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Planning. Traffic. Development.

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

**ROLLESTON
INDUSTRIAL
DEVELOPMENTS
LIMITED**

Springs Road, Lincoln

October 2020

Request for Change to the Selwyn District Plan
prepared for

ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED

Springs Road, Lincoln

Novo Group Ltd
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Document Date:	29/10/2020
Document Version/Status:	FINAL
Project Reference:	021028
Project Manager:	Jeremy Phillips, Director & Senior Planner
Prepared by:	Jeremy Phillips, Director & Senior Planner
Reviewed by	Kim Seaton, Senior Planner

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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: 186 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. 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

Address for Council fees:

Rolleston Industrial Developments Limited
PO Box 2726
Christchurch 8140

Attention: Tim Carter

T: 03 3791650

E: tim@cartergroup.co.nz



Attachment 1: 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

Estate	Fee Simple
Area	1.4884 hectares more or less
Legal Description	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

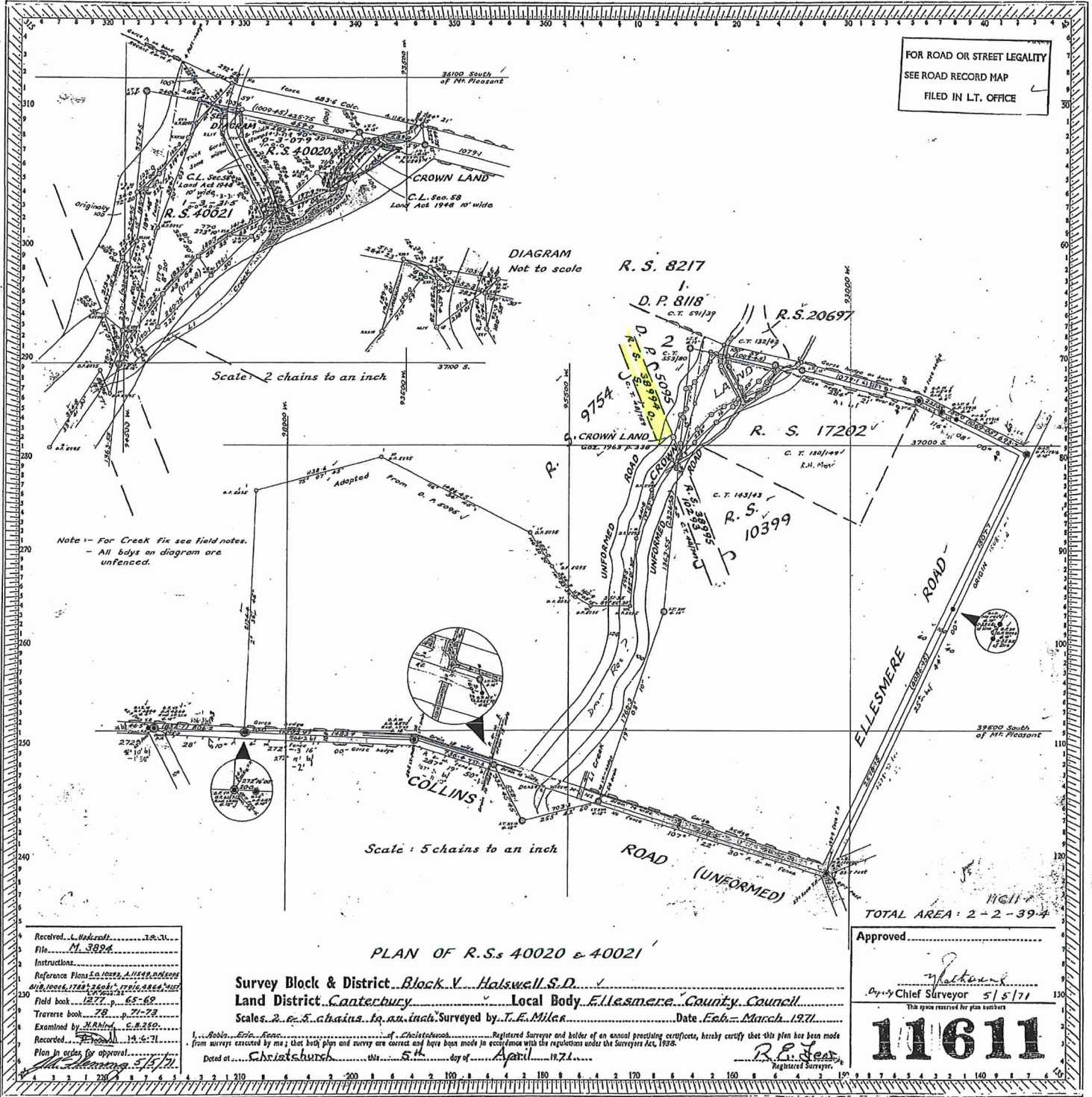
A371695.3 Mortgage of Rural Section 38994 to The National Bank of New Zealand Limited - 6.10.1998 at 2.00 pm

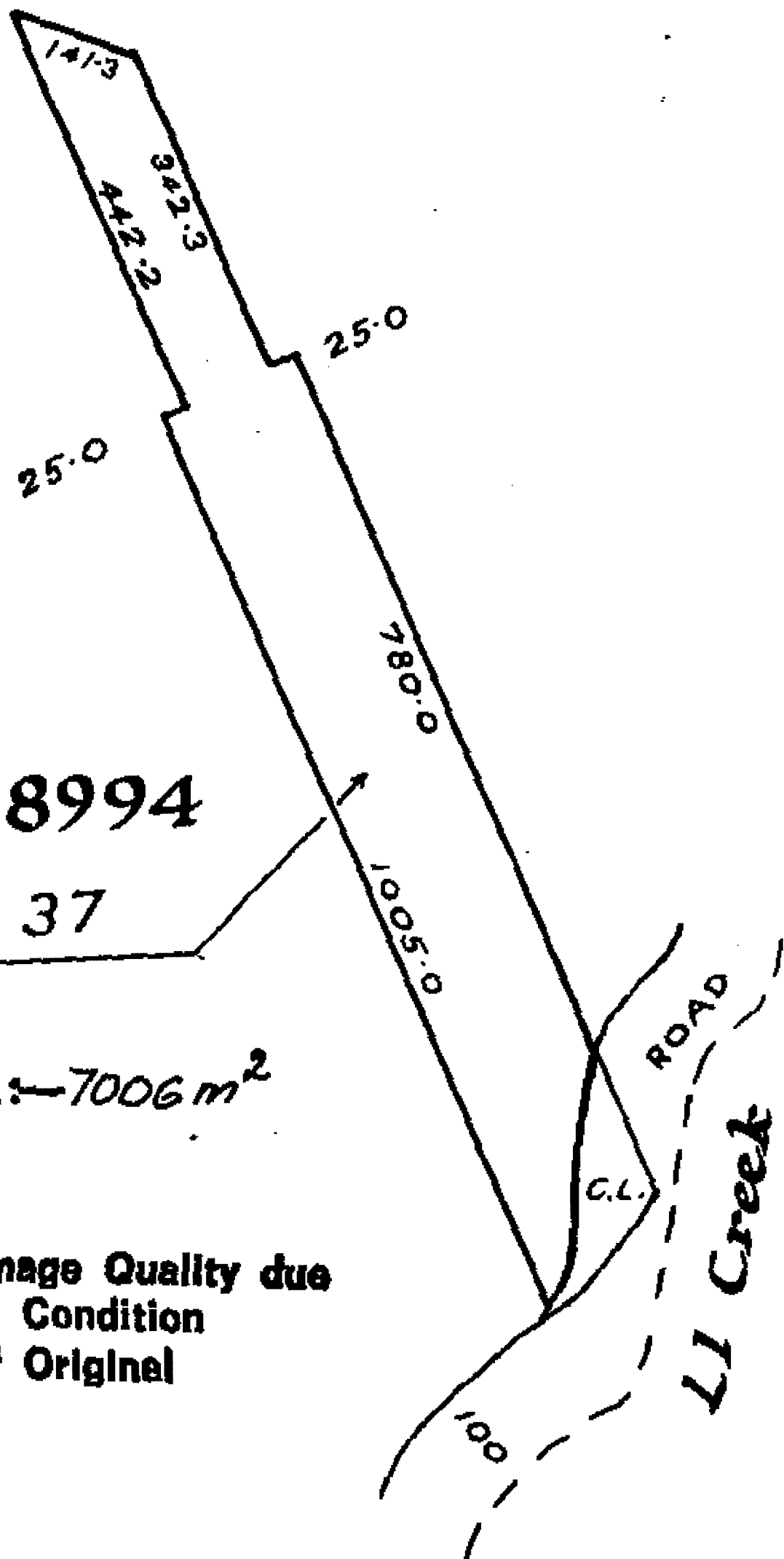
6758357.1 Variation of Mortgage A371695.3 - 20.2.2006 at 9:00 am

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 m²

**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

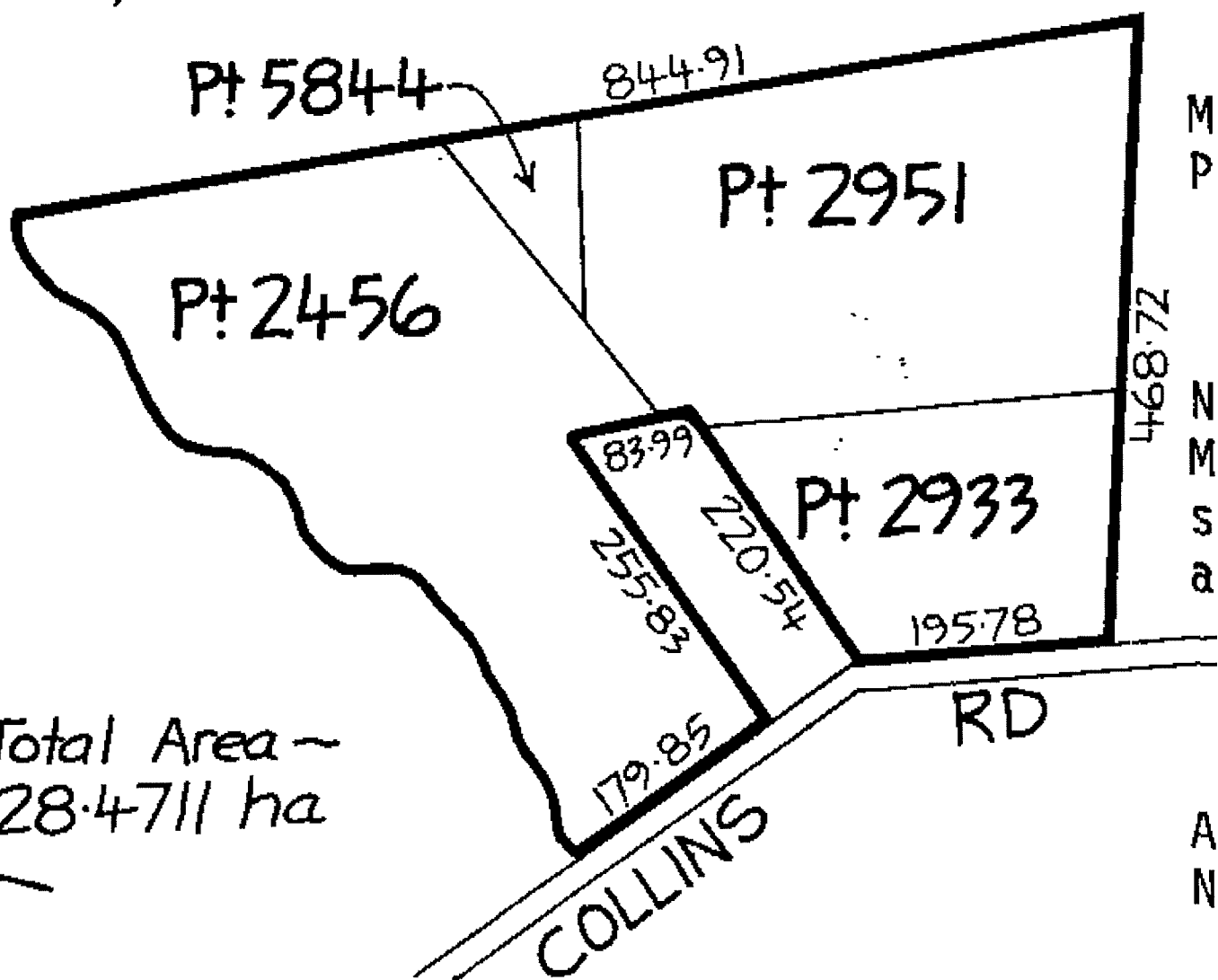
Estate	Fee Simple
Area	28.4711 hectares more or less
Legal Description	Part Rural Section 2456, Part Rural Section 2933, Part Rural Section 2951 and Part Rural Section 5844

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

Estate	Fee Simple
Area	17.2042 hectares more or less
Legal Description	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 8th day of August 1907 and I make this declaration, conscientiously believing the same to be true, and by virtue of the Statute of the 10th June 1908

Declared at Christchurch, this 15th 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

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

Registered Owners
John Campbell Greenslade and Leslie Jane Greenslade

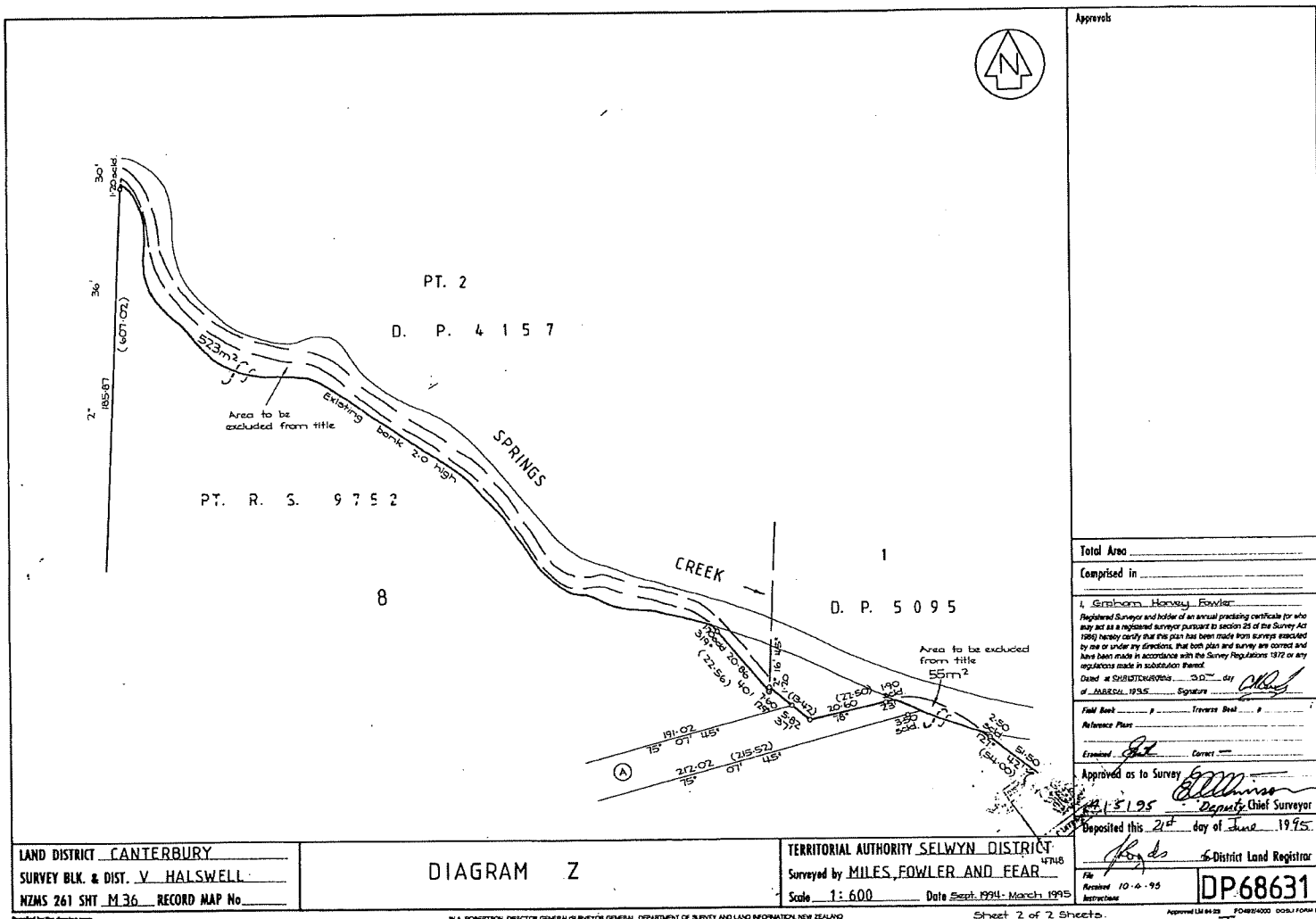
Interests

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





**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

Estate	Fee Simple
Area	63.9252 hectares more or less
Legal Description	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	

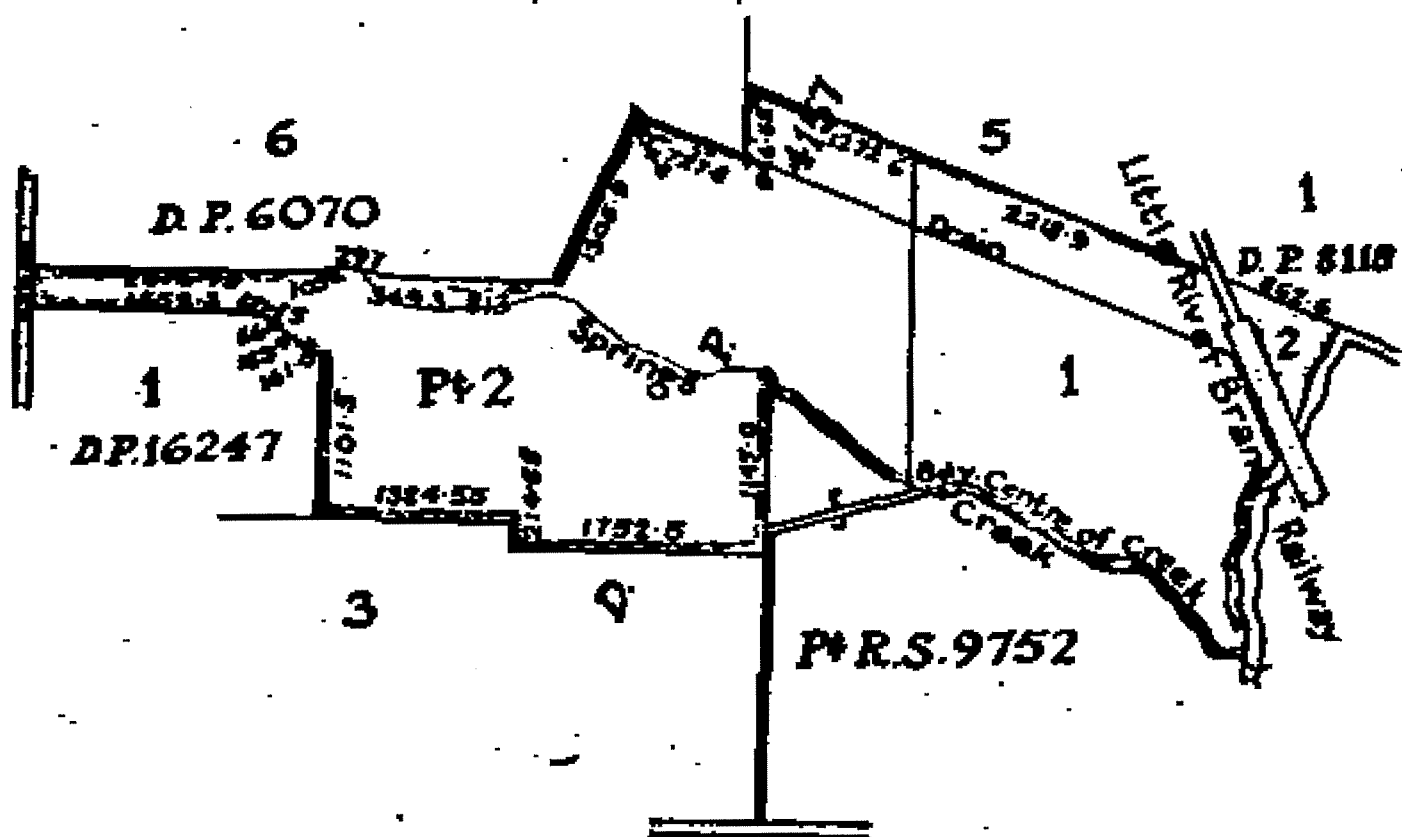
A371695.3 Mortgage to The National Bank of New Zealand Limited - 6.10.1998 at 2.00 pm

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

Estate	Fee Simple
Area	46.8208 hectares more or less
Legal Description	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

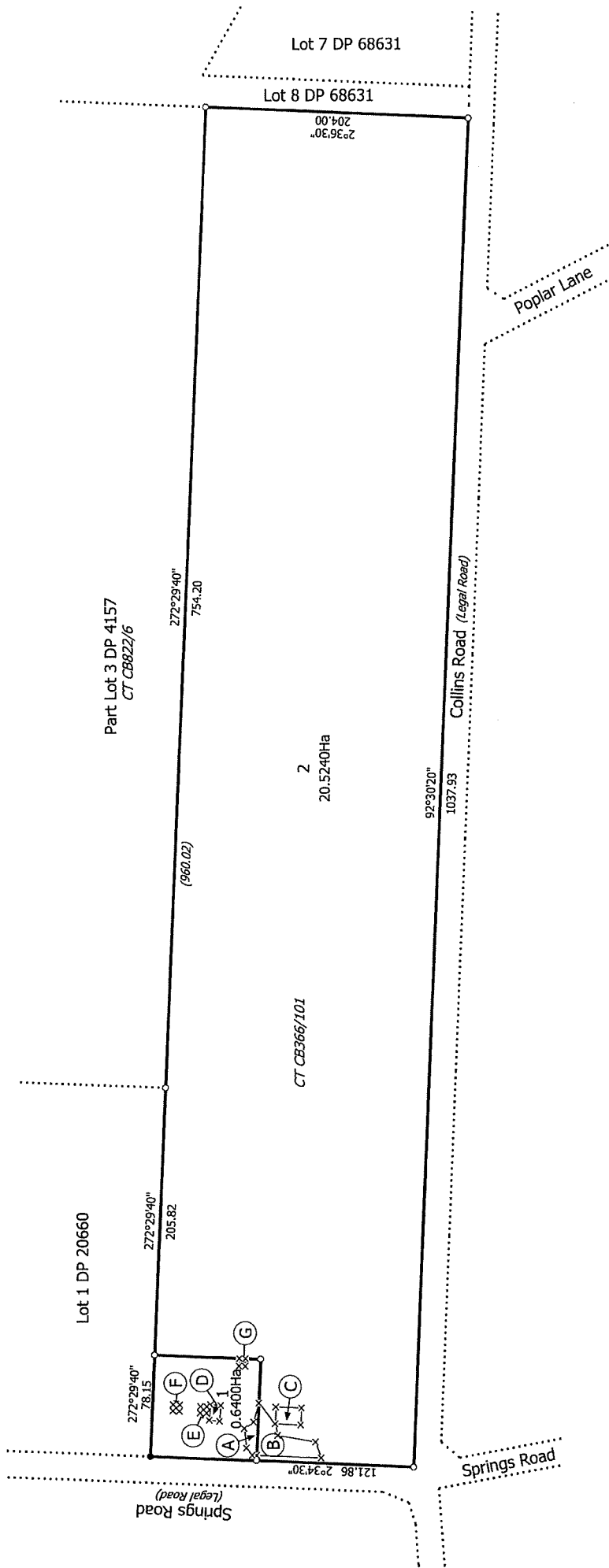
9812360.5 Mortgage to ANZ Bank New Zealand Limited - 24.9.2014 at 11:39 am (affects Lot 2 DP 494430)

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)

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

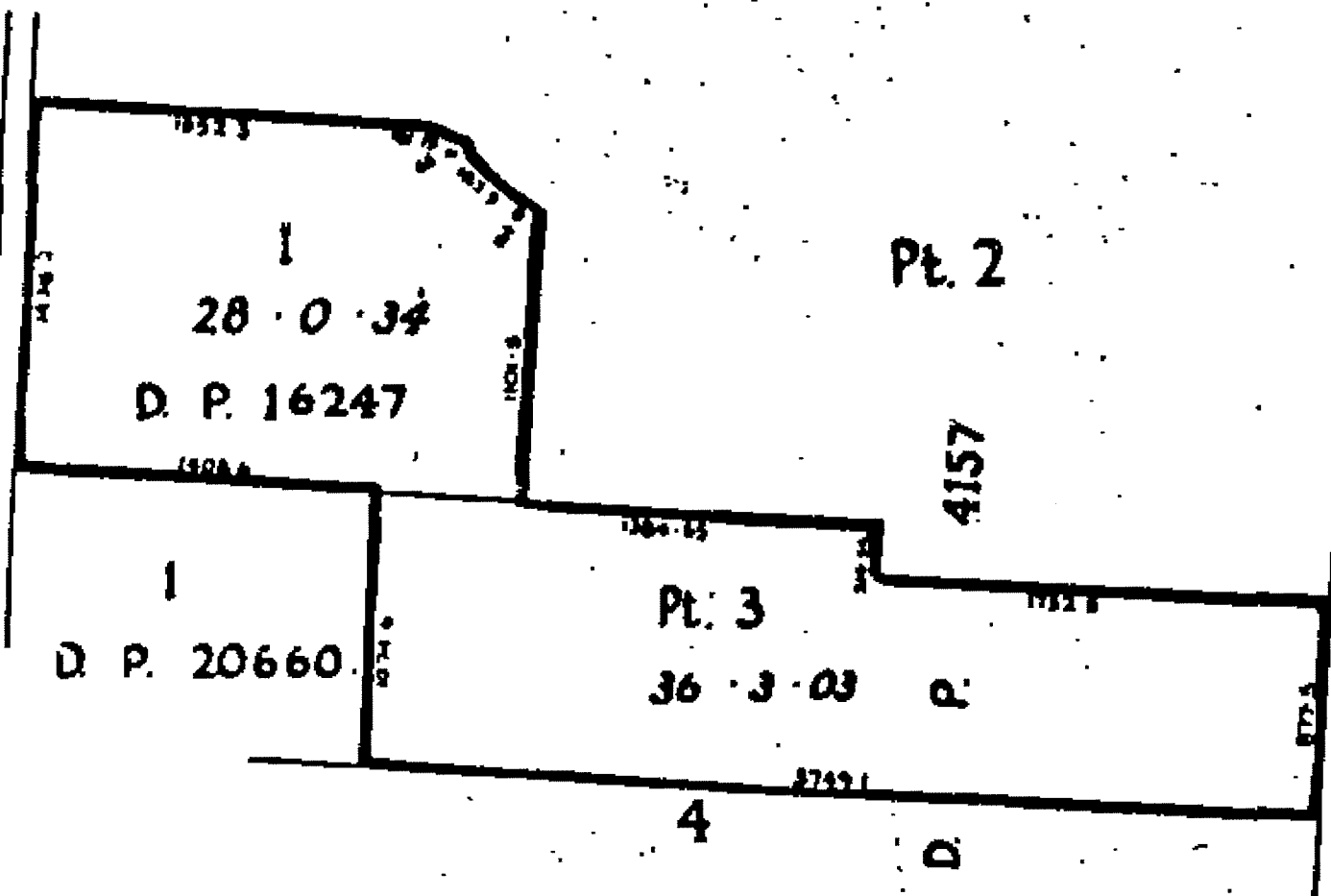
Lots 1 and 2 being a Subdivision of Lot 4 DP 4157

Land District: Canterbury

Digitally Generated Plan

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


Springs Road





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UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

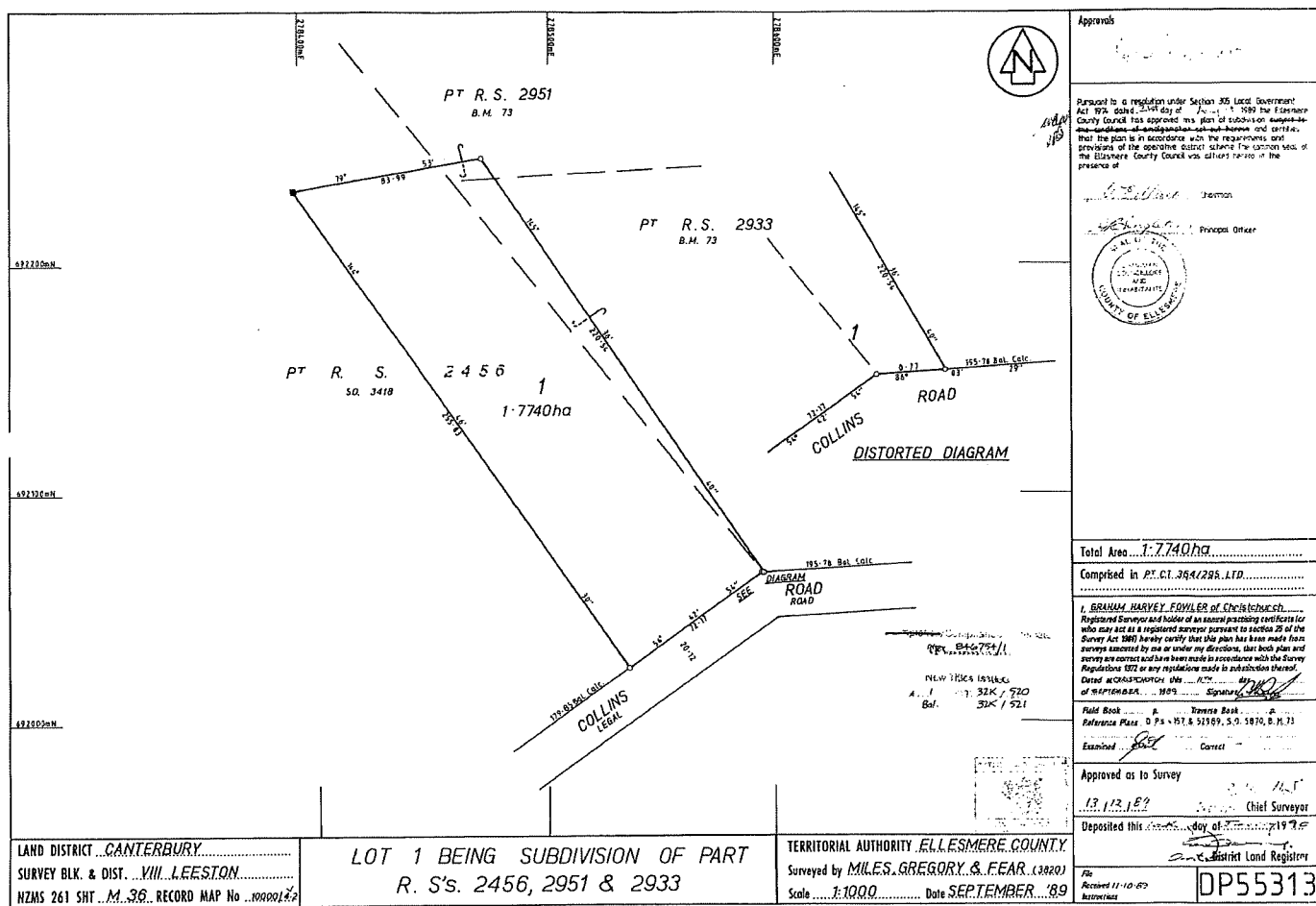
Identifier CB32K/520
Land Registration District Canterbury
Date Issued 16 January 1990

Prior References
CB364/295

Estate	Fee Simple
Area	1.7740 hectares more or less
Legal Description	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

Estate	Fee Simple
Area	6.1234 hectares more or less
Legal Description	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. C.T. 554/93

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. C.T. 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

Applicant or Registered Owner

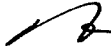
This space reserved for plan number

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

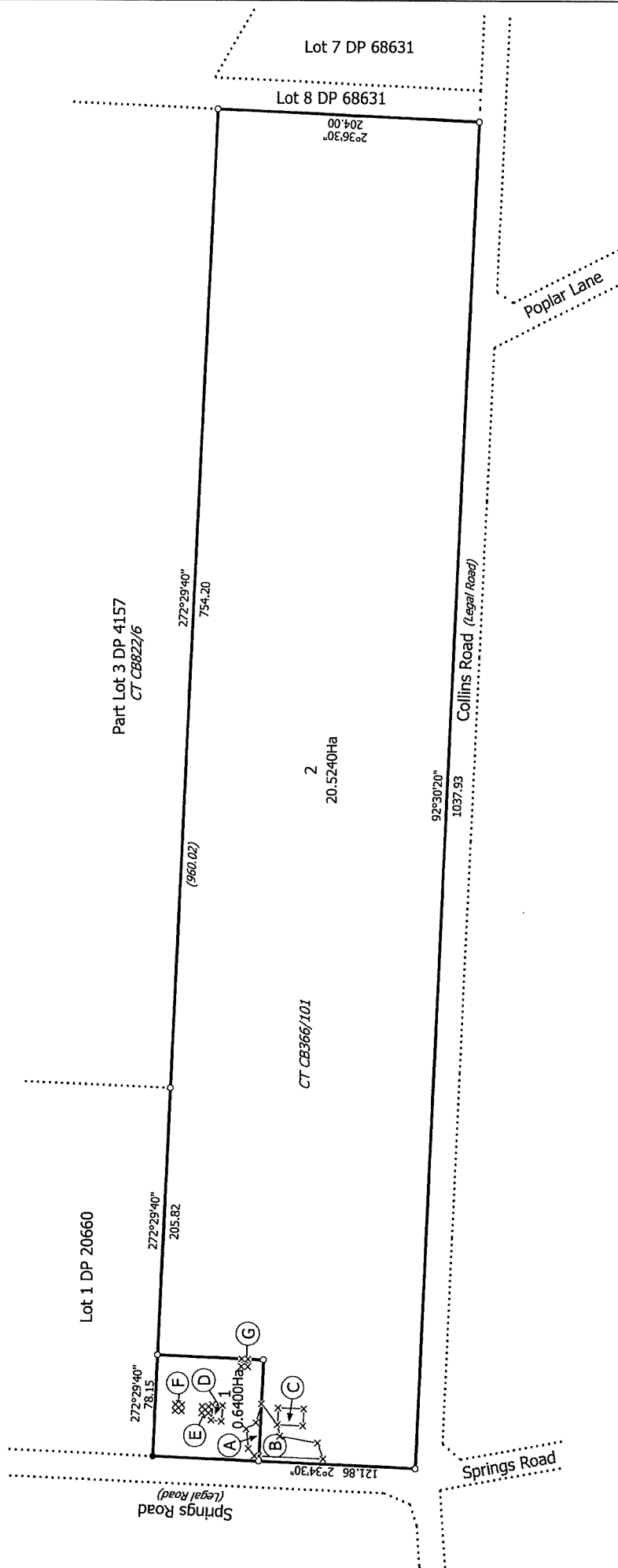
Estate	Fee Simple
Area	6400 square metres more or less
Legal Description	Lot 1 Deposited Plan 494430

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

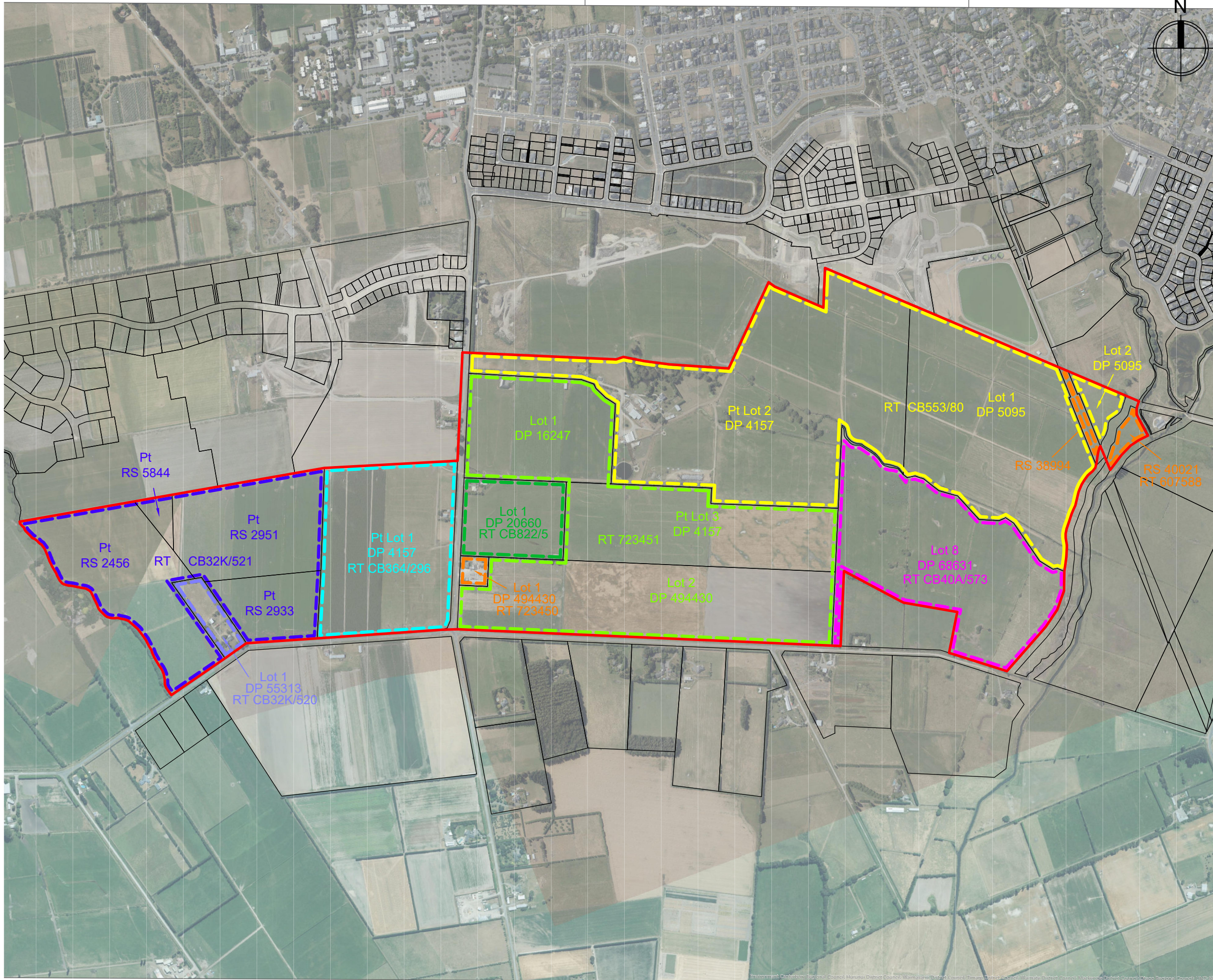


NOTE: 1. Lot 2 is subject to an amalgamation condition
2. Areas A, B, C, D, E, F and G are to be subject to a proposed consent notice
3. Lot 2 is to be subject to a proposed consent notice.

Land District: Canterbury		Lots 1 and 2 being a Subdivision of Lot 4 DP 4157		Surveyor: Craig William Hurford Firm: Survus Contracting Ltd	Surveyor Ref: 12380	T 1/2
Digitally Generated Plan Generated on: 23/03/2016 08:24am Page 3 of 4		Title Plan LT 494430 Approved on: 23/03/2016				



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

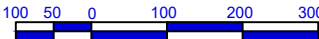
Project Title
LINCOLN SOUTH PLAN CHANGE

Sheet Title
EXISTING TITLES



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

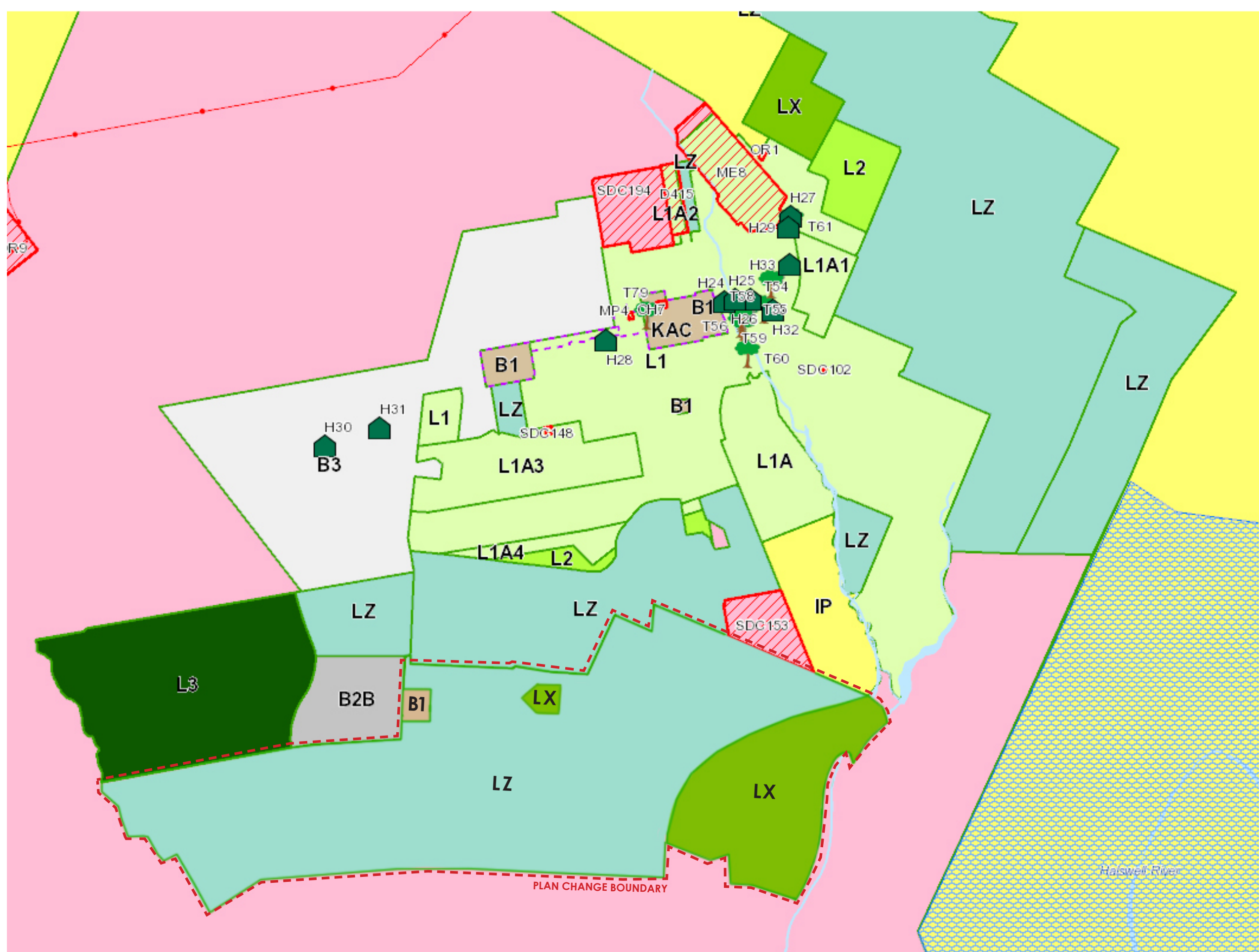
Scale (A3 Original) 1:10000



Project No	Drawing No	Sheet	Revision
2119	4005	01	A



Attachment 3: Proposed Planning Map Changes



LEGEND

- Living 1
- Living 2
- Living 3
- Living X
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Key Activity Centre
- Operative



Attachment 4: Proposed Outline Development Plan

OUTLINE DEVELOPMENT PLAN – SOUTH LINCOLN

Introduction

The Outline Development Plan (ODP) area comprises 186 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.

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

A single Overall ODP is accompanied by four more specific plans that reference the Density (Land Use), Movement Network, Green and Blue Networks.

Land Use Plan

The majority of the ODP area will provide for Living Z zoning with corresponding variety in densities, including Low Density (average allotment size of 600m² and a minimum individual allotment size of 500m²), Medium Density Small-lot (maximum average of 500m², with minimum of 400m²), and Medium Density Comprehensive (maximum average of 350m², with no minimum site size). Higher density (15hh/Ha) residential areas are proposed adjacent to key open spaces and green corridors.

A low density area of Living X zoning is located on the eastern extent of the ODP, with a minimum lot area of 2,000m². 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 low density area of Living X zoning is also proposed for the heritage item Chudleigh Homestead, so as to provide for a larger site size that accounts for the heritage values and setting associated with this building.

Movement Network

For the purposes of this ODP, it is anticipated that the built standard for a "Primary Route" will be the equivalent to the District Plan standards for a Collector Road, and a "Secondary Route" will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- a. A primary route that provides an east-to-west route through that part of the ODP area to the east of Springs Road. This provides a link across the LII River to Moirs Lane and Ellesmere Road beyond, to the east. It also connects to Springs Road and the potential bypass road indicated in ODP 8 through the Verdeco subdivision northwest towards Shands Road.
- b. Secondary routes are otherwise provided throughout the ODP block, including a loop route on the western side of Springs Road and connections to Collins Road to the south.

- c. Shared pedestrian and cycle connections throughout the ODP area, including existing connections to the north, to enhance safe walking and cycling opportunities to other parts of Lincoln township.

The remaining internal roading layout must provide for long term interconnectivity once full development is achieved. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access.

Green Network

Four recreation reserves are provided throughout the ODP area in addition to green links and reserves that provide open space and facilitate attractive pedestrian connections.

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

Opportunities to integrate stormwater collection, treatment and disposal into the open space reserves also exist, where appropriate.

The proposed reserve network provides an opportunity to create an ecological corridor. Plant selection in new reserves will include native tree and shrub plantings.

Blue Network

Stormwater - Stormwater runoff from the majority of the site will be conveyed by a network of swales and pipes to two proposed Stormwater Management Areas (SMA's) 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 Council at the subdivision stage and in accordance with Environment Canterbury requirements.

Lincoln Main Drain— 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.

Springs Creek —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.

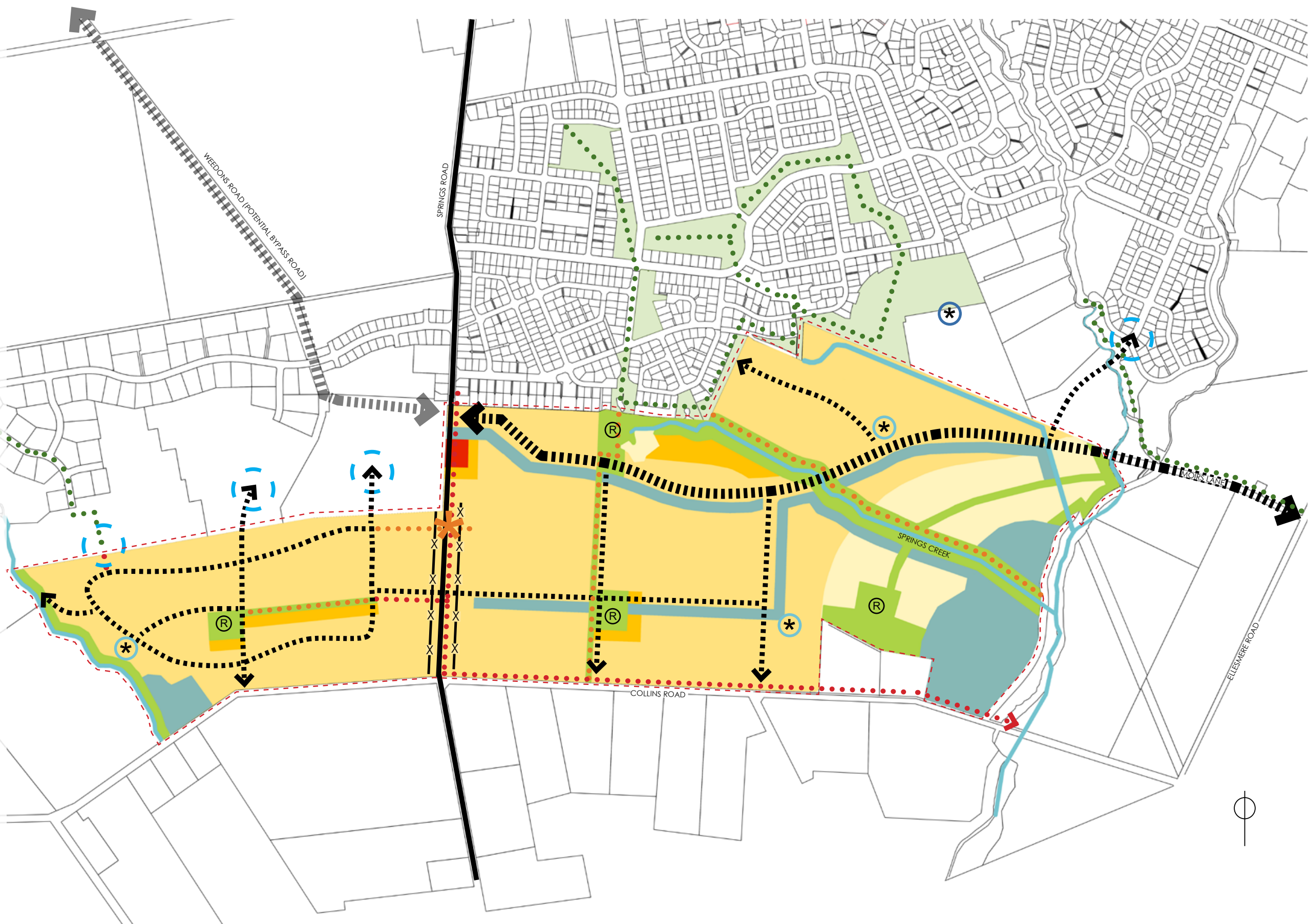
Sewer — The majority of new sites will be serviced by gravity sewer network discharging to new pump station(s) located to the western and eastern margins of the site (lowest elevation). Sites that cannot be serviced by gravity sewer will utilise Local Pressure Sewer to discharge into the gravity network. The eastern pump station will discharge via a new pumping rising main directly across to the SDC Allendale Pump Station some 900m to the northeast of the site. If developed first, the western pump station servicing the area to the west of Springs Road can initially discharge into the existing an Ø140mm sewer rising main Springs Road, and then be modified to discharge to the gravity network draining to the eastern pump station once this is developed. The Allendale Pump Station has sufficient emergency storage to act as a buffer for additional flows entering the system from the plan change area.

Water — The water reticulation will be an extension of the existing water reticulation network bordering the site. Upgrades of existing pipes in Springs Road and bore site at Vernon Drive may be required to ensure adequate water supply. Additional connections to other parts of the Council network to the northeast will be determined at the subdivision stage to increase network connectivity and resilience.

OUTLINE DEVELOPMENT PLAN (ODP)

LEGEND

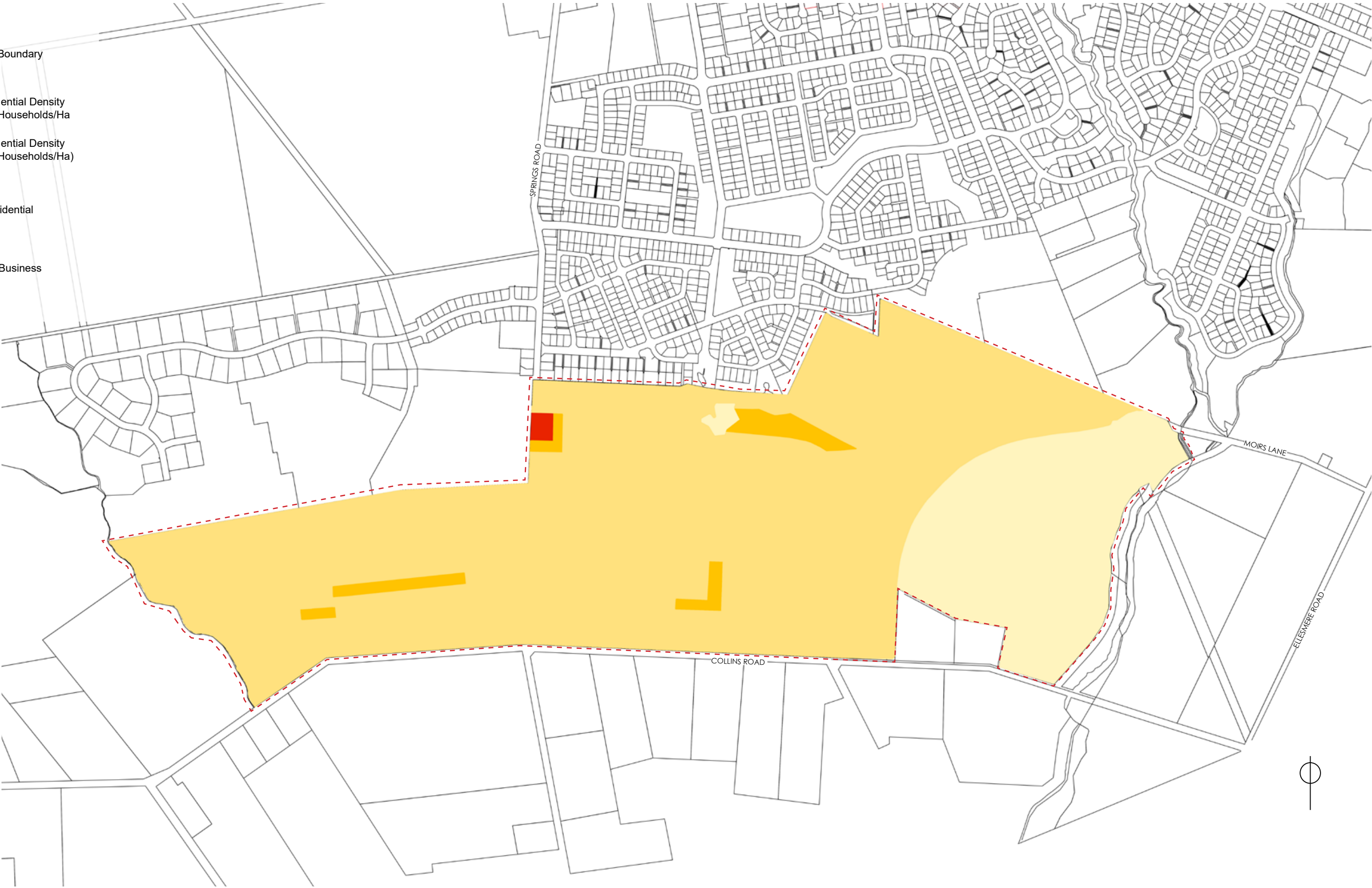
- Plan Change Boundary
- Living Z**
 - General Residential Density (Minimum 12 Households/Ha)
 - Medium Residential Density (Minimum 15 Households/Ha)
- Living X**
 - Large Lot Residential
- Business**
 - Commercial / Business
- Potential Bypass Road
- Primary Road
- Secondary Road
- Possible Green Link & Cycleway
- 2.5m Shared Path (off road)
- Possible Future Connection
- Recreation Reserve (R)
- Green Link
- Existing Green Link
- Existing Green Space
- Stormwater Management
- Waterway
- Stock Underpass Turned into Pedestrian Link
- Avoid access onto Springs Road from either side
- Existing Allendale Pump Station and Emergency Storage
- Indicative Waste Water Pump Station



LANDUSE AND DENSITY

LEGEND

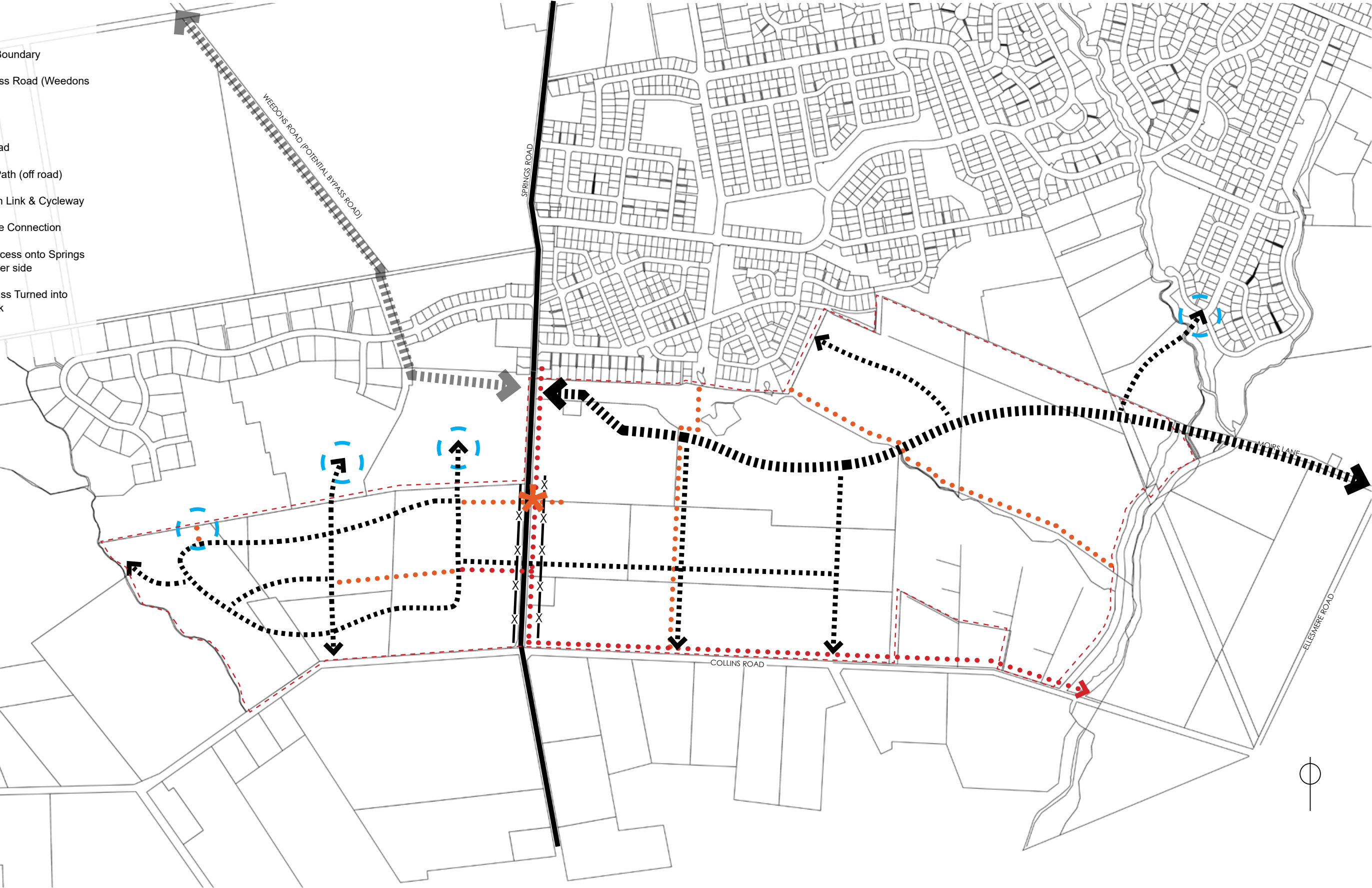
- Plan Change Boundary
- Living Z**
 - General Residential Density (Minimum 12 Households/Ha)
 - Medium Residential Density (Minimum 15 Households/Ha)
- Living X**
 - Large Lot Residential
- Business**
 - Commercial / Business



MOVEMENT AND CONNECTIVITY

LEGEND

- Plan Change Boundary
- Potential Bypass Road (Weedons Road)
- Primary Road
- Secondary Road
- 2.5m Shared Path (off road)
- Possible Green Link & Cycleway
- Possible Future Connection
- Avoid direct access onto Springs Road from either side
- Stock Underpass Turned into Pedestrian Link



GREEN / OPEN SPACE NETWORK

LEGEND

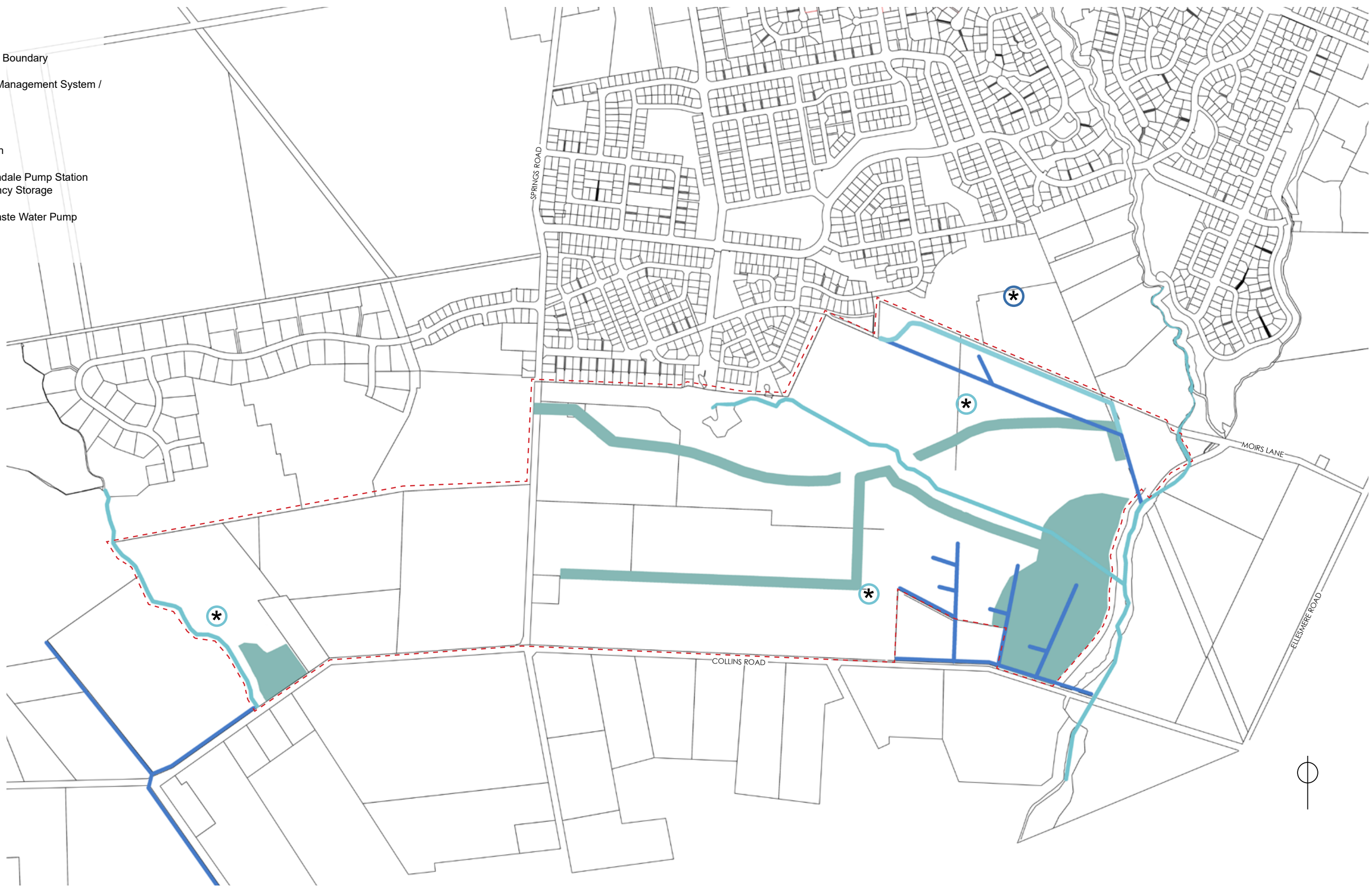
- Plan Change Boundary
- Recreation Reserve
- Existing Green Space
- Green Link
- Existing Green Link
- 500m and 800m Walkable Catchment



BLUE NETWORK

LEGEND

- Plan Change Boundary
- Stormwater Management System / Areas
- Waterway
- Existing Drain
- Existing Allendale Pump Station and Emergency Storage
- Indicative Waste Water Pump Station





Attachment 5: Section 32 Evaluation



Table of Contents

Introduction	1
The Site and Surrounding Environment	2
The Plan Change	4
Description of the Proposal	4
Outline Development Plan - Layers	5
Urban Design Attributes	5
Transport Attributes	6
Servicing	7
Proposed Amendments to the District Plan	7
Consultation	8
Assessment of Environmental Effects of the Proposed Plan Change	9
Statutory Requirements of Section 32 of the Act	20
Objectives and Policies of the Selwyn District Plan	21
Assessment of Efficiency and Effectiveness of the Plan Change	28
Effectiveness	29
Efficiency	30
Risks of Acting or Not Acting	30
Overall Assessment	30
Statutory Framework	31
Sections 74 & 75 of the RMA	31
Section 31 – Functions of Council	31
Section 75 – Contents of District Plans	31
National Policy Statements (NPS) and New Zealand Coastal Policy Statement	32
Canterbury Regional Policy Statement	35
Mahaanui – Iwi Management Plan 2013	36
Part II of the Resource Management Act 1991	38



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).....	18
Table 1: Assessment of relevant plan provisions against the objectives of the District Plan	21
Table 2: Benefits and Costs of Option 1 – Leave the area zoned Rural.....	28
Table 3: Benefits and Costs of Option 2 – Rezone the site (the proposal)	28
Table 4: Benefits and Costs of Option 3 – Apply for resource consents.....	29
Table 5: Benefits and Costs of Option 4 – Apply for multiple/ discrete plan changes in alternative locations	29
Table 5: Theoretical development capacity vs. actual development for existing zoned ODPs ..	34

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



Introduction

1. Rolleston Industrial Developments Limited ('RIDL') requests a change to the Selwyn District Plan to rezone approximately 186 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
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'*¹. 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 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.

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

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 186 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 208 Collins Road. These sites are in separate ownership to 1491 Springs Road and presently feature dwellings, accessory buildings and rural activity.
16. 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**); and
 - e. Ecological attributes, including waterbodies (**Appendix F**).
17. The reader is referred to these appended reports for these further details of the site and surrounds.



The Plan Change

Description of the Proposal

18. It is proposed to rezone approximately 186 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.
19. 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, no changes, additions or deletions are proposed to the content of the District Plan.
20. The Living X zone provides for larger lot sizes, with an average minimum allotment area of 2,000m². 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. A Living X zone is also proposed for the heritage item (Chudleigh Homestead) on 1491 Springs Road, so as to provide for a larger site size that accounts for the heritage values and setting associated with this building.
21. 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 600m² and a minimum individual allotment size of 500m²), Medium Density Small-lot (maximum average of 500m², with minimum of 400m²), and Medium Density Comprehensive (maximum average of 350m², with no minimum site size).
22. 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 450m² GFA, and individual tenancies will not exceed 350m². 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.
23. 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 hectares², the proposed Plan Change is envisaged to provide for the establishment of up to 2,000 new households.

² 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.



Outline Development Plan - Layers

14. **Attachment 4** to the Plan Change includes an ODP comprising an overall ODP, plus separate layer diagrams as described below.
15. The Outline Development Plan (ODP) area comprises 186 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.
16. 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
17. 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

18. 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**.
19. 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'.
20. 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

- 21. 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.
- 22. 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 20 above.



Servicing

23. The development will be fully reticulated with sewer, water, stormwater, electricity and telecommunications, as set out in the Infrastructure Report attached in **Appendix A**.

Proposed Amendments to the District Plan

24. 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. Any other consequential amendments, including but not limited to renumbering of clauses.



Consultation

25. 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.
26. Wider consultation, including consultation with local Rūnanga via Mahaanui Kurataiao Limited (MKT) in particular, has not been undertaken to date, noting the very compressed timeframes for preparing this plan change proposal. However, the applicant has had regard to the outcomes of consultation with Rūnanga and others for the adjacent zoning and development of Verdeco and Te Whāriki and other recent residential zoning proposals elsewhere in Selwyn District. The applicant is also mindful of the sensitive and culturally significant features on the plan change site such as natural waterways, springs, and indigenous vegetation of value. Accordingly, consultation with MKT has been commenced, coincidental to the submission of this plan change application.



Assessment of Environmental Effects of the Proposed Plan Change

27. 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.

28. 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

29. 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.

30. 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. 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’.

31. 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

32. 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’.

33. 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. Based on this assessment by E2, flood hazard effects associated with the proposal can be adequately avoided or mitigated.

34. 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'.

35. A Preliminary Site Investigations has also been undertaken by Coffey. Whilst this identifies the presence of HAIL activities on the site, it ultimately concludes that:

'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'.

36. 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

37. 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**.
38. 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.

39. 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 as described in detail earlier in this report so as 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.

40. 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

41. 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’.
42. 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).

43. 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.
44. 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.

45. 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'.

46. 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.
47. 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

48. 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.
49. 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.
50. 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.
51. 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 zoning that provides 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**.



52. 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

53. 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**.

54. 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’.



55. 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).
56. On this basis, the potential adverse ecological effects of the proposal can be adequately avoided or mitigated.

Reverse Sensitivity

57. 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.
58. 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).
59. Potential adverse reverse sensitivity effects from the Plan Change proposal are therefore considered to be negligible.

Sites of Significance to Iwi

60. Based on feedback from runanga on other similar rezoning proposals, 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. 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. It is expected that any subdivision consent for development of the zone can and will incorporate conditions of consent addressing these requirements.
61. 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. Consultation with MKT will be progressed in respect of the plan change generally and in respect of these water bodies especially, however it is noted that 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 development³.

Loss of Agricultural Production

62. 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 4 soils (see **Figure 2**).

³ Rule 2.1.1.4 stipulates a 10m setback for earthworks within 10m of any waterbody.

63. 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.
64. 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.

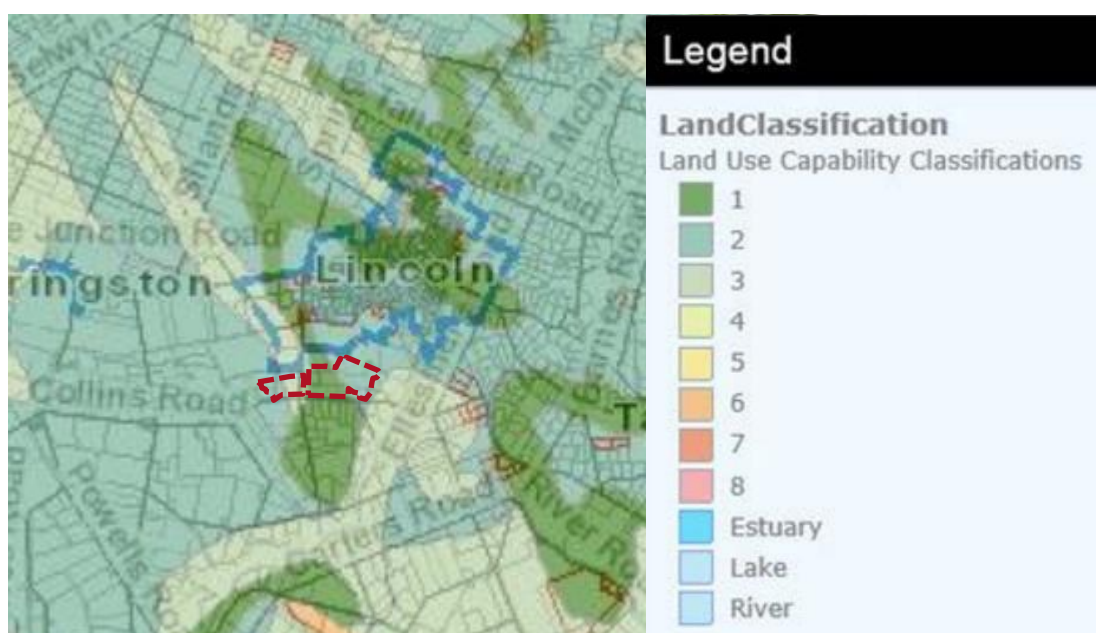


Figure 2: Versatile Soils Map (Source: Selwyn District Council)

Retail Effects

65. 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 450m², and individual tenancies will not exceed 350m².
66. 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.
67. 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.
68. The conclusions above are endorsed by the economic assessment in **Appendix G**.



Economic Effects

69. 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.
70. Accounting for the economic assessment in **Appendix G**, the economic effects of the proposed Plan Change are considered to be acceptable.

Summary of Effects

71. 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

72. 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.

73. 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.

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

75. A Ministry for the Environment guide to Section 32⁴ 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.

⁴ MfE, A Guide to Section 32 of the Resource Management Act 1991 (2017), Wellington.



Objectives and Policies of the Selwyn District Plan

76. 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.
77. 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.
78. 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.
79. 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.
80. 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
Township Volume - Chapter B4 Growth Townships	
<p><i>Objective B4.1.1</i></p> <p><i>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.</i></p> <p><i>Objective B4.1.2</i></p> <p><i>New residential areas are pleasant places to live and add to the character and amenity values of townships.</i></p> <p><i>Policy B4.1.10</i></p> <p><i>Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.</i></p>	<p>The proposal will ensure that Lincoln continues to provide for a range of living environments generally. The subject land itself will also provide for arrange of living environments, including high quality, medium density development.</p> <p>The subject area will be a pleasant place to live and will contribute to the character and amenity of Lincoln.</p> <p>Open space is provided throughout the plan change site, including greenspaces along site edges and waterbodies, and recreation reserves.</p>



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.*

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.

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.

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.

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.

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

Objective B4.3.5

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

The 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.

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 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**.

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**.



Township Volume: Chapter B2 Physical Resources

Objective B2.1.1

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

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.

Objective B2.1.2

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.

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.

Objective B2.1.3

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.

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.

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.

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.

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

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.

Flood hazard effects have been appropriately managed and mitigated as described in **Appendix A** 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.

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 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.

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 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.

There are no existing activities with which the development is anticipated to be incompatible.



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



Township Volume: Chapter B1 Natural Resources

Objective B1.1.2

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

Policy B1.1.8

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

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

Objective B1.2.2

Activities on land and the surface of water in Selwyn District:

- *Do not adversely affect ground or surface water resources;*
- *Do not adversely affect waahi tapu or waahi taonga;*
- *Maintain or enhance the ecological and habitat values of waterbodies and their margins;*
- *Maintain or enhance the water quality and ecological values of sites of mahinga kai (food gathering); and*
- *Promote public access along rivers and streams, where appropriate.*

Policy B1.2.1

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

Policy B1.2.2

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

Policy B1.2.5

Require any sewage treatment and disposal to be reticulated in the townships of Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton.

The Plan Change area is understood to encompass some areas of versatile soils⁵. The proposal is not understood to create a shortage of land or soil resources and the area of versatile soils to be removed from productive use is not large relative to the wider availability of versatile soils in the District.

Accounting for the buffers provided for within the ODP, the development of the site will not adversely affect any water resources, sites of sensitive cultural value, ecological values or access to rivers or streams.

The site will be able to be adequately serviced, noting that subdivision will not be able to occur until such time as adequate infrastructure provision is confirmed to Council satisfaction.

81. 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.

⁵ Selwyn District Council Baseline Assessment – Versatile Soils (DW015), Dec 2018. Figure 9.



Assessment of Efficiency and Effectiveness of the Plan Change

82. 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.

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

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

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none">• Increasing the availability of allotments within Lincoln township.• Economic benefit to Council from larger rating base through additional properties being added upon subdivision.• Economic benefit to the landowner from development of the property.• Provision of high quality residential amenity for future residents.• 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.	<ul style="list-style-type: none">• Change in character and amenity of the site from rural to urban.• Increase in traffic generated in and around Lincoln township.• Additional infrastructure capacity required, to be provided at developer's cost.• Loss of low productivity rural land.



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

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

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

84. 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.

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

Effectiveness

86. Beyond the rezoning of the subject land, no 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.



87. 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

88. In considering efficiency, it is necessary to refer again to the cost/benefits of the three options outlined in the tables above.
89. 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.
90. 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.
91. 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

92. 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

93. 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.
94. 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

95. 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.
96. The District Council must also have regard to an evaluation report prepared in accordance with s32.
97. 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.
98. 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.
99. 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

100. 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.
101. 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

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



104. Section 75 requires a District Plan to not be inconsistent with Regional Plans. These are identified and discussed in paragraphs further below.
105. 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

106. 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.
107. The New Zealand Coastal Policy Statement is not relevant to the site, given the large distance between the site and the coastal environment.
108. 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.
109. 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.
110. 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).
111. 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 planners⁶ 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.
112. 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.
113. 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.*
114. 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.

⁶ By email, Ben Rhodes, 6 August 2020.



115. 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 8130⁷.
116. Selwyn District Council staff have also provided information on 'theoretical' development capacity within the recently zoned areas of Lincoln township relative to actual development⁸. 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
TOTAL	3721	2957	1491	1266
Percentage of theoretical total of 3721		79%	60%	34%

117. 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.

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

⁸ 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.



118. For the reasons expressed earlier in this assessment and within the urban design assessment in **Appendix E**, the proposal will otherwise 'contribute to well-functioning urban environments'.

Canterbury Regional Policy Statement

119. 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.
120. The most relevant objectives and policies of the RPS are those contained in Chapter 6, which were inserted by the Land Use Recovery Plan. Chapter 6 contains the objectives and policies that guide the Recovery and Rebuilding of Greater Christchurch.
121. In regard Objective 6.2.1, the proposal will protect the environmental qualities set out in that objective and provide for a reasonably consolidated and integrated urban form that is able to be fully serviced and integrates, via the proposed ODP, with the adjoining residential zone. However, the Plan Change is not located within an identified priority area for urban development within Greater Christchurch. As noted above, NPS-UD Policy 8 provides for inconsistency with this requirement.
122. 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 will have some effect on rural character and amenity, though the landscape and visual assessment attached in **Appendix E** confirms that effect will be minimised.
123. With regard to transport objectives and policies, the Plan Change site is well located relative to the roading network, with provision for pedestrian and cycle connections to the wider township. Although the Plan Change will provide for an extension of the township to the south, the site will not result in long travel distances to the township, noting that facilities such as Lincoln University, the town centre and its associated commercial activities and amenities are relatively close the Plan Change site. The attached 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.
124. Overall, the development is considered to be inconsistent with those provisions of the Regional Policy Statement that require new residential zones to be located within identified greenfield priority areas, but otherwise generally consistent with the Regional Policy Statement.



Mahaanui – Iwi Management Plan 2013

125. 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

126. 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

127. 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

128. 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

129. 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

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

Te Waihora

131. 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

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



Part II of the Resource Management Act 1991

133. 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.
134. 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 6 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.
135. 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.
136. 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.