition to full urban development.**

Whilst the policy is not strictly relevant to the current proposal, it reinforces a number of the findings in regards to those policies which are relevant.

#### **6.4 ANTICIPATED ENVIRONMENTAL RESULTS**

- 1. Recovery and rebuilding is enabled within Greater Christchurch.**
- 2. Priority areas and existing urban areas identified provide the location for all new urban development.**
- 3. Significant natural resources are protected from inappropriate development.**
- 4. People are protected from unacceptable risk from natural hazards.**
- 5. Infrastructure, and urban and rural development, are developed in an integrated manner.**
- 6. The use of existing infrastructure is optimised.**

With the exception of result (2) which is resolved by the NPS-UD, for the aforementioned reasons the proposal is assessed as being consistent with the relevant anticipated environmental results set out in Chapter 6.





- 7. Development opportunities are provided for on Māori Reserves.**
- 8. Growth is provided for through both greenfield and brownfield development opportunities.**
- 9. Higher density living environments are provided.**
- 10. Greenfield development is provided for at a rate that meets demand and enables the efficient provision and use of infrastructure.**
- 11. Growth of rural towns within Greater Christchurch is sustainable and encourages self-sufficiency.**
- 12. Rural residential development is appropriately managed.**
- 13. Development incorporates good urban design.**
- 14. Areas of special amenity, heritage value, or importance to Ngāi Tahu are retained.**
- 15. Residential development contains a range of densities.**
- 16. Transport infrastructure appropriately manages network congestion, dependency of private vehicles is reduced, emissions and energy use from vehicles is reduced, and transport safety is enhanced.**
- 17. The function and role of the Central City, the Key Activity and neighbourhood centres is maintained.**
- 18. Sufficient business land is provided for, and different types of business activity take place in appropriate locations, adopting appropriate urban design qualities.**

## **Chapter 7 Freshwater**

**Objective 7.2.1 Sustainable management of fresh water**  
The region's fresh water resources are sustainably managed to enable people and communities to provide for their economic and social well-being through abstracting and/or using water for irrigation, hydro-electricity generation and other economic activities, and for recreational and amenity values, and any economic and social activities associated with those values, providing:

- 1. the life-supporting capacity ecosystem processes, and indigenous species and their associated freshwater ecosystems and mauri of the fresh water is safe-guarded;**
- 2. the natural character values of wetlands, lakes and rivers and their margins are preserved and these areas are protected from inappropriate subdivision, use and development and where appropriate restored or enhanced; and**
- 3. any actual or reasonably foreseeable requirements for community and stockwater supplies and customary uses, are provided for.**

**Objective 7.2.4 – Integrated management of fresh water resources**  
Fresh water is sustainably managed in an integrated way within and across catchments, between activities, and between agencies and people with interest in water management in the community, considering:

- 1. the Ngai Tahu ethic of Ki Uta Ki Tai (from the mountains to the sea);**
- 2. the interconnectivity of surface water and groundwater;**
- 2. the effects of land uses and intensification of land uses on demand for water and water quality; and**
- 4. kaitiakitanga and the ethic of stewardship; and**
- 5. any net benefits of using water, and water infrastructure, and the significance of those benefits to the Canterbury region.**

Water quality and the effects of any water use necessary for development of the proposed Living Z and Living X Zones can be managed at the time of detailed design and subdivision through engineering solutions and regional plan/discharge consent requirements. This conclusion is supported by the technical assessment accompanying the Plan Change.



## Chapter 11 Natural Hazards

**Objective 11.2.1 Avoid new subdivision, use and development of land that increases risks associated with natural hazards.**

**New subdivision, use and development of land which increases the risk of natural hazards to people, property and infrastructure is avoided or, where avoidance is not possible, mitigation measures minimise such risks.**

**Objective 11.2.3 Climate change and natural hazards**

**The effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for.**

The subject land is not exposed to any significant natural hazard risks and the proposal has otherwise been assessed by Coffeys and Inovo as suitable for the intended density of development, accounting for natural hazard risks.

Accordingly, the proposal is consistent with these provisions and their associated policies.

## Chapter 15 Soils

**Objective 15.2.1 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**

The Selwyn District Council's Versatile Soils Baseline assessment concluded that the loss of versatile soils is not currently an issue within the District, nor is it likely to be within the next 10 years.

On that basis, it is considered that the land use intensification proposed by this plan change (and any associated impacts on soil productive capacity) will not detract from the availability of versatile soils in any significant way. Accordingly, the proposal is consistent with this objective and its associated policies.

## Chapter 16 Energy

**Objective 16.2.1 – Efficient use of energy**

**Development is located and designed to enable the efficient use of energy, including:**

- 1. maintaining an urban form that shortens trip distances**
- 2. planning for efficient transport, including freight**
- 3. encouraging energy-efficient urban design principles**
- 4. reduction of energy waste**
- 5. avoiding impacts on the ability to operate energy infrastructure efficiently.**

The Plan Change site is located in close proximity to State Highway 75 and 76 and the existing transport links within and servicing the Lincoln township (Arterial roads) and the proposed ODP effectively provides transport links and connections for all modes of transport.

These measures are consistent with objective 16.2.1.

169. Overall, whilst the proposal is not consistent with the prescriptive provisions in Chapter 6 directing new residential zones to be located within identified greenfield priority areas, (a tension resolved by the NPS-UD), it is otherwise consistent with the outcomes sought in these provisions and the overarching direction set out in the Regional Policy Statement.

## Land and Water Regional Plan, Canterbury Air Regional Plan

170. The operative Land and Water Regional Plan broadly seeks to manage land and water within the Canterbury Region, by setting water allocation limits and limits on the type and amount of discharges permitted.
171. Notably, objective 3.5 that 'Land uses continue to develop and change in response to socio-economic and community demand' recognises (generally) the potential for development



and change, as is proposed by the plan change. As a caveat to this, objective 3.24 seeks that *‘All activities operate at good environmental practice or better to optimise efficient resource use and protect the region’s fresh water resources from quality and quantity degradation’* and a number of more specific objectives and policies permeate the Plan in respect of particular water-related issues.

172. It is anticipated that any future discharges associated with the development of the proposed Plan Change site will either fall to be permitted under the Rules of the Land and Water Regional Plan, or will be assessed in an integrated manner through the resource consent process, with Environment Canterbury as the administering body. At such time as detailed development plans for development are advanced, various options for the design and management of discharges will be available (if required) to ensure any adverse effects are minimised.
173. Accounting for this and the technical assessment by Inovo Projects confirming that the proposed increase in density can be readily serviced by water, wastewater and stormwater infrastructure, the proposal is concluded to be generally consistent with the operative Land and Water Regional Plan.
174. The objectives and policies of the Canterbury Air Regional Plan broadly seek (in relation to those activities emitting discharges to air) best practicable options to minimise the effects of discharges, manage and in some situations avoid discharges of PM<sub>10</sub>, manage discharges of odour and dust from solid or liquid waste, and addressing localised effects of discharges including relative to sensitive receptors. The proposed Plan Change will not generally result in any discharges to air and will therefore not conflict with objectives 5.1-5.10 (or the related policies). To the extent that air discharges from other nearby activities are concerned (such as the Lincoln WWTP), the odour assessment by Golder Associates has confirmed that the Plan Change will be sufficient to avoid incompatibility between activities or diminished amenity values.
175. In summary, the proposed Plan Change is not considered to be inconsistent with the relevant Regional Plans.

## Our Space

176. Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga (‘Our Space’) was prepared to satisfy the requirements of the National Policy Statement on Urban Development Capacity (NPS-UDC) 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).
177. Those parts of Our Space of particular relevance to the proposal are assessed in Table 1 below.

**Table 1: Assessment of the proposal against the provisions of Our Space**

Our Space Provision	Comment / Assessment
---------------------	----------------------

**Chapter 5. Our Plan**



### **What will urban growth look like in different areas of Greater Christchurch?**

*Rolleston continues to grow as the principal centre in Selwyn, with a range of new developments supporting a vibrant town centre and the choice of housing broadening to reflect the changing demand profile of the growing town. Industrial and large format retail expand around the I-Zone Southern Business Hub, benefitting from improved connections across State Highway 1. Lincoln develops while retaining its village and university character, with opportunities emerging from new academic and business partnerships through the Lincoln Hub initiative.*

The proposal is consistent with this broad overview as to how urban growth is envisaged in Selwyn.

### **5.3 Selwyn and Waimakariri towns**

*The current district plans for Selwyn and Waimakariri provide for greenfield housing areas in alignment with the settlement pattern outlined for Greater Christchurch in Map A of the Canterbury Regional Policy Statement (CRPS). This map was inserted into the CRPS22 following the adoption of the Land Use Recovery Plan and covers the post-earthquake recovery period through to 2028.*

*The Partnership has previously considered the longer term growth needs of Greater Christchurch through to 2041, with the extent of planned greenfield areas around Christchurch City and the main towns in Selwyn and Waimakariri to support future housing growth delineated by the Projected Infrastructure Boundary on Map A.*

*Given the projected shortfalls in housing development capacity in Selwyn and Waimakariri to meet their future needs, a change to the CRPS is proposed to allow Chapter 6 and Map A the flexibility to respond to identified medium term capacity needs. Additional capacity will be directed in the first instance to the key towns of Rolleston, Rangiora and Kaiapoi in support of the public transport enhancement opportunities mentioned elsewhere in this Update. This is likely to identify future development areas in the two districts that are within the Projected Infrastructure Boundary. Such a change would be prepared subsequent to this Update and would likely be notified in 2019.<sup>23</sup> These new areas will provide much of the capacity required over both the medium and long term. A 2019 change to the CRPS would ensure that land can be rezoned to meet medium term capacity needs, and the longer term will be further considered as part of a comprehensive review of the CRPS scheduled for 2022.*

*While it is intended Our Space provides direction to inform future Resource Management Act processes, Figure 16 is indicative only.*

*To most efficiently utilise land within identified future development areas, consideration will also be given to appropriate residential densities. An evaluation of the appropriateness of existing minimum densities specified in the CRPS for each territorial authority including a review of what has been achieved to date, constraints and issues associated with achieving these minimum densities, and whether any changes to minimum densities is likely to be desirable and achievable across future development areas will commence in 2019.*

*In the meantime, it is expected that new urban housing in Waimakariri and Selwyn will achieve a minimum net density of 12 households per hectare where any Future Development Area is subsequently zoned. For this purpose, net density has the same meaning as set out in the Canterbury Regional Policy Statement. This will also*

As noted earlier in respect of the CRPS provisions, the NPS-UD provides a more enabling approach towards the enablement of greenfield housing areas and as such, the containment of such areas to the areas delineated by the Projected Infrastructure Boundary on Map A is no longer considered appropriate.

Notably, this section of Our Space acknowledges:

- 'Projected shortfalls in housing development capacity in Selwyn and Waimakariri to meet their future needs';
- A need for 'the flexibility to respond to identified medium term capacity needs'
- 'Additional capacity will be directed in the first instance to the key towns of Rolleston, Rangiora and Kaiapoi in support of the public transport enhancement opportunities...'
- 'Longer term [housing needs] will be further considered as part of a comprehensive review of the CRPS scheduled for 2022'
- 'While it is intended Our Space provides direction to inform future Resource Management Act processes, Figure 16 is indicative only'
- 'it is expected that new urban housing in Waimakariri and Selwyn will achieve a minimum net density of 12 households per hectare'.

Whilst the proposed Plan Change proposes to enable housing supply in advance of the CRPS review in 2022 and in an area that is not 'indicatively' earmarked for growth in Our Space, the enablement of housing supply as proposed is clearly enabled by the NPS-UD. And notably, the proposed change is otherwise consistent with the outcomes envisaged in the bullet points listed above.



**provide strong guidance for the development of District Plans for both Waimakariri and Selwyn districts.**

**Selwyn District and Waimakariri District are undertaking reviews of their respective District Plans. Both reviews will also assess additional provisions to encourage and enable redevelopment within existing urban areas and close to town centres. This is in response to the projected changes in housing demand over the next thirty years, and the role that redevelopment plays to deliver smaller, more affordable housing types that will increasingly be needed to meet future demand. Until these reviews are complete, an understanding of whether any remaining development capacity shortfalls remain is uncertain and can be better understood as part of future capacity assessments in 2020 and every three years thereafter.**

**For Selwyn, this Update supports the purpose and direction of Selwyn 2031 by promoting a sustainable, consolidated centres-based urban growth pattern that supports the changing population and their housing needs. This, in turn, allows for greater public transport usage. The District Plan Review is supporting this by not actively seeking to rezone additional land for living or business outside of the Projected Infrastructure Boundary.**

**This Update will help provide a further evidence base for updates to Selwyn 2031 and other strategic documents to accommodate long-term growth through high quality urban environments. Any potential additional provision of business and housing land within the Greater Christchurch area in Selwyn will be strongly guided by this evidence and the current structure plans and town centre studies, ongoing market indicator monitoring and the evolution of the policy framework through the district plan review process.**

This proposed Plan Change provides an opportunity to understand 'whether any remaining development capacity shortfalls remain'. This has been assessed by Copeland Brown and in the supporting information in the section 32 assessment, with reference to the policy directives in the NPS-UD.

For the reasons stated elsewhere in the section 32 assessment and technical reports (in particular the urban design assessment by DCM Urban), the proposal otherwise promotes 'a sustainable, consolidated centres-based urban growth pattern that supports the changing population and their housing needs. This, in turn, allows for greater public transport usage'.

#### **5.4 Sequencing and staging of growth**

**At a local level the Capacity Assessment outlined which areas signalled for growth are already supported by trunk infrastructure. This primarily relates to wastewater networks. Infrastructure strategies associated with the recent completed 2018-2028 Long Term Plans have documented the planned infrastructure works scheduled to be completed over the medium and long term to unlock remaining growth areas. These integrate and align with structure plans for main towns covering the development phasing associated with the efficient roll-out of infrastructure.**

**At a Greater Christchurch level sequencing is important to align with cross-boundary investments, especially those relating to the transport network. Collaborative planning undertaken when developing infrastructure strategies and regional land transport plans will be the mechanism to address and resolve any potential misalignment.**

**Future growth areas identified in Figure 15 and 16 will require more detailed planning, technical assessments and consultation with landowners to determine more specific staging of development. Existing policies in Chapter 6 of the CRPS already provide clear direction which these detailed planning processes must give effect to, particularly Policies 6.3.2 to 6.3.7. They ensure the staging of development considers how to support good urban design, align with infrastructure needs and integrate with existing urban areas. Associated policy wording is proposed to complement a change to the CRPS Map A. This will enable District Plan reviews for**

Per the assessment by Inovo, capacity in the wastewater (and other infrastructure/servicing) network exists to support the proposal.

The CRPS provisions, particularly Policies 6.3.2 to 6.3.7 have been assessed, with the requirements for good urban design, alignment with infrastructure needs and integration with existing urban areas satisfied by the proposal.

Sufficiency of development capacity has also been assessed, in accordance with the requirements of the NPS-UD.





**Selwyn and Waimakariri Districts to, over the medium term, zone and otherwise enable development capacity in accordance with meeting the medium term housing targets incorporated in the CRPS. Reviews of targets and the sufficiency of development capacity are part of periodic capacity assessments and enable the CRPS and district plans to remain responsive to demonstrated need.**

#### 6.1 Responsive planning

**With many of the primary drivers and influencers of urban development in Greater Christchurch being in a state of change, a responsive approach to planning is necessary to ensure that future opportunities to shape our urban areas and achieve our desired outcomes are realised. This will require monitoring and evaluation, continued relationship building and commitment to this partnership. Key drivers of change at the local, national and global level include:**

- **Shifting post-earthquake trends in the residential, commercial and industrial markets, as well as the development sector, as the rebuild and recovery of Greater Christchurch continues to mature;**
- **Emerging Government policy in relation to urban growth and development, transport, regional economic growth, and local government funding and financing, which will provide new opportunities for our approach to planning;**
- **Changing population and household profiles, and composition of the local economy, which will influence the type of housing and employment that is required in the future to meet the needs and preferences of residents;**
- **Growing need to manage and adapt to the natural hazard risk facing our coastal communities given the anticipated sea level rise, and related coastal inundation and groundwater level effects, over the next 30 years and beyond.**

**Given these drivers of change, this Update has been prepared to provide greater certainty over the medium term in regard to how development capacity issues will be addressed (Section 4, Our Challenges) and more flexibility over the long term to enable the Partnership to further consider the most appropriate planning directions and responses.**

**In response to this Update, the Regional Council and District Councils will insert the relevant housing targets directly into their respective plans, in accordance with NPSUDC Policies PC5 to PC11.**

This section of Our Space is particularly relevant to this proposal and the context in which the Plan change is made. Specifically:

- Shifting trends in the residential property market (significant demand, limited supply and cost escalation) since the release of the CRPS and Our Space underpin this application.
- The NPS-UD is a significant Government policy that fundamentally affects planning and enablement in relation to urban growth and development, transport, regional economic growth, and local government funding and financing.
- Maturation of the Selwyn local economy (with associated work, education and recreational opportunities) and improved transport accessibility (in terms of CSM, public transport, and local connections to services) has influenced the uptake of available residential land in Rolleston and the demands for additional housing supply.
- The proposal is on land with very low natural hazard risk, including allowances for sea level rise or climate change.

In addition to the factors above, the information provided elsewhere in the section 32 assessment regarding housing supply and demand and the extent to which this proposal adds significantly to development capacity in accordance with the NPS-UD supports a responsive approach.

178. Overall, it is acknowledged that the proposal is not expressly contemplated by Our Space which identifies (through Figure 16 and its text) indicative locations of future development areas in Greater Christchurch within the Projected Infrastructure Boundary. However, consistent with the findings regarding the directive policies in Chapter 6 of the CRPS, the recently released NPS-UD provides a more enabling and responsive approach to growth.
179. Accounting for the NPS-UD, the recognition in Our Space that responsive planning is required in response to drivers of change, and that the proposal is otherwise consistent with the key outcomes sought in Our Space in respect of the location and form of growth, the proposal is assessed as being not inconsistent with Our Space.





## Mahaanui – Iwi Management Plan 2013

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

### *Ranginui*

181. The relevant matters identified in IMP are discharges to air and the protection of night time darkness. The proposed Plan Change does not contain controls on these matters. The main discharge to air that could occur through this proposal is the establishment of log burners or similar within individual houses, as well as discharges of dust to air during the development of the site. Such discharges are controlled by Environment Canterbury through the Regional Air Plan. Controls over night time lighting are not proposed, and therefore some light pollution in a manner that conflicts with the aspirations of the IMP may eventuate. However, given the plan change site adjoins an established urban area (with associated light pollution), such effects are not considered to be significant.

### *Wai Māori*

182. Freshwater is of considerable cultural significance to Rūnanga. The main matters of concern relate to water quality and quantity and mixing waters from different waterbodies. With the reticulation of effluent disposal from new dwellings the potential from adverse impacts on groundwater quality are limited. The site will also be connected to a Council water supply, which is more efficient way to service the development than through a separate well or wells. Stormwater generated by the new roads will be treated and disposed of through swales and basins, ensuring that no untreated stormwater will reach groundwater or surface water bodies. Further, roof stormwater (generally considered clean) will be disposed of straight to ground where ground conditions allow for this, or otherwise treated and disposed of via first flush and detention basins (as referred to in **Appendix A**). In respect of surface water bodies on the site, these are provided with open space buffers and will be protected by District Plan setback requirements. All of these aspects of the development combine to ensure that there will be minimum adverse impact on the freshwater quality or quantity within this locality.

### *Papatūānuku*

183. The use of land and how it is developed is of importance to Rūnanga. This section identifies matters such as the urban planning, the subdivision and development of land, stormwater, waste management, and discharges to land. The potential effects of the proposal on the environment have been discussed in the assessment of effects above. That assessment concludes that there will minimal adverse impacts on the quality of the natural environment



as no waste or contamination will be discharged in a manner that will compromise the mauri of surface or groundwater.

#### *Tāne Mahuta*

184. This section addresses the significance of indigenous biodiversity and mahinga kai to Rūnanga. The application site is not located in a known mahinga kai area. The subject land has been used for farming purposes for many years. There are no notable indigenous plantings within the site. The proposed Plan Change does not have specific planting requirements, however indigenous planting within greenspaces, stormwater management areas, and road reserves will be confirmed at the time of subdivision and development. It is also anticipated that over time, as the area is developed for residential use, that further plantings, both exotic and native, will occur.

#### *Ngā tūtohu whenua*

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

#### *Te Waihora*

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

#### *Summary*

187. It is considered that overall, the proposal will not have an adverse impact on the cultural values of iwi as set out within IMP.
188. As noted earlier, consultation has been undertaken with local Rūnanga via Mahaanui Kurataiao Limited (MKT) – see **Appendix I**. A number of their recommendations have been incorporated in the plan change proposal and/or would be imposed at the time of subdivision consent under the existing matters of control within the District Plan.



## Part II of the Resource Management Act 1991

189. The purpose of the Resource Management Act is set out in Section 5 of the Act, being the sustainable management of natural and physical resources. This purpose is subject to Sections 6, 7 and 8 of the Act which set out that matters that are to be taken into consideration in achieving the purpose.
190. Section 6 identifies the matters of national importance that must be recognised and provided for when exercising a function under the Act. None of the listed matters in section are relevant to this site. As discussed above, in relation to section 6 and section 8 matters there are no known wāhi tapu, wāhi taonga or mahinga kai sites within the application site or close by. In respect of section 6(f) and the protection of historic heritage from inappropriate subdivision, use, and development, the (unlisted) heritage item within the site will be retained with sufficient space to account for its setting and heritage values.
191. In terms of section 7, the matter of most relevance to the residential zoning and further development of this site is maintenance and enhancement of the quality of the environment. The quality of environment and amenity values are anticipated to be high, with existing District Plan rules prescribing density standards and associated built form controls to ensure a suitable standard of development and amenity. As noted earlier, this proposal effectively shifts the existing urban/rural interface from the northern boundary of the plan change site to the Collins Road boundary to the south and rural-residential and rural land use beyond. Accordingly, whilst the environment and amenity values of this interface (and the site itself) will change, these qualities will be maintained when considered in a wider context.
192. An overall assessment of the proposal to rezone the land for Living X, Living Z and Business 1 zone purposes is considered to achieve the purpose of the Resource Management Act. The proposal provides for the social well-being of residents of Selwyn District and the Greater Christchurch area by providing an efficient residential development form to increase residential housing capacity at Lincoln.