

SELWYN DISTRICT COUNCIL

**HEARING OF PROPOSED PLAN CHANGE 7
AND SUBMISSIONS**

**GROWTH OF TOWNSHIPS, URBAN DEVELOPMENT AND REZONING OF LAND FOR
URBAN PURPOSES INCLUDING THE INTRODUCTION OF A NEW LIVING Z ZONE
AT LINCOLN AND ROLLESTON**

Report and recommendations by Hearing Commissioners

Philip Milne and Paul Thomas

7 October 2011

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1. INTRODUCTION

- 1 We were appointed by Selwyn District Council (SDC) as Hearing Commissioners to hear Proposed Plan Change 7. We are required to recommend whether the proposed plan change should be declined, approved or approved with modifications and recommend decisions on submissions to the Plan Change.
- 2 We conducted a hearing of the details of this Plan Change and related submissions at the Selwyn District Council offices in Rolleston on the days of the 3rd to 5th and 10th to 12th May 2011 inclusive. The parties that appeared before us are listed in Appendix 1.
- 3 At the commencement of the hearing we heard from relevant parties on the issue of whether the relief sought in their specific submissions is within the scope of the Plan Change and therefore within our jurisdiction to determine. This was in response to legal advice as part of the Council's section 42A report that submissions seeking the zoning of additional areas of land are not within the scope of the Plan Change.
- 4 We report on this matter in more detail later but we indicated verbally after hearing from all relevant parties that before ruling on jurisdictional issues we wished to hear all the evidence relating to those submissions that parties wished to put before us. Some parties indicated that they would need some time for preparation of that evidence. The hearing was therefore adjourned on 12th May and reconvened on 21st and 22nd June to hear those submissions and also to hear the officers' reply. The hearing concluded at 4.00 pm on 22nd June 2011. We sought further information from the officers and some submitters. The last of that information was received on 12th August 2011.
- 5 A total of 97 submissions were received on Plan Change 7 and further submissions were lodged by 35 parties. For the record we note that the section 42A report advises that
 - Christchurch City Council has withdrawn its submission and no recommendation is therefore made on it.
 - Nimbus Group Ltd has withdrawn the part of its submission seeking that the plan change be rejected.
 - Canterbury Regional Council has withdrawn two of its seven decision points.
- 6 The officers' reply included some changes to the officers' original position in relation to some of the submissions. The most significant of which are:

- The officers advised that they were no longer opposed to the relief sort by Lincoln Land Developments Ltd (LLD) in so far as that sought to bring forward the second part of the Lincoln Land Development subdivision in ODA1 in Lincoln to Stage 1 rather than Stage 2 (no other party was opposed to this).
 - The officers now support zoning areas in Rolleston sought by submissions as Living Z where those have been assessed to have intensification potential or where development has previously been authorised by resource consents. These include Park Grove, Park Lane, Helpet Park East Maddisons / Goulds Road, and Branthwaite Drive.
- 7 The officers and Counsel for the Regional Council and Lincoln Land Developments advised us at the resumed hearing that LLD and various other parties have proposed consent orders to the Environment Court to settle their appeals in relation to PC1. Subsequent to the close of the hearing the Court issued an interim decision which explained why it would leave its final decision on the merits of the general PC1 approach (e.g. use of metropolitan urban limits and consolidation policies) until a later date. We have had regard to that interim decision in deciding how much weight we should give PC1.
- 8 We note that Council officers issued waivers to accept three submissions that they considered were received after the closing date and these are therefore valid submissions. There is one late further submission that has not been waived by the officers from Mr Kevin Williams who supports submissions of others in relation to rezoning of land at Oak Tree Lane. This submitter is a land owner directly affected by these submissions and we do not consider that any other party would be prejudiced by accepting this submission. We therefore grant a waiver to accept this further submission pursuant to section 37(1) (b) of the Act.
- 9 The Council provided a comprehensive section 42A report ("*officers' report*" to all parties in advance of the hearing. This consists of an overall report by Cameron Wood of SDC that makes recommendations which draw on the following technical reports:
- Liquefaction Hazard in Rezoned Living Z areas, Rolleston and Lincoln by Geotech Consulting Ltd
 - Desk based Ground Contamination Assessment PC 7: Tonkin and Taylor Ltd
 - Report on Subdivision Design and Medium Density Housing Issues by David Hattam, SDC

- Report on Retail Provision by Tim Heath Property Economics Ltd
- Technical Report on Open Space by Anne Greenup, SDC.
- Technical Report on Servicing by Hugh Blake-Manson, SDC.
- Technical report on Transportation by Andrew Mazey, SDC.

10 The overall report groups matters together in order to deal with submissions on common issues. We have largely adopted those groupings in this report. We will first provide a summary of our key decisions and then proceed to discuss each issue in more detail. **Appendix 2** sets out our decisions on a submission by submission basis.

2. THE PROPOSED PLAN CHANGE AND ITS BACKGROUND

11 Plan Change 7 seeks to rezone land identified in Proposed Plan Change 1 to the Canterbury Regional Policy Statement (PC1), to provide for the future growth of both townships in accordance with the Greater Christchurch Urban Development Strategy. It also involves changes to the objectives, policies and rules of the Selwyn District Plan by amending the way the plan deals with urban growth and providing for application of the subdivision design guide to existing residential zoned land.

12 The section 42A report describes the main changes as including the following:

- *New District-wide and Township specific provisions to provide greater direction at an objective and policy level for the management of urban growth within the UDS portion of the District.*
- *Rezoning approximately 585 hectares of land in Lincoln and Rolleston to a new "Living Z" or "Living Z Deferred" zone for residential development, and 11 hectares of land in Lincoln to "Business 2 Deferred" for industrial development.*
- *The requirement to develop an Outline Development Plan (ODP) before development can occur and identifying ODP criteria that will need to be addressed within the ODP to support the implementation of the key aspects of the both Structure Plans.*
- *Identifies when household development can occur within Phase 1 (2007-2020) and Phase 2 (2021-2041) of Proposed Change 1 to the Regional Policy Statement.*
- *Amends the subdivision section of the District Plan to implement the principles described in the Subdivision Design Guide, along with provisions relating to medium density housing (to implement the principles set out in the Medium Density Design Guide) to support the consolidation of townships while achieving good urban design outcomes.*

13 The Plan Change represents a significant change in planning approach which has emerged from the Great Christchurch Urban Development Strategy. Previously management of urban growth has relied on private plan changes being promoted for specific areas of land. The urban development strategy involves a more Plan led approach to growth across the region in order to achieve a more efficient and integrated form of development, improved urban design outcomes and planned intensification targets. It is also implicit that future private plan

change requests which are not consistent with this approach will be discouraged by the policies within PC7 and would be much less likely to be approved

- 14 It is important to note at this stage that PC 1 to the RPS is subject to a large number of appeals. Some of these appeals were resolved before the close of our hearing. We also note that some aspects of PC1 have been the subject to reconsideration by the Councils following the earthquakes which has in turn led to the settlement of some of the appeals, (subject to Environment Court confirmation). The weight to be given to PC 1 was a key issue for the hearing and is considered in later in this report. The Environment Court issued an interim decision in late August which discusses the ramifications of the earthquakes in relation to PC1. The Court has deferred a final decision on the merits of the overall PC1 approach until it has heard further evidence.
- 15 We note, however, that PC1 is not the sole driver of Plan Change 7. Selwyn District Council has also carried out a community wide *structure plan* processes for Rolleston and Lincoln which sit behind the PC 7 proposals. PC 7 seeks to implement the entire Greenfield growth identified in the Lincoln Structure Plan allocated to the periods 2007-2020 and 2021-2041. In contrast the PC 7 proposals for Rolleston are for the 2007-2020 period only. It was explained to us that Stage 2 development for Rolleston is to be addressed at a later stage because of the substantial size of the MUL which can accommodate several options for growth beyond 2020. There is therefore an opportunity to determine post 2020 growth closer to that time having regard to the provision of infrastructure, uptake of Greenfield land and intensification opportunities.
- 16 At this stage we would like to try and summarise the mechanics of how PC 7 is proposed to work in terms of both policies and rules.
- 17 PC 7 would make quite significant changes to the planning maps by introducing a Living Z and Living Z Deferred zone at Rolleston, and Living Z, Living Z Deferred and a Business 2 zone at Lincoln.
- 18 These zones are all within the proposed Metropolitan Urban Limit (MUL) as set out in proposed PC1 to the Regional Policy Statement. Development will be allowed within these zones subject to the deferral of some development until after 2020 and subject to the provision and approval of an Outline Development Plan (ODP) for each Area. The Outline Development Plan Areas are shown on the plans attached as Appendix 2.
- 19 In many cases an ODP has been included as part of the Plan Change and in other cases an ODP has been introduced by the officers or proposed by

submitters during the process. There are a small number of Outline Development Plan Areas where no ODP has been submitted. In those cases the land will be zoned for Living Z and/or Business 2 but the zoning will not change activity status until such time as an ODP is accepted for the area and introduced by way of a further Plan Change. We have summarised the various ODA's and the status of the ODP's in relation to each below.

Outline Development Area	Source of outline development plan
Rolleston	
ODP Area 1	Notified as part of PC7
ODP Area 2	Lodged through submission by Council
ODP Area 3	Notified as part of PC7
ODP Area 4	No ODP proposed
ODP Area 5	No ODP proposed due to Recreation Precinct
ODP Area 6	Notified as part of PC7
Additional areas	
Park Grove ODPA 7	ODP submitted during hearing
Park Lane ODPA 8	ODP submitted during hearing
Helpet Park ODPA 9	No ODP
E Maddisons/Gould Rd ODPA 10	No ODP
Branthwaite Drive ODPA 11	No ODP
Lincoln	
ODP Area 1	Notified as part of PC7
ODP Area 2	Notified as part of PC7
ODP Area 3	Notified as part of PC7
ODP Area 4	Notified as part of PC7
ODP Area 5	Alternative ODPs submitted by Denwood Trustees Ltd but extend beyond ODPA 5 ODP left to be finalised after hearing.

Additional areas

E Earnshaw (adjacent to ODP Area 3)	No ODP
McIntosh, Jang & Lee (between ODP Areas 1 and 2)	Issues considered during hearing
Extension of Lincoln ODPA 5	Denwood Trustees proposed alternative ODPs seeking to extend ODP Area 5 to the whole of its land.

20 PC 7 also involves extensive amendment and addition to the Objectives and Policies of the Plan. In summary these include:

- Additional **Quality of the Environment** Objectives relating to the form of urban growth being compact, having housing choices and including medium density. Secondly an objective dealing with connectivity and access to transport. These are supported by policies amendments to B3.4.1 to recognise the provision of planned medium density housing and to Policy B3.4.3 which relates to the outcomes of Living Zones and medium density residential developments within them.
- The **Residential Density** Objective and Policies are also proposed to be amended to include medium density residential development within Outline Development Plans. Policy B4.1.13 is an additional policy setting out the scope of urban design considerations that are to be considered for medium density housing design. Additional subdivision objectives (B4.2.3 and B4.2.4) with three new policies (B 4.2.9 – 11) on urban design scale of residential blocks and accessibility to facilities, variety of housing types, connectivity and avoiding rear allotments.
- Significant amendments are proposed to the section titled **Residential and Business Development** in Section B4.3. This section makes links with the greater Christchurch Urban Development Strategy, and explains the change in approach to urban growth. This results in four new objectives referring to
 - o Development to be within the Urban Limits defined in the RPS.
 - o A phased development approach to match infrastructure development.
 - o Require a net density of at least 10 households units per hectare.

Amendment and addition to the **Residential and Business Development - Town Form Policies** as follows:

- Policy B 4.3.1 has been amended to now require that new development be within the RPS Urban Limit and developed in accordance with an approved Outline Development Plan.
- Policy B4.3.6 states that new growth areas shall not be developed until an Outline Development Plan (ODP) has been included in the District Plan AND infrastructure to service the area is available.
- Policy B4.3.7 identifies the scope of matters that an ODP shall address and specific requirements including a minimum net density of 10 lots or household units per hectare.
- Policy B4.3.8 deals with 'phasing' and records that in Rolleston deferred areas shall be uplifted once ODPs have been added to the Plan for those areas. However in Lincoln deferred Living Z areas will not be uplifted until 2021 provided servicing is available and an ODP included. The proposed Business 2 Zone is only deferred until an ODP is included.
- Policy B4.3.9 deals with the situation where a developer wishes to change an ODP which has already been included in the Plan and the policy tests that will apply.
- Policy B3.4.10 was proposed in response to submissions in the section 42A report in relation to the provision and role of neighbourhood and local centres.

- 21 The specific policies for Lincoln are also proposed to be amended indicating that Greenfield urban growth should be limited to ODP Areas and in accordance with phasing. Policy B4.3.56 identifies the specific matters that each ODP in Lincoln is required to address. While ODPs have been agreed with the Council for all areas apart from ODP 5, this provides site specific tests to assess any proposed future changes to ODPs.
- 22 A similar approach is taken with a specific policy setting out ODP requirements for each of the Rolleston areas.
- 23 Turning to the Plan rules, the Plan Change introduces rules for the Living Z Zone and the medium density housing within it. It also amends the matters for discretion for all other Living Zones. The structure of the rules maintains the existing Plan framework with permitted residential activities subject to compliance with conditions and a discretionary activity consent where these standards are not met and in some cases full discretionary activity and non complying activity rules. Subdivision is generally a restricted discretionary

activity with full discretionary status applying if the subdivision is not in general accordance with an approved ODP.

24 The scope of rule changes are summarised below:

- In Living Z or Business 2 deferred zones the existing rural Inner or Outer Plains provisions apply until the deferral is removed.
- Neighbourhood and local centres are subject to Business 1 Zone Rules
- Within the Living Z are a subset of rules to provide for medium density areas of development
- Additional areas of discretion have been added to all Living Zones

The rules are structured under topic issues as follows

Buildings and Site Coverage

Permitted:	35% and 40% for comprehensive residential development within a medium density area where there are 4 or more lots of less than 350 m ²
Restricted Discretionary	40% and 45% where above applies
Non complying:	Over 40% and 45%.

Buildings and Building Position

Permitted	3m set back from road boundary or ROW Garage door set back of 5.5 m Principle building other set backs of 2m Requirements for windows and balconies at first floor level Specific 40m set back from SH1 for Rolleston ODP 3 and acoustic design between 40m and 100m (proposed in section 42A report)
Restricted Discretionary	Non compliance on most standards except that below
Discretionary	Non compliance with common wall standard
Non Complying	Non compliance with Lincoln Sewage Treatment 150 m set back

Comprehensive Residential Development within a Living Z Medium Density is a restricted discretionary activity restricted to a list of design related matters and linking to Medium Density Housing Guide

Buildings and Streetscene

Permitted Activities	Front fence max 1 m

	Garages no more than 50% of front building facade
Restricted Discretionary	Any non compliance
Private Outdoor Living Space	
Permitted	50 m ² and 4m wide
	Balconies 1.5m count but other space not permitted in front yard
Restricted Discretionary	Any non compliance with above
Parking Standard	Living Z medium density 1 onsite parking space
Subdivision	
Controlled rule 12.2 and 12.3	
Restricted Discretionary	On medium density site greater than 350 m ² min building area of 10m X 15m.
	Comprehensive residential development in medium density – no minimum building area
	Must be in “general compliance” with ODP.
Lincoln	
	Lot size – Average not less than 650 m ² , min individual lot size of 500 m ² . In medium density areas 450 m ² and 350 m ² respectively.
	Comprehensive residential development no min site size but max density of 350 m ² per unit.
Rolleston	
	Lot size – Average not less than 750 m ² , min individual lot size of 550 m ² . In medium density areas 450 m ² and 350 m ² respectively.
	Comprehensive residential development no min site size but max density of 350 m ² per unit.
Full Discretionary	Non compliance with the above
	Consent notice to be applied to any new medium density areas.
Non Complying	Contrary to Rural Inner Plains and ahead of approved ODP
	Comprehensive residential development with lots less than 350m ² .

Business 2

Deferred zone has Rural Outer Plains rules until ODP operative

In Living Z any area shown as neighbourhood or local centre is subject to Business 1 provisions with consent notice on title.

Subdivision to be in general compliance with ODP

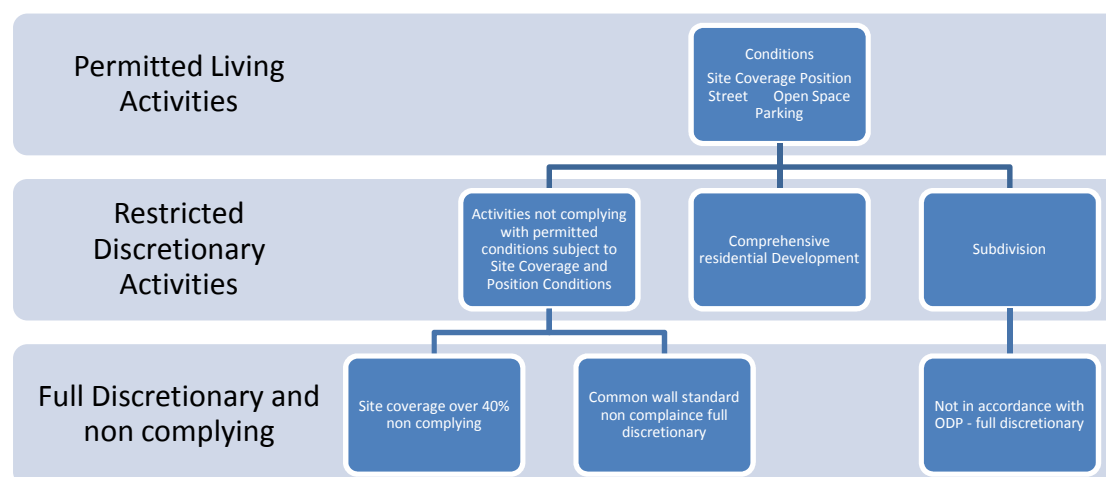
RURAL VOLUME

Policy to ensure subdivision does not compromise implementation of ODPs

Rule providing reserved control over this aspect.

12.1.6.6 is an assessment criteria that deals with subdivision not generally in compliance with ODP which is full discretionary.

This is summarised in the following diagram



3. JURISDICTIONAL ISSUES

- 25 A number of issues arose as to the scope of our jurisdiction to consider particular submissions and/or the Council's jurisdiction to make particular changes to PC7 as notified.

Officers Report In Relation To Scope

- 26 Based upon legal advice which was attached to the s42A report, the officers report concluded that the following submissions are beyond the scope of this hearing.
- 17 (Decision D1 and D2), 18 Decision (D1, D2 and D3), 19 (Decision D1, D2 and D3), 77 (D1 and D2) seeking land within **Oak Tree Lane** to be rezoned to Living 1B
 - 21 (Decision D1 and D2) seeking land within **East Maddisons / Goulds Roads** to be rezoned to Living Z
 - 25 (Decision D1, D2, D3, D4, D5 and D6) seeking land within **East Maddisons Road** to be rezoned to Living Z
 - 33 (Decision D1 and D2) and 64 (Decision D1, D2 and D3) seeking land within **Helpet Park** to be rezoned to Living Z
 - 40 (Decision D2) seeking land within **Park Lane** subdivision be rezoned to Living Z
 - 42, 56-63, 65-76, 81 and 92 (Decision D1 and D2) seeking land within **Branthwaite Drive** to be rezoned to Living Z or rural residential
 - 53 (Decision D1, D2, D3) seeking land within **Park Grove** subdivision be rezoned to Living Z
 - 13 (Decision D1 and D2) seeking land at 624 **Ellesmere Road** to be rezoned to Living Z
 - 90 (Decision D3, D13) seeking 70 hectares of land to be rezoned to Living Z (**Denwood Trustees**)
- 27 In addition a number of further submitters argued that **submission 89 from McIntosh, Jung and Lee** is beyond scope. The Council's legal advice suggested that submission 89 is within scope.
- 28 Mr Wood in the s42A report did not entirely rule out the possibility of some of the claimed out of scope submissions being found to be within scope.

I consider that PC7 is not the suitable avenue to resolve the issues contained in these submissions.

However should Commissioners consider that these submissions are within scope of PC7, I would recommend that the following areas could be rezoned as part of PC7:

- **Oak Tree Lane** (as the Airport Noise Contour is no longer bisecting these properties, limited additional households required, widespread landowner agreement on rezoning proposals and consistent with the Rolleston Structure Plan)
- This area could be rezoned to Living 1B
- **Park Grove** (consistent with an existing resource consent, limited additional households required and widespread landowner agreement on re rezoning proposals)
- This area could be rezoned to Living Z Deferred
- **Park Lane** (as subdivisions to the west and east of this area are zoned to Living 1 or Z (750m2), Park Lane should be intensified to the same zoning for good urban form, limited additional households required, consistent with the Rolleston Structure Plan)
- This area could be rezoned to Living Z Deferred

I would also like to suggest that the other additional land sought to be rezoned could be considered for further plan changes in the future (most likely to deal with how to intensify existing zoned land or rezoning Greenfield land for Stage 2 development 2021-2041).

Legal Submissions for the Council

- 29 Mr Carranceja in his report to the Council outlined three slightly different lines of case law as follows:
- The *Clearwater* two part test.
 - The *Naturally Best* “relationship” test
 - “The *Option 5* “scale and degree” test.
- 30 Under the *Clearwater* (High Court) test, one first compares the relief sought in a submission with the spectrum of relief available between the status quo and the amendments introduced by the change. If the relief passes that test one must then consider whether allowing the submission may disenfranchise affected persons from participating in the Plan Change. The Court noted that submissions coming from “leftfield” may provide little opportunity for public participation.
- 31 Under the Environment Court’s *Naturally Best* relationship test... *“there must be a kinship between the reference and it must be a reasonably close relationship.”*
- 32 The High Court in *Option 5* refers to and endorses the High Court test in *Clearwater*. The Court focused on the scale and degree of difference between the subject matter of a submission and the policy and purpose of a variation or plan change. Matters which will be relevant include:
- The policy behind the change

- The purpose of the change
 - Whether allowing the submissions in would deprive interested parties of the opportunity for participation.
- 33 Mr Carranceja concluded that apart from submission 89 none of the potentially out of scope submissions met either of the High Court tests. *"In terms of policy and purpose rezoning is proposed only in those areas contained within ODP areas"* as identified on the plans contained in PC7. He noted that apart from submission 89 all of the other submissions (listed in the officers report and set out above) seek to zone land outside of an ODP area. In reaching this conclusion Mr Carranceja focussed on the scope and purpose of PC7 as set out in the Section 32 Report.
- 34 He also concluded that the second part of the Clearwater test (third point of *Option 5*) was not satisfied because:
- Some people may have chosen not to participate because they were not concerned in relation to the land shown on the maps.
 - Those people may not have reviewed the summary of submissions because they were not concerned about the subject matter of the plan change (ie if limited to the original ODP Areas as notified).
 - Some of those people may have wished to participate if they had been aware of the submission.

Submissions On Behalf Of Denwood Trustees

- 35 Mr Christensen responded to the Council's advice and submitted that in fact the three tests were all variations of each other. He submitted that the four crucial issues are:
- What is the policy and purpose behind PC7?
 - What is the extent of the submission?
 - How closely does the submission relate to PC7 (the policy and purpose)?
 - Would accepting the submission deprive interested parties of the opportunity for participation?
- 36 In terms of the purpose of PC7 Mr Christensen referred to paragraph 6.2 of the section 32 report.....*"a frame for managing the growth of townships....so as to achieve the integrated settlement pattern as set out in the Urban Development Strategy and Proposed Plan Change 1"....*

- 37 He notes that a key technique employed in PC1 and PC7 is the identification of urban limits and that it follows that the location of boundaries of ODP Areas is a key component of the implementation of the policy behind PC7. He submitted that submissions seeking to extend the boundaries are within scope. He noted the comments of the High Court in Clearwater that it is common for submissions to request that an issue be dealt with in an entirely different way from that proposed by the Council. He said that it cannot be the case that submissions on PC7 were not entitled to seek any changes to the boundaries of the ODP Areas. He pointed out that if that was the case it would not be open for us to decide that an alternative boundary is more efficient and effective in terms of achieving the objectives and principles of the Plan and the purpose of the Act.
- 38 In terms of the question of potential prejudice he submitted that Mr Carranceja is wrong to suggest that the acceptance of any submission seeking rezoning of an area outside of the ODP Areas would prejudice others. He said that it must be a question of degree having regard to fairness and reasonableness to others.

Discussion

- 39 We are grateful to both counsels for assisting us on this difficult issue. We are not a Court of law but are bound by all of the decisions and must prefer the High Court decisions to that of the Environment Court. Nevertheless we tend to agree with Mr Christensen that the Naturally Best decision is not necessarily at odds with the High Court decisions.
- 40 In terms of the purpose and scope of the PC7 our starting point was the Public Notification rather than the section 32 report.
- 41 The Public notice describes PC7 as relating to:
- "The growth of townships, urban development, and rezoning of land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston."...*
- "seeks to rezone land identified in Plan Change 1 to provide for future growth of both townships in accordance with the Greater Christchurch Urban Development Strategy. It also involves changes to the objectives and policies of the Plan by amending the way the plan deals with urban growth".*
- 42 The notice then says that these changes include four listed matters which we summarise as:
- New district wide and township specific subdivision provisions to implement the subdivision design guide

- Provisions relating to medium density housing to implement the medium density design guide
- Rezoning approx 585 ha of new land as living Z or living Z deferred between the two townships
- Rezoning 11 ha at Lincoln as Business 2 deferred
- A requirement to develop an ODP before development can occur and identifying ODP criteria that will need to be addressed in the ODP
- Identifies whether development is in Phase 1 or Phase 2 planning periods

- 43 There are a number of different circumstances relating to submissions that may be beyond the scope of the Plan Change. The first circumstances we consider are submissions seeking Living Z zoning beyond those areas notified in PC 7 or an extension beyond that notified and beyond the MUL.
- 44 We are satisfied that those reading the Public Notification would have regarded it as a comprehensive Plan Change dealing with all urban development within and on the outskirts of Lincoln and Rolleston. Although it was clear that the Council wanted to limit future urban development to the boundaries shown in the plan change in our view the Council's purpose does not define the scope of the Change.
- 45 The change deals with all urban development in and adjoining these towns. It is clear that the purpose of the change is to identify and plan for defined growth areas at Lincoln and Rolleston including a goal of limiting growth to defined urban areas. In our view, submissions seeking to provide for growth disconnected from these centres would have been beyond scope. However in our view submissions which seek to extend a proposed ODP Area boundary are within the scope of PC7.
- 46 It was clear that the question of whether the proposed limits have been properly justified and whether they are correctly located or should be extended or retracted in particular locations would be and has been a critical issue for the Plan Change. In our view the Council did not limit the scope of the hearing by providing that the intention of the change was to limit the ODPs to the MUL shown within PC1. This is reinforced by the fact that those limits are under appeal and the limits in PC7 are based upon those limits and upon the structure plans which have not been subject to the First Schedule process.
- 47 We have concluded that the Council's legal advice on this issue is too narrowly focussed where it suggests that it is only submissions which seek *intermediate relief* in relation to the same land as proposed by Council which are within scope. It seems to us that this is not what the case law requires. Certainly the relief sought in the submission must be between the status quo and the Council proposal in terms of what is sought. Thus for example a submission seeking that an area proposed by Council as Living Z deferred become non deferred is clearly within scope but a submission seeking rural residential zoning would not be within scope. We do not agree however that submissions need to be limited to the same area provided that they seek relief which is intermediate in nature.
- 48 In terms of the Clearwater test submissions such as Denwood's do in our view seek an outcome along the spectrum between opposition and support and do

relate to the topic of the plan change which is ...*The growth of townships, urban development, and rezoning of land for Urban Purposes...including the introduction of a new living Z zone in Lincoln and Rolleston.*".

- 49 PC7 seeks that most of Denwood's land remains in rural zoning. Denwood's submission is in opposition to that outcome and seeks that the ODP Area boundary be shifted to include all of its land. Its submission is directly addressed to the topic covered by the Plan Change as outlined above. It is also addressed to one of the key purposes of the plan change which is to limit urban growth. However, Denwood and other such submitters oppose the location of the proposed growth limits. That must be within the ambit of our inquiry otherwise there would be no ability for submitters to challenge a key component of the change.
- 50 In terms of the question of potential prejudice, people when deciding whether to submit on the PC7 could, or should have anticipated that some submitters would seek that the boundaries be shifted outwards and/or that new areas close to these towns be added. Indeed, it was inevitable that those persons challenging the MUL within PC1 would also seek to extend the PC7 boundaries.
- 51 The submissions which sought such changes were summarised by the Council and others had an opportunity to submit. We do however note that Clause 8 of the first schedule has since October 2009 limited the right of further submission to those with an interest greater than the public generally or a person representing a relevant public interest. There is no longer a right for any submitter to make a further submission. Accordingly, members of the public not having an interest greater than the public generally could not have lodged a further submission in support or opposition to a submission seeking to extend the boundaries of an ODA or create a new ODA. Those who were potentially affected by a proposed extension or addition had a right to make a further submission and in our view will not be prejudiced by the acceptance of the submission as being within scope.
- 52 We accept that there may have been persons who would have been interested in the extension but were not interested in a manner different from the public generally. These persons would have had no right to lodge a further submission, however that is a consequence of a deliberate decision of Parliament rather than a result of the submission coming from "leftfield". As discussed above submissions seeking extensions or additions were not from "leftfield", they were entirely predictable. As a result of the 2009 amendments it is now necessary for those who wish to see the contents of a Plan Change stay

the same as proposed, to lodge a submission in support if they want to have a say on submissions which may come in, seeking changes.

- 53 In the present case it was open for those who supported the ODA boundaries as notified to lodge a submission in support which would then by definition have been treated as being in opposition to extensions of the ODA areas. In our view the question of prejudice is more focussed on those who may be potentially affected by a submission than those who may have a wider interest. We are satisfied that those who were interested could have lodged a further submission and were not prejudiced. Those who were interested but not affected could have lodged an original submission in support and if they did not do so, the hearing and appeal process addresses the merits of the changes sought.
- 54 We accept Mr Carranceja's point that some people may not have submitted because they were happy with the proposed boundaries and for the same reasons may not have perused further submissions. We also accept that some such people may have been opposed to any extension or to particular extensions to the ODP Areas. However, we do not agree that such persons were *shut out* of the rezoning process as a result of a submission coming from leftfield.
- 55 The reality is that the amendments to the Act now have the effect that people who do not want change to a council proposal, need to submit in support, so as to avoid being shut out of the process. We agree that people should not need to submit so as to have a right to have a say on a "leftfield" proposal. However, in the present case, any submissions which were addressed to the topic of "*The growth of townships, urban development, and rezoning of land for Urban Purposes...*" were not leftfield and could have been anticipated by other submitters. This situation is very different from the factual situation in *Clearwater, Option 5* and the *Avon Hotel* decisions (where submissions were found to be out of scope) and is more akin to the factual situation in the *Naturally Best* decision where the Court concluded that a submission seeking the extension of a resort zone by 127ha was within scope.
- 56 In summary, we have concluded that proposals which seek residential zoning to extend outside of the ODA areas as notified are within scope. We also note that if we were to reject these proposals on jurisdictional grounds, that would be likely to be the subject of an appeal and the Court might reach a different view. In that event the Council and submitters would be deprived of the opportunity to have the merits of these submissions considered at first instance. We have concluded that it is preferable to consider such proposals on their merits.

Submission 89: McIntosh Jung and Lee : Lincoln

- 57 The Council advice concluded that this submission was within scope and we agree. Mr Belcher (a further submitter) disagreed with the legal advice and pointed out that PC7 does not include all of the land that submitter 89 seek as Living Z, within Lincoln ODP1. He also points out that the submission seeks a new ODP7 area.
- 58 For the reasons already outlined above, we have concluded that submissions to extend the proposed urban boundaries beyond those shown on the proposed ODPs are within scope. We do not agree with Mr Belcher's suggestion that this was an "out of left field" proposal. Accordingly we have considered submission 89 on its merits, but have ultimately rejected it on substantive grounds.

Intensification of Areas Within MUL - Helpet Park, East Maddisons / Goulds Rd and Branthwaite Drive

- 59 Various submissions sought the rezoning of the above lands as Living Z. These areas are all within the Metropolitan Urban Limit but for various reasons have not been included within a PC7 Outline Development Plan area. In essence these submissions all seek intensification of urban development within the urban growth area, but outside of the areas which the Council has proposed for "Greenfield" development up until 2020.
- 60 The Council legal advice concluded that these submissions are beyond scope. For the reasons already outlined in relation to the Greenfields submissions we do not agree. Submissions which seek Living Z within the urban growth limits are clearly within the scope of a plan change which deals with "*urban development, and rezoning of land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston.*"
- 61 For the same reasons as outlined earlier we do not agree that any person will be prejudiced by our dealing with these submissions on their merits rather than ruling them out on jurisdictional grounds.

Replacing Unimplemented Consents within MUL with an ODP Area and in Some Cases Approving an ODP (Park Grove and Park Lane)

- 62 Some submissions sought to replace existing unimplemented subdivision consents for land within the MUL with an ODP. For the same reasons as discussed above we have concluded that this is within scope. Council officers are agreeable to these being identified as new ODP Areas and have worked with

the submitters to develop an ODP which can potentially be approved via the current process.

- 63 Given that these proposals are within the MUL, are supported by officers and in effect replace existing unimplemented consents, we have concluded that no third party is likely to be adversely affected. Unlike the Denwood situation we do not consider that it is necessary for the approval of an ODP to go through a further Plan Change.

Including ODPs by Way of Submission

- 64 The Selwyn Community Board and some other submitters expressed concern regarding developers seeking the inclusion of ODPs through a submission.

- 65 In view of our conclusion that the Denwood ODP should await a further Plan Change and that submission 89 should be rejected, this issue is now only relevant to the following ODP areas in Rolleston.

- ODP Area 2. This ODP area is a small triangular area of land of 1.6 hectares close to the centre of Rolleston and bounded by Rolleston Drive, Norman Kirk Drive and connecting also to Markham Way. The ODP was introduced by way of a submission by Council. There were a number of submissions which sought various changes to the ODP but none which opposed it entirely.
- ODP Area 6. Foster Holdings Ltd lodged an ODP for this area by way of submission and presented extensive evidence in relation to that ODP. Mr Wood reported that after some modifications the officers are satisfied that the ODP now meets the criteria to be included within the PC 7 policy provisions.
- New ODP Area 7. (Park Grove - Submission 53)
- New ODP Area 8. (Park Lane - Submission 40)

- 66 The Plan Change as notified included a "*requirement to develop an Outline Development Plan before development can occur.* " Although the notification does not make it clear that submitters could seek to have an ODP approved via the current process, we consider that there was sufficient information to alert people with an interest in urban growth in or around these towns to consider the section 32 report and the wording of the change. Paragraph 6.43 (p35) of the Section 32 states in relation to Rolleston ODP Areas 2,4,5 and 6: "*The inclusion of these ODPs may be done through the submission process on PC7 (subject to being within scope), with the merits of the ODP being assessed as part of the*

hearings process". It is however of note that under the heading of "*Scope of the proposed plan change*" the report identifies that PC7 will set out where ODPs are required and what they will need to include, but does not state that the Change itself will approve ODPs.

- 67 Accordingly, people with an interest in PC7 should have been aware of the need to make an initial submission in relation to particular ODP Areas. Those who might be affected (more than just interested) by a proposed ODP introduced by a submitter were able to make a further submission in relation to ODP's proposed by submitters.
- 68 We have earlier noted that Clause 8 of the first schedule since 2009 limits the right of further submission to those with an interest greater than the public generally or to persons representing a relevant public interest. There is no longer a right for any original submitter to make a further submission. We appreciate that this restriction along with the process of allowing ODPs to be introduced by way of submission, in conjunction with rules which allow ODP compliant development to proceed without public notification or service of affected persons, together have the potential to exclude the general public from the process. That was a matter of concern to us, but the rights of participation have been deliberately limited by Parliament as part of the "Simplifying and Streamlining" amendments. Those who are directly affected by an ODP (eg near neighbours) could have and in a number of cases have made a further submission.
- 69 We also note that apart from the proposed ODPs which go beyond the notified ODP Area boundaries (which we have addressed above) the remainder were foreshadowed in the Plan Change as notified. These are proposed development areas where the Council is encouraging the provision of an ODP.
- 70 Although we have concluded that the process of introducing ODP's by way of submission is lawful, we also recognise the need for us to carefully scrutinise the ODP's on behalf the general public who could not submit on such ODP's and on behalf of those who may be affected but may not have appreciated the need to make a further submission.
- 71 Rolleston ODPs 2 and 6 and Lincoln ODP 5 are relevant examples. In each case we have provided considerable opportunity for parties to present evidence on ODPs lodged through submissions and to enable further submitters to make responses after original submitters' evidence had been presented. In addition, we conducted the hearing in a manner that elicited comment from officers at the time specific issues were raised, so that interested parties were aware of the

matters being raised and general direction that evidence and questioning was taking. As a result we do not consider that submitters affected by new ODPs have been disadvantaged in this process.

- 72 Notwithstanding this last point, we are satisfied that someone reading the section 32 report, would have understood, at least in relation to Rolleston, that ODP's could be introduced by way of the submission process.
- 73 In terms of ODP Areas 2 and 6 it is difficult to see that anyone has been prejudiced. There have been submissions in opposition in relation to both of these areas and we have carefully considered those. In relation to the Foster land (ODP Area 6) the main opposition came from Ms Holton but her main concern seemed to be that her land had not been included.
- 74 PC 7 as notified specifically included ODP Area 6 as an area to be rezoned for residential development and the submitter/landowner has submitted a very detailed ODP which is in accord with the criteria included in the Plan when notified. Any person having an interest in development in this area would have been alerted to the need to lodge an original submission. Such persons (like Ms Holton and the Community Board) would also have considered the summary of submissions and would have been at liberty to lodge a further submission opposing the approval of the ODP. Accordingly we agree with the submissions of counsel for Foster Holdings Limited that its submission and the approval of the ODP are within scope.
- 75 With regard to ODP Areas 7 and 8 we concluded that requiring these two ODPs to be advanced by way of a separate plan change would be inefficient given the relatively non contentions nature of these proposals and the scope of existing consents.

Business Activities in B1 Zone

- 76 Submissions 39 and 93 sought to amend the rules of the Business 1 zone. We agree with the legal advice to the Council that since PC7 does not deal with the Business 1 zones submissions seeking changes to the B1 provisions are in our view beyond scope.
- 77 PC7 did seek to apply Business 1 provisions to "local business areas" (now termed *neighbourhood and local centres*) and submissions in relation to this are within scope.
- 78 We had a separate concern as to whether it is appropriate for PC7 to provide that Business 1 provisions will apply to areas identified on ODPs as

neighbourhood centres and local centres. This is because there is some variability in the level of detail of the ODPs in front of us and therefore variation of the extent of definition of the areas to which the rule would apply. It is proposed that if subdivision consent is granted, a consent notice would be placed on those titles within the neighbourhood or local centre, to state that Business 1 provisions apply to that land. While this provides some certainty for the landowner, it seems to us that it is effectively confirming what rules apply to what land through a subdivision process rather than a plan change process.

- 79 It is a fundamental requirement that there should be certainty within a District Plan as to what provisions apply to a specific area of land. Later in this report we record that we have recommended that the ODPs being approved through this process be revised to bring them into a more consistent form and level of detail. This provided the opportunity to more clearly define the area of land involved in each neighbourhood and local centre.
- 80 The ODPs attached have addressed this concern where relevant and as a result we are satisfied that they provide sufficient certainty for the public and for administration of the Plan.

Geotechnical Assessment

- 81 The officers seek to have two assessment criteria relating to Geotechnical assessment added to PC7 and we discuss the merits of these elsewhere. We have no difficulty with the proposed additions which reflect a common sense response to the earthquakes which is supported by CERA and which is unlikely to be contentious.
- 82 Strictly speaking these changes are beyond scope since no submitter has requested them and they were not part of PC7 as notified. Nevertheless this issue was discussed in the Officers' report and there was no objection from any submitter to including these changes. We agree with the officers that these changes should be adopted pursuant to clause 16 as being of *minor effect*. We note that the Council has other means by which it could require Geotechnical assessments and we consider it appropriate to list the "requirement" as assessment criteria.

4. MATTERS TO BE CONSIDERED IN MAKING DECISIONS ON THE PLAN CHANGE

83 The Environment Court in its *Long Bay* decision summarised the framework for evaluating a Plan Change as follows:

84 **A General Requirements**

- *A district plan (change) should be designed to accord with, and assist the territorial authority to carry out its functions so as to achieve the purpose of the Act.*
- *When preparing its district plan (change) the territorial authority must give effect to any national policy statement or New Zealand Coastal Policy Statement.*
- *When preparing its district plan (change) the territorial authority shall:*
 - a. *Have regard to any proposed regional policy statement;*
 - b. *Give effect to any regional policy statement.*
- *In relation to regional plans:*
 - a. *The district plan (change) must not be inconsistent with a regional plan for any matter specified in section 30(1) [or a water conservation order], and*
 - b. *Must have regard to any proposed regional plan on any matter of regional significance etc.*
- *When preparing its district plan (change) the territorial authority must also:*
 - a. *Have regard to any relevant management plans and strategies under other Acts, and to any relevant entry in the Historic Places Register and to various fisheries regulations, and to consistency with plans and proposed plans of adjacent territorial local authorities.*
 - b. *Take into account any relevant planning document recognised by an iwi authority, and*
 - c. *Not have regard to trade competition*
- *The district plan (change) must be prepared in accordance with any regulation (there are none at present)*
- *The formal requirement that a district plan (change) must also state its objectives, policies and rules (if any) and may state other matters.*

B Objectives [the section 32 test].

- *Each proposed objective in a District Plan (change) is to be evaluated in terms of the extent to which it is the most appropriate way to achieve the purpose of the Act.*

C *Policies and methods (including rules) [the section 32 test for policies and rules]*

- *The policies are to implement the objectives , and the rules (if any) are to implement the policies.*
- *Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account:*
 - a. The benefits and costs of the proposed policies and methods (including rules), and*
 - b. The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

D *Rules*

- *In making a rule the territorial authority must have regard to the actual or potential effect of activities on the environment.*

E *Other Statutes*

- *Finally territorial authorities may be required to comply with other statutes*

36. We record at this point that there are no relevant national policy statements. There is an operative regional policy statement that must be given effect to and a proposed change to the RPS (PC1) that must be had regard to. We must also have regard to the existing objectives and Policies in the Selwyn District Plan. There are few if any relevant matters in relation to regional plans but there are a number of other relevant strategies prepared under other Acts. In particular we have already noted that the Rolleston and Lincoln Structure Plans were prepared pursuant to the Local Government Act 2002 and form an important foundation for the Plan Change. Although we have had regard to those documents and the Urban Development Strategy we are mindful that these documents have not been the subject of independent scrutiny and have not yet been reviewed in the light of the Canterbury earthquakes.

5. THE POLICY ISSUES ASSOCIATED WITH CHANGE 1 TO THE CANTERBURY REGIONAL POLICY STATEMENT

- 85 Change 1 to the Regional Policy Statement seeks to direct the management of urban growth to implement the Greater Christchurch Urban Development Strategy. Submissions were considered by a panel of independent Commissioners and changes were made to the provisions as a result of this process. Over 50 appeals were then lodged with the Environment Court. The Court has established a staged approach to hearing the appeals and stage 1 matters relate to the technique of adopting metropolitan urban limits. We were updated on the progress with these appeals on the last day of the hearing. Agreement has been reached between the parties on all stage 1 appeals and this has resulted in some proposed but not yet confirmed changes to the growth allocations.
- 86 The appeals affect a wide range of the provisions, however, only 2 appeals directly affect land allocations associated with Lincoln and Rolleston. Firstly, an appeal by Lincoln Land Developments Ltd concerning the staging of urban development in ODP 1. This appeal has been settled with the result being that if confirmed by the Court, ODP 1 would now form part of Stage 1 growth. This occurred after we heard evidence on this matter. As a result of the proposed settlement the Council officers and the Regional Council Are now supportive of LLD's submission seeking the lifting of deferred status on ODP 1.
- 87 The other appeal is by Denwood Trustees and relates to ODP 5 at Lincoln and adjacent lands. This appeal is not part of the Stage 1 appeals and has not been the subject of any settlement proposal.
- 88 Change 1, which is attached as Appendix 6, aims to achieve consolidation of urban areas and avoid unsustainable expansion outside of urban areas. In essence it is seeking
- higher density living environment,
 - planned Greenfield peripheral development,
 - intensification within the Christchurch urban area,
 - self sufficient growth of outer town including Lincoln and Rolleston
 - rural residential growth constrained to 5% of planned urban growth
- 89 It also seeks to put in place
- long term planning of land use integrated with infrastructure development,

- the sustaining of key activity centres including Lincoln and Rolleston,
- compatible growth of business land,
- integration of transport infrastructure and land use and
- development and protection of strategic infrastructure.

- 90 The above are provided for in the objectives of this new section of the RPS. The policies are led by a direction that urban activities shall only occur within specified urban limits. All of the Plan Change 7 proposals as notified are within the urban limits of PC 1 as approved by the Commissioners. However, a number of submissions are seeking that additional land that is not within the urban limits be included.
- 91 Intensification is targeted in the City Centre but does not exclude other existing urban areas particularly Key Activity Centres. Policy 5 sets out in some detail the obligations of territorial local authorities in relation to key activity centres and we will return to this in relation to specific submissions later.
- 92 Policy 6 sets out the quantum of household growth in each territorial local authority and Table 2 identifies the target number of households for each "Greenfield Area" for two periods 2007-2020 and 2021-2041. Table 3 sets out the business land provision in hectares for the entire 2007-2041 period. There was much debate as to whether Table 2 sets minimum targets or maximum provision.
- 93 PC 7 includes the business land provision for Lincoln but not Rolleston. PC 7 includes the complete allocation of land to 2041 for Lincoln but only up to 2020 for Rolleston.

6. WEIGHT TO BE GIVEN TO CHANGE 1.

94 As discussed earlier the Council is not required to *give effect to* PC 1 until it is operative. Given the appeals in relation to PC1 it is inevitable that it will change before it becomes operative. We are merely required to have regard to PC1. The weight which we place on it is for us, but depends upon a number of factors including:

- The extent and scope of appeals.
- Any proposed settlements of those appeals and whether those have been confirmed by the Court.
- The Environment Court's interim decision in relation to "Stage 1" matters (Stage 1 relates to general attacks on the PC1 approach)
- The extent to which PC1 and the Urban Development Strategy have been reconsidered in the light of the Canterbury Earthquakes
- Uncertainty in relation to the intention and meaning of some of the provisions including in particular Policy 6 and its related Tables.

95 In view of the proposed settlement of all of the appeals against the general approach of PC1 (the stage 1 appeals) we consider that notwithstanding the Environment Court's interim decision, we can put *moderate* weight on the overall approach in PC1 which has been described in the section above.

96 In terms of the location of the MUL that is unchallenged in relation to Rolleston and most parts of Lincoln. We consider that we can put moderate to high weight on the location of the MUL in areas where it has not been challenged. We cannot, however, put full weight on these unchallenged parts of the MUL because the Court has not yet determined the general appeals against the approach. In particular, it has not yet confirmed whether the overall approach of setting an MUL is appropriate, particularly in the light of the changed circumstances following the earthquakes.

97 There is only one appeal to the extent of the MUL which is relevant to our consideration being the appeal by Denwood. In view of that appeal we can only place modest weight on the MUL so far as it applies to Lincoln ODA 5. However, as discussed in our section on Denwood we have concluded that there is no sound basis for extending it to include all of the Denwood land. That matter will be further pursued by Denwood through its appeal but it is not for us to pre-judge the outcome of that.

- 98 There was considerable debate in the hearing about the interpretation of Policy 6. Accordingly, we specifically requested Council officers to provide a legal opinion on this matter. This was provided to us prior to the resumed hearing and was discussed in the Supplementary Section 42A report. Some submitters (including Denwood) responded to this report when we reconvened on 21st June.
- 99 There was common ground that the rural residential areas in Table 1 are *maximums* and this is clearly stated in Note 2 to the table. Council officers and legal counsel acknowledged that it was less clear whether the remaining figures in Table 1 are maximums, minimums or targets.
- 100 Mr Carranceja (counsel for the District Council) explored this issue in considerable detail and concluded that a range of alternative interpretations are available. On balance he considered that interpreting the Table 1 figures as minimums (other than the Rural Residential figures) *avoids conflicts with other parts of PC1 and would better enable the provisions of the decisions version of PC1 to read together as a consistent and coherent whole*". Ms Thomas for Denwood Trustees Ltd agreed with that interpretation because Note 2 only applies to rural residential development. Mr Carranceja at para 7 of his opinion noted that Policy 6 is titled "*Projected Household Growth in Greater Christchurch 2007 – 2041*". The word "projected" is in our assessment significant. Our understanding of a projection is that it is not a policy target, nor maximum or minimum. It is an estimate based on specified assumptions relating in this case, principally to the variables of birth rates, death rates, regional migration and household formation.
- 101 It seems to us that it is only the total households for each period for Greater Christchurch that can be regarded as a projection. This projection has then been allocated to locations and forms of development in accordance with the wider policy base of PC 1. The correct position may therefore be that these figures relate to policy distribution targets applied to a best estimate projection, with the policy qualification that rural residential numbers in the Table shall not be exceeded.
- 102 Table 2 is about "*providing for development*" in accordance with the table and within the boundaries of the urban limits. The officers consider that the Table 2 figures are capped by the plus or minus 5% provision in Note 1 to Table 2. Mr Carranceja identifies situations where densities may be higher or lower than the "minimum" requirement of 10 households per hectare.
- 103 We note that the expression used in Table 2 Note 1 for unbolded figures is "*anticipated targets*". However, it also makes it clear that this does not apply to

bolded figures which include a Selwyn District Council total for each period. This is expressed as a single figure in each case and not a range and is expressed in Note 1 as "*totals resulting from managed development*". This supports Mr Wood's interpretation which he explores in para 3.13 of his supplementary report, namely that there is flexibility of plus and minus 5% for each settlement but not for the District overall so that any adjustment in one settlement needs to be balanced by another.

- 104 Ms Thomas (for Denwood Trustees) addressed us on this issue. She, like Mr Carranceja regarded the figures in Table 2 as all having the same meaning, namely as *targets*, rather than the bold and unbold figures having different meaning. We agree with Ms Thomas that a target is not a cap or a maximum, but it is also not a minimum. It is important to appreciate that one of the key policy elements in PC 1 is that green field growth should not be allocated so generously that it hampers the achievement of the Christchurch intensification policy albeit that it is recognised that this will take time to implement. Therefore, we do not agree with Ms Thomas's interpretation of Policy 6's expression of "*sufficient land*" as meaning that the targets may be exceeded as long as households are within the MUL. This is inconsistent with Note 4 to Table 2 which acknowledges that the MULs provide greater capacity than is necessary to achieve the numbers to allow some planning flexibility.
- 105 We note Ms Thomas's mathematical argument but we do not consider it is compelling. Clearly, if a large area was increased by 5% it may take reductions from more than one of the other smaller areas to counterbalance it. In effect this argument is that it is the MUL which puts the limits on the residential growth and Table 2 simply illustrates how the growth projections have been calculated and requires the Council to make *sufficient* provision to achieve those targets. We do however accept that there needs to be some flexibility built into how the policy is applied not only through the "in general accordance" qualification but also in order to ensure that targets are achieved, albeit by not by more than 5%.
- 106 Ms Thomas also refers to evidence presented recently to the Environment Court by Mr McCallum for Environment Canterbury. In this he states that the household numbers were designed as minima because they were based on the minimum density policy requirement. Higher densities are not considered to be contrary to the policy and therefore is it possible that greater numbers of households will be achieved from the stated land areas. We note however that

this refers to households achieved from land areas rather than the quantum of land itself.

- 107 The development of PC 1 has followed a sequence of decisions. This could be crudely put as follows:

Step 1: Determine the number of households expected in the region to 2041.

Step 2: Determine the distribution between settlements (and in some cases sites) to achieve policy outcomes.

Step 3: Have regard to existing structure plans in setting Metropolitan Urban Limits which converts households to land areas on the basis of 10 households to the hectare and may provide some flexibility within the MULs for local planning preferences.

- 108 We note that the issue of whether the table includes existing zoned land not yet developed has been explored in some detail in the supplementary report and we agree with the conclusion that existing zoned land is included in Table 2. We return to these issues when considering the merits of additional land allocations as part of PC 7.

- 109 We therefore conclude that the Policy 6 allocations are likely to have been intended to be policy distribution targets based on projection estimates. In order to achieve those targets it is reasonable to argue that that some additional land should be provided because for any one of a number of reasons all developments may not proceed in the timing anticipated. However, PC 1 considers that this is provided for in terms of the Metropolitan Urban Limits which exceed the area necessary to provide for Policy 6 allocations. Therefore, minor additions to Living Z over and above PC 7 that may better ensure the target is achieved may be able to be accommodated within this policy framework if they are within the MUL (as finally determined by the Court). This is relevant to our decision in relation to Denwood Trustees submission and Lincoln ODP Area 5. We have concluded that allowing for a relatively small increase in the Stage 2 Lincoln provision (around 80-90) may not be contrary to Policy 6.

- 110 While we have tried above to interpret Policy 6 and Tables 1 and 2 so that we can have regard to them, we emphasise that we are not a Court of law and ultimately those provisions will be the subject of interpretation and almost certainly refinement by the Environment Court during the course of the current appeals.

- 111 Furthermore, we also note that the various numbers whether they be targets, minima or maxima, have not been reconsidered in the light of the Canterbury earthquakes. (Except within the context of the proposed settlements of some appeals). Accordingly whatever interpretation we put on these tables it is still possible that the numbers in the table may be changed by the Court.
- 112 In summary, we have been confronted with multiple interpretations of Policy 6 and its associated tables and however we may interpret it, our views are not binding and are unlikely to reflect the final form of the policy, tables and values if they survive the Environment Court process. Accordingly, although we have had careful regard to it we conclude that under the circumstances we should place only a modest weight on Policy 6 and its attendant tables. Furthermore even if Policy 6 was clear and did reflect maximums per period, the Council is not yet required to give effect to it.

7. LINCOLN AND ROLLESTON STRUCTURE PLANS

- 113 The Lincoln and Rolleston Structure Plans form the foundation documents for Plan Change 7. PC 7 seeks to implement all the growth planned in the Lincoln Structure Plan but only a first stage of the Rolleston Structure Plan. Both Plans seek to set out an integrated urban design framework for the future development of the two towns. In particular the structure plans propose a specific staging of development to fit with efficient infrastructure development. We were told that in the case of Lincoln that the Structure Plan links to an Integrated Stormwater Management Plan which addresses treatment and disposal of urban stormwater and that the Council will be pursuing discharge consents associated with this in the near future.
- 114 A number of submitters suggested that we should give little weight to the Structure Plans because they have not been through the level of scrutiny that the Resource Management Act requires of District Plans. However, we note from reviewing the structure plans that an extensive public consultation process was put in place in each case and in our assessment appropriate expertise was used in preparing them. We also note that section 74(2) (b) (i) specifically requires us to have regard to management plans and strategies prepared under other Acts. The Structure Plans, prepared under the Local Government Act, are exactly the sort of document that this section is referring to.
- 115 On the other hand we also note that the Urban Development Strategy and in particular predictions of future growth in Selwyn District have not been revised since the earthquakes and that this strategy is linked to the structure plans. We consider that we should allow for the possibility of accelerated growth within Selwyn.
- 116 We note that PC 7 does not seek to zone land for development that goes beyond the Structure Plan proposals although some submissions do. However, we also note that some Outline Development Plans do vary from the Structure Plans proposals. Our finding in terms of weight is that we should give active consideration to the Structure Plans but this does not preclude us from departing from them if this is justified on the merits.

8. ROLLESTON TOWN CENTRE

- 117 There are two principle issue areas that we need to address in relation to Rolleston Town Centre. The first relates to reverse sensitivity effects from development of ODP Area 2 on existing and future town centre commercial activities. The second relates to the PC 7 proposals for neighbourhood and local centres in Rolleston and their potential effect on the vitality, functioning and amenity of Rolleston Town Centre.

Submission	Further Submission(s)
[S54] The New Zealand Guardian Trust Company	[F82] Rolleston Square Ltd (Support) [F83] Rolleston Retail Ltd (Support) [F84] Roll Ten Investments Ltd (Support)

- 118 We turn first to the reverse sensitivity issue which was raised in submission and planning evidence on behalf of New Zealand Guardian Trust Company Ltd. (NZGT). Ms Kirsten Dueling told us in evidence that NZGT are the mortgagees of the property owned by Masefield Mall Ltd at 442 Masefield Mall. This is approximately half of the block bounded by McCauley Street, Dryden Avenue and Masefield Drive all of which is zoned Business 1. The site with NZGT interest has a resource consent for a retail and commercial office development and the remainder of the block has a consent for a supermarket.
- 119 NZGT is concerned that development of ODP Area 2 in accordance with the Living Z provisions and ODP 2 could result in reverse sensitivity effect on the future use of the hopefully soon to be developed Business 1 land. The concerns relate in particular to offsite effects such as night time truck deliveries along Rolleston Drive from State Highway 1, rather than on site effects which are subject to permitted activity standards.
- 120 In response Ms Dueling proposed two additional standards for ODP 2 residential properties which front Rolleston Drive, namely acoustic insulation of buildings in a similar manner to that required for dwellings in the vicinity of SH1 and a building set back condition.
- 121 Mr Wood in his section 42A report emphasised that ODP Area 2 is a relatively small area of land which is already zoned for residential development. PC 7 has the potential to increase the number of households on this area from 16 to 32. Further, the Business 1 zone package has been designed to deal with on site interface risks and it is proposed that a supermarket be located between the NZGT land and ODP Area 2.

- 122 Mr Mazey was asked whether the traffic flows and characteristics on Rolleston Drive going forward with growth and development of the network in accordance with the Rolleston Structure Plan would, in his opinion, risk reverse sensitivity effects. He confirmed that flows along Rolleston Drive would remain relatively modest and in his opinion there was a low risk of reverse sensitivity effects from such a small area of development. In his reply Mr Wood provided data on current flows which at Norman Kirk Drive in April 2011 were 7500 ADT. We were also advised that Rolleston Drive which currently has the hierarchy status of an Arterial Road is proposed to be downgraded to a Collector Road. Finally, Mr Wood emphasised that effects on future residential amenity was considered in the assessment of effect of the proposed supermarket and was not considered to be material. As a result, there are no consent conditions relating to hours of operation or truck delivery.
- 123 We note that PC 7 includes conditions of the nature proposed by Ms Dueling in relation to activities close to SH1. We are also aware that supermarket deliveries involve heavy goods vehicles and are often undertaken at night. However, we note that The Rolleston Structure Plan provides in the longer term for the arterial network to feed to the town centre from Levi Road and a SH1 intersection north east of the town. This would mean that deliveries are unlikely to pass ODP Area 2.
- 124 In these circumstances, we are not satisfied that in terms of section 32 additional rules or controls are justified on the risks and evidence before us.
- 125 Ms Dueling also raised in her evidence a concern about the accuracy of figure 7.1 headed Rolleston RPS PC 1 Development Sequence. We record that at the time we noted that this is a Figure within the Rolleston Structure Plan and not within PC 7 and therefore is beyond our jurisdiction to address, however officers indicated that the Structure Plan is to be updated in the near future and this would be addressed at that time.

Recommendation No 1

Submission 54 (Decision D1) be accepted in part, (Decision D2 and D3) seeking to amend PC7 to include additional Issues, Objectives, Policies, Rules and assessment criteria to address perceived reverse sensitivity issues be rejected.

- 126 The second matter relates to the provision of neighbourhood and local centres and their potential effect on Rolleston Town Centre. This matter was pursued collectively by Rolleston Retail Ltd, Rolleston Square Ltd, and Roll Ten Investments Limited. Put simply, their case was that in the interests of maturing the Town Centre as quickly as possible, there should be no provision for neighbourhood and local centres in the short to medium term.

Submission	Further Submission(s)
[S82] Rolleston Square Limited	[F91] Foster Holdings Ltd (Oppose) [F44] Coles (Oppose) [F45] Alfeld (Oppose) [F109] Christchurch International Airport Ltd (Support) [F32] CDL (Oppose) [F54] New Zealand Guardian Trust (Support)
[S83] Rolleston Retail Limited	[F91] Foster Holdings Ltd (Oppose) [F44] Coles (Oppose) [F45] Alfeld (Oppose) [F32] CDL (Oppose) [F54] New Zealand Guardian Trust (Support)
[S84] Roll Ten Investments Limited	[F91] Foster Holdings Ltd (Oppose) [F44] Coles (Oppose) [F45] Alfeld (Oppose) [F32] CDL (Oppose) [F54] New Zealand Guardian Trust (Support)
[S85] Lincoln Land Development Ltd (re medium density)	

- 127 This issue brings in the spectre of trade completion effects and Mr Maw addressed us on that matter. In essence the case law seems to clearly establish that there are a series of tests to be applied as follows:

- (a) Whether the effects are beyond those caused by trade competition?
- (b) If so whether those effects are “significant”?
- (c) If so they must then be considered against the relevant planning objectives.

- 128 The context to this analysis is that the existing Business 1 zoned land is owned by a limited number of entities and in Mr Wood's opinion there is some risk of a monopolistic situation in the town centre should the Masefield Mall land be purchased by Rolleston Square Ltd. Mr Maw in his written reply dated 12 May claimed this was not the case as there is a multiple ownership situation. We note that he points to land owned for two supermarkets which we can reasonably discount from this debate because supermarkets are not provided for in neighbourhood and local centres. The issue from a trade competition perspective is whether the submitter is in the business of competing with those who might enable the supply of convenience stores in neighbourhood and local centres.
- 129 We note that the Environment Court has further considered this matter since the hearing closed, in its decision *General Distributors Ltd v Foodstuffs Properties (Wellington) Ltd (2011/212)*. In this case the Court concluded that Foodstuffs was caught by s308B and declared accordingly. Our situation is not as clear cut as this and relates to a wider variety of trading circumstances. We do not, therefore, see the need to reject these submissions without exploring the wider tests above.
- 130 In narrowing down the matters at issue here, we should note that the s42A report acknowledges the need for an amendment to PC 7. In response to this issue and sought a specialist report from Mr Tim Heath of Property Economics to assist in determining the appropriate response.
- 131 It is agreed between the parties, that PC 7 should not undermine the long term role, function and viability of the town centre. To address this Council has proposed that an additional Policy be inserted to the Plan with appropriate explanation and that clearer definitions of neighbourhood centres and local centres be included. Mr Heath's advice is that neighbourhood centres should not exceed 2000m² with individual stores not exceeding 450 m². The definition proposed in the report envisaged neighbourhood centres of 6-15 stores and local centres of 1-5 stores. Importantly he recommended that a rule be included that classes non compliance as a non complying activity and that this should apply to both Rolleston and Lincoln. This is a specific matter that we discuss later.
- 132 The evidence presented by witnesses for Rolleston Square was written in the knowledge of these recommendations Mr Bathurst provide us with helpful background on the development of retail activities in Rolleston and the difficulty of attracting retail tenants to Rolleston. He considers that it will take 20-30

years to develop the Masfield Mall shopping centre and that this is because of the success of the general merchandising of The Warehouse.

- 133 He contends that with PC 7 growth neighbourhood centres and local centres will not be required in Rolleston until after 2020. He equates the now suggested 2000m² limit of neighbourhood centres to be equivalent to all the speciality shops in Rolleston Square and that if a new neighbourhood centre was created both the existing stores and new stores would struggle. He considers the s42A report recommendations to be *"far too permissive"* and therefore ineffective.
- 134 Mr Evan Harris who is a Property Manager with HG Livingstone Ltd and Colliers International also opined that there is only sufficient retail spend to provide for one Town Centre and argued not to have that retail spend split amongst a variety of smaller centres. He considers that there is sufficient capacity in the Town Centre for a further 30 small retail outlets growing to 50 in 2020. He concludes that the retail spend within the District should not be allowed to dissipate to neighbourhood centres.
- 135 The social effects on the town centre were considered by Dr Taylor an experienced social researcher. In his assessment PC 7 has the potential to undermine the further development of the town centre such that *"this centre is disenabled from delivering functional and social amenity to the people of Rolleston"*. He concludes that there would need to be growth beyond the projected 2041 population of Rolleston before neighbourhood and local centres would be justified.
- 136 He helpfully describes the social infrastructure of Rolleston and acknowledges the high rate of growth expected in Selwyn District and that this is likely to be further enhanced by earthquake relocation. At paragraph 44 however he settles his concern on the effects on the town centre arising because of the *"potential size of the areas allocated to retail centres in the Plan Change and the diversity of activities identified as able to locate in them."* He describes that as *"unnecessary competition with retail activity in the town centre"* rather than providing convenience to local residents and considers that the levels of development proposed in the s42A report will have significant effects.
- 137 Ms Jane Whyte then provided planning evidence which also concludes that the *"scale and rate"* of business development is inappropriate for Rolleston and that the changes proposed by Mr Heath do not go far enough. She considers that the scale provided by the neighbourhood centre to be significantly in excess of a local service activity.

- 138 Mr Heath provided a brief response to a number of the issues raised as part of the officer's reply. While he was critical of much of the hard analysis, in essence, he agrees that PC 7 should seek to entrench the role of the town centre by providing opportunities for complimentary local servicing. He acknowledges that it may be some time before there is a market for neighbourhood and local centres but that they should be enabled a part of longer term planning. His opinion is that at the point that they are viable, the town centre will have grown further and *"entrenched itself in the market."*
- 139 We tend to agree with Mr Heath that the witnesses for Rolleston Square provided little in the way of hard evidence from a retail and economic effects perspective on what the potential impacts might be. In this context we note Mr Heath's comment that *"In all my years of undertaking retail research and analysis around NZ under the RMA I have never come across a situation where a local/neighbourhood centre has undermined or jeopardised a town centre, and to the best of my knowledge it has never been proven in the Court system"*.
- 140 We agree with Ms Whyte that Rolleston is still very much in a developmental stage and it will not be a "large town" until 2041. However, waiting until then is too late to plan for complimentary local retail and community services. The Rolleston Structure Plan has set a long term framework into which stages of development are being enabled. Establishing a clear hierarchy of centres is shown as Development Principle number 2 out of a list of 18. That emphasises that neighbourhood and local centres are to be complimentary to the town centres focus.
- 141 The Rolleston Structure Plan sets a framework for a total of five neighbourhood centres which form the focus of medium density development within reasonable walking distance of each of these.
- 142 Plan Change 7 as now proposed by officers provides for part of one neighbourhood centre as part of ODP 6. In addition there are two local centres one relating to the recreation precinct on the northern edge of ODP 6 and one in ODP 1.
- 143 As part of the reply, officers proposed further clarification to the definition of these centres, such that neighbourhood centres should not exceed 2000 m² and local centres should be approximately 450 m². We have considered elsewhere how much of a neighbourhood centre should be enabled as part of ODP 6 and have concluded that the reference to 'partial' proposed in the officers reply should be clarified to not exceed 1000 m² gross floor area. Under this situation

PC 7 would be enabling a total of 1900 m² of retail floorspace outside of the town centre.

- 144 The principle of the Outline Development Plan approach is that there is a broad spatial plan as to how an area will be developed and that it will occur in an integrated manner. We support that overall approach and consider that neighbourhood and local centres should be planned within each ODP Area in order to ensure that the overall form and design principles are able to be achieved. We appreciate that it may be some time before these centres are established as they are unlikely to be viable until a considerable amount of residential within the ODP Area has been constructed and settled.
- 145 We agree with those witnesses that have focussed on scale and rate. The issue is one of forward planning and timing. Given the level of development enabled by PC 7 and the realistic prospect that it will take some time for any development to occur, we consider that the risks to the ongoing development of the town centre are less than minor and definitely not 'significant' as required by case law before any action is justified.
- 146 While a neighbourhood centre may consist of only 2-3 stores to start with it must be planned for the long term complimentary role once the town has reached its "larger" town maturity. While we appreciate that a District Plan must be subject to review, on a ten yearly basis it does not mean that it can't embrace longer term strategic planning such as a staged approach to a hierarchy of complimentary neighbourhood and local centres.
- 147 Given that conclusion, we have no difficulty with the overall policy fit both with PC 1 and the Selwyn District Plan which was the subject of extensive evidence from Ms Whyte and reply from Mr Wood.
- 148 One further matter that was debated in some detail within the context of the wider debate was the maximum size of each retail unit that is appropriate and should be enabled through the PC 7 provisions. Mr Bathurst in answers to questions and later confirmed in the written reply, noted that local centre shops would likely not exceed 120m² GFA and would probably be in the 60-80 m² range. The provisions as proposed by officers limit each unit to 450 m² although Mr Heath in his reply conceded that it would be appropriate to reduce this to 350 m². He does not consider that there is any justification to further reduce this rule to the level suggested by Mr Bathurst.
- 149 Clearly the rules do not prevent smaller units being established. We consider that the cap on total size of centres is more crucial than constraining the size of

units that the market might demand. We have recommended that ODP 6 neighbourhood centre be limited to 1000 m². This might consist ultimately of three 330 m² shops, fourteen 70 m² shops or some other combination between the two. We do not think that is for the rules to determine at this stage, beyond setting an upper limit that provides some flexibility. We are comfortable with the suggested 350 m² limit for both neighbourhood centres and local centres and we recommend accordingly.

Recommendation No 2

The recommendation is that submission 82, 83 and 84 (Decision D2, D3, D5, D6, and D7) seeking the inclusion of a definition for Neighbourhood Centre and Local Centre and protecting the function of the town centre by limiting the size of these centres in both Rolleston and Lincoln be accepted in part.

- 150 The final issue that we need to deal with here is the class of consent required for non compliance with the rules setting the maximum total gross floor area for these centres and the maximum area for each individual unit. Officers have in their reply proposed that this be in two separate rules numbered 22.14.1 and 2 and we agree with that.
- 151 Jason Jones in his evidence for Foster Holdings Ltd argued that the restricted discretionary activity class of consent was appropriate for addressing scale effects associated with these centres and for individual buildings. Officers have proposed that this be a non complying activity on the basis that larger centres and units are unlikely to be compatible with the town centre. Mr Jones argued that this should be capable of being assessed on a case by case basis and that there is potential for good environmental outcomes in certain circumstances.
- 152 We note that later in Mr Jones evidence he notes that a retail activity greater than 450 m² is classed in the rest of the Living Z zone and any other Living Zone as a Discretionary Activity.
- 153 We agree with Mr Jones that this does present an inconsistency within the Plan provisions. It is important that a proposal that does not comply with the permitted activity rules is fully tested including its compatibility with the town centre but that does not necessarily require it to be classed as a non complying activity.
- 154 Similarly we have reservations concerning classing the activity as a restricted discretionary activity as there is potentially a wide range of issues that may need to be considered. We consider that the manner in which the policy is

expressed does not require a non complying activity to implement it. The policy test is one of “compatibility with the Town Centre” which in our assessment is capable of being applied through a Discretionary Activity. We have therefore concluded that in terms of Section 32 non compliance should be classed as a Discretionary Activity and we recommend accordingly.

Recommendation No 3

The recommendation is that submission 82, 83 and 84 (Decision D3) be accepted in part.

9. LIVING Z RULES GENERAL

The Role of ODPs

- 155 A number of issues were raised regarding the nature and structure of the rules introduced through PC 7. We have summarised the scheme of the rules in some detail in Section 2. In terms of subdivision (which is generally the first step in development of Greenfield areas) the fundamental requirement reflected in Policy B4.3.9 is that the subdivision should be in "general accordance" with an approved Outline Development Plan. If the subdivision application is in general compliance with an approved ODP, any application is classed as a restricted discretionary activity and has the benefit of a non notification and non service clause. If not, the proposal is classed as a full discretionary activity and is subject to the notification tests of section 95.
- 156 The scheme of the Plan Change is that ODPs are incorporated into the Plan either through this, or some subsequent, Plan Change. That is a fully publicly notified process and therefore is open to full public scrutiny. There is no ability for the Council to approve an ODP except via the current or a future plan change process. Having been through this process, subdivision applications are protected from a second round of third party scrutiny if they are in general compliance with the ODP. We are satisfied that this basic philosophy is sound and is effective and efficient in terms of section 32.
- 157 We had some concerns about the variability of detail and scope of content of ODPs and this was raised in the evidence of the Selwyn Central Community Board. We also have a concern that the "*general compliance*" wording in Rule 12.1.3.37 is rather loose. There needs to be certainty for both the developer and the community as to what is required in order to come within the more favourable "restricted discretionary" class. In our view the current wording of the rule does not provide sufficient certainty and potentially leaves the Council with an unlawful discretion to decide whether an application comes within the requirement of an ODP or not.
- 158 Policy 8 of PC 1 set out the scope of what is required of an ODP. An ODP that is less detailed and less specific provides more scope to be "generally compliant" with the ODP than one that is more detailed. In some cases there are components where strict compliance rather than "generally compliant" is warranted and agreed between the parties. We requested the officers to consider which matters fall into that category and amend the draft ODPs to make that clear. Rule 12.1.3.37 will then require compliance with those

standards in order for a proposal to qualify as a restricted discretionary activity. We recommend that any matters such as minimum height, non standard set backs, specific entry requirements etc, be included in the ODP as standards which must be complied with.

- 159 Our recommendation is that rule 12.1.3.37 be amended as follows:

Rule 12.1.3.37 Any subdivision within a Living Z Zone that is subject to an operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan and shall comply with any standards referred to in that Outline Development Plan.

- 160 The intention is that there is flexibility to provide for minor departures from the lines on an ODP but that any standards specified in either the rules or attached to the ODP will need to be met in order to achieve restricted discretionary status. This allows for the Council to attach area specific standards to an ODP which must then be complied with. An example of this is ODP 2 in Rolleston which includes provisions which should be stated as standards.

- 161 In our view allowing minor departures from the lines on an ODP will not infringe the requirements regarding certainty within rules. Any matters of significance should be dealt with is standards. The adjustment of minor details within an ODP (but not to the boundaries of the ODP) allows a minor degree of flexibility. The Council also has discretion to add additional requirements during the consent stage.

- 162 We will address ODP specific issues in later sections but we note that Lincoln ODP 4 text is limited to the plan block margin while others have separate plans and more detailed text. As a guide we consider Rolleston ODP 6 which was submitted through a submission to be an appropriate model to follow subject to the addition of standards as discussed above, and we have asked as part of this report for officers to bring all relevant ODPs into this format. The officers have put considerable effort into this task over the last two months and we are now satisfied with the final form of all of the ODPs except for the one proposed by Denwood which still requires adjustment.

No Opportunity for Submissions In Relation To Subdivision Consent Applications

Submission	Further Submission(s)
[S93] Jens Christensen	[F15] Lincoln Estates Ltd (Oppose) [F44] Coles (Oppose) [F45] Alfeld (Oppose) [F91] Foster Holdings Ltd (Oppose)
[S15] Lincoln Estates Ltd	

- 163 There was a submission and evidence from Jens Christianson seeking that the non notification rule be deleted and all subdivision applications be publicly notified. We also raised this as an issue of concern in our minute during the course of the hearing. In response to this Mr McMahon for CDL New Zealand Ltd drew our attention to the existing framework of current rules in the plan for subdivision in living zones which includes a non notification / service rule and his opinion that this is a tried and tested method in terms of section 32. It is also acknowledged that the inclusion of ODPs in the Living Z zone provides a greater degree of certainty and scrutiny as to the form of development to be enabled by the Plan compared with other living zones. We have concluded that provided that the ODPs are brought into a more consistent form and detail with standards clearly defined and the "generally in compliance with" requirement not applying to such standards, the non notification/non service rule is appropriate in terms of section 32.
- 164 We also considered whether we should recommend that the rule be amended so as to waive the public notification requirement but still require service of affected persons. We do have a concern that potentially affected persons may not have been aware of the an ODP proposed post notification and/or may not have been aware of the fact that this would be the last opportunity to have input into development standards on nearby land.
- 165 We have to weigh the efficiency and effectiveness of the proposed approach (no service) against the risk of unfairness to those who may be affected by development which is in accordance with an ODP. We have concluded that the rule should remain as it is. We note that rule 12.1.2 in the Plan as it currently is, already provides for non notification and non service in relation to subdivision in Living Zones which complies with relevant standards. An amendment to this rule would affect all subdivisions within any Living Zone and we doubt that we have jurisdiction to make such an amendment.

- 166 In any event as discussed above, those who are potentially affected did have a right to make a further submission. The current process has allowed for standards and criteria to be included in ODPs to minimise adverse effects on others. The Council will still have a discretion to decline consent for a compliant subdivision or (more likely) to adjust proposed conditions. We have concluded that it would be inefficient and unnecessary for developers to be put to the potential cost of going through a public hearing process to scrutinise development which is accordance with an ODP that has already been the subject of scrutiny through the current process or a future plan change.
- 167 Finally, we note that this approach of determining development areas, standards and criteria by way of the current process, so as to streamline the subsequent consent process is at the heart of PC7 and PC1.

Recommendation No 4

The recommendation is that submission 93 (Decision D1 and 4) be rejected in part. Submission 15 (Decision D27) be accepted

Subdivision Design and Urban Design Requirements

Submission	Further Submission(s)
[S85] Lincoln Land Development	
[S15] Lincoln Estates Ltd	
[S49] Broadfield Estates Ltd	[F31] New Zealand Transport Agency (oppose)
[S40] Craig Harold Thompson	

- 168 A number of submitters have raised issues in relation to subdivision design and urban design. These issues have been reported on comprehensively in the Section 42A report. In terms of evidence we heard from Mr Peter Glasson on behalf of Lincoln Estates Limited. His concern is that the additional criteria applied to subdivision as a result of PC 7 is reducing the design flexibility for applicants which he described as “micromanagement by Council planners” which would result in “standardised design outcomes”. Specific areas of concern included the ability to reflect market preferences in relation to front fences, rear

lots and gated communities. His concern is to enable the market to determine these design issues rather than urban design doctrine.

- 169 We have considered the issues raised by Mr Glasson carefully. We note that these are matters of assessment for restricted discretionary activities rather than compliance. However, the criteria do state clear design preferences which need to be taken into account in subdivision design. We do not agree that these matters express the personal opinion of the planner, however, there is a risk that when applied the discretion does enable personal values to come through.
- 170 The scope of issues included in the provisions in effect codifies the Subdivision Design Guide. This enables the guide to be updated without necessarily affecting the Plan provisions. We do not accept that the developer's perception of the markets preferences is always a reliable determinant of design issues and consider that there is scope to significantly improve overall design quality particularly at higher densities.
- 171 We note that the Council has applied appropriate urban design expertise at various stages of the overall process and that it is a signatory to the Urban Design Protocol. In short we are satisfied that this part of the PC 7 provisions is soundly based and is appropriate in terms of promoting and enabling higher quality design outcomes and is also appropriate in terms of section 32.
- 172 Broadfield Estates Ltd requested an increase in the permitted site coverage standard in the Living Z zone from 35% to 45%. We understand this to be for Living Z as opposed to Medium Density Living Z which is proposed to be 40% and 45% as a Comprehensive Residential Development and would be a Restricted Discretionary Activity. Mrs Harte who gave evidence for Broadfield did not address us on this matter but we generally agree with Mr Hattam's assessment of this matter which recognises that Living Z does not seek to achieve a high density of development, although it does provide for medium density development in specified areas. In the context of a reasonably low density zone, site coverage of 35% is appropriate as a permitted activity standard to ensure there is an openness and spaciousness to the residential character.

Recommendation No 5

Submission 15 (Decision D3, D4, D5, D6, D7, D8, D9, D10, D11, D17-22, D23, D24, D25, D26, D30), submission 40 (D4), submission 49 (D2) and submission 85 (D7, D8, D15, D16, D17) seeking changes to the subdivision / urban design rules in PC7 be rejected.

Submission 15 (Decision D1) be rejected in part.

Staging of Development

- 173 A number of submissions challenged the staging approach applied in Lincoln which was derived from the Lincoln Structure Plan and subsequently PC 1. We address later specific evidence in relation to individual ODP Areas. We confine ourselves here to the principle of staging Greenfield urban growth. We note that staging of development is a fundamental principle on which PC 7 has been developed and is enshrined in a number of policies including Policy B4.3.8. In many cases this staging occurs within in ODP Area and is planned within that framework.
- 174 We did not receive any expert evidence opposing the principle of staging although we acknowledge this remains a matter at contest in the PC 1 appeals. The issues were addressed in some detail however in section 7 of the s42A report. In essence we agree that a move to a plan led approach to growth requires consideration of how a long term strategy should be staged to match the planning period of a District Plan. The Structure Plans have set out a 35 year horizon for Lincoln and a 75 year horizon for Rolleston which compares with the 10 year review period of a District Plan. The Council has developed infrastructure development and investment strategies based around those long term plans and their own LTCCP. Planned growth has been determined to target projected demand as discussed in detail in Section 9 in the context of PC 1. This has then been related to the Structure Plan and the efficient development of publicly owned infrastructure including water, wastewater and roads. We consider such an approach is entirely valid in terms of Section 32 and we recommend accordingly. We consider specific staging issues later in our report.
- 175 Lincoln Estates did include in their submission a number of amendments to the provisions to link staging more clearly to the demand that occurs in reality and the ability to provide infrastructure rather than being based around a development stage starting at 2020. It also sought that non compliance should be classed as a Limited Discretionary Activity.
- 176 We have considered this carefully. Staging is effectively controlled and implemented through the ODP for each area which must comply with stated policy criteria. Subdivision must be in general compliance with that staging with non compliance being determined as a Discretionary Activity. That regime in itself does provide some flexibility to respond to changing circumstances and consent not in accordance with the ODP can be approved if circumstances warrant it. This seems to us to provide a framework that enables what the

submitter is seeking while retaining a clear expectation that stage 2 development will be enabled after 2021 if infrastructure is available.

- 177 Some changes to staging are recommended in response to earthquake relocation demand later in this report and other changes may be required as needs are more clearly established. We therefore conclude that the policy and rule framework for staging is appropriate and recommend accordingly.

Recommendation No 6

Submission S15 (Decision No D2, D12, D13, D14), S49 (Decision No D3), S89 (Decision No D3, D4, D5, D6, D7, D8, D9) and S90 (Decision No D4, D5, D6, D7, D8, D9, D10) regarding staging of development in Lincoln be rejected. Submission S15 (Decision No D28, D29) be rejected in part. S85 Decision No D1 be accepted in part, Decision No D2, D3 and D4 be accepted and Decision No D5, D9, D10 and D11 be rejected.

Tangata Whenua Values

- 178 As part of this process we benefitted from a joint submission from Mahaanui Kurataiao Ltd, Te Runanga o Nagi Tahu, Te Waihora Management Board and Te Taumutu Runanga. We discuss ODP specific issues later in this report but their submission and evidence presented to us also raised some wider issues relating to the policy framework of PC 7.
- 179 The overall thrust of their submissions and evidence is that the District Plan should incorporate objectives and policies, including amending some proposed policies, to ensure that tangata whenua values are required to be recognised, provided for and protected in the development and implementation of Outline Development Plans.
- 180 We agree that there is a fundamental responsibility on the Council under the Act to ensure this occurs and officers concurred with that in their reply. The hearing has enabled us to consider specific values raised and these are discussed in later sections and amendments to ODPs have been made where appropriate.
- 181 However, on the question of the need for additional objectives and policies, Mr Wood in the s42A report has carefully drawn our attention to the content and scope of existing relevant sections of the Plan. We have reviewed these carefully and we are satisfied that appropriate objectives and policies are

already in place to achieve what iwi are seeking. This includes Section A4.2, Section B3.3 Objectives B3.3.1 to B3.3.2 and Policies B3.3.1 to B3.3.4

- 182 We note that Council officers have acknowledged that despite these policies the Structure Plan process did not adequately engage and consult with iwi and that a number of initiatives are being taken to address this. We also note that particular focus is currently being applied to the ISMP process. We therefore do not consider that further policy changes are warranted in terms of section 32 and recommend accordingly.

Recommendation No 7

Submission 87 Decision No's D1 & D2 be accepted, Decision No D3 be accepted in part and Decision No's D15-24 be rejected.

Open Space and Reserves

- 183 The Selwyn Community Board and Rolleston Residents Association sought that open space and reserves in ODPs are restricted so that reserve contribution from these areas is provided as both land and cash. We agree with the officer's advice in the s42A report that this is a matter for the LTP and is beyond the jurisdiction of this RMA process. We recommend that these submissions be declined but respectfully suggest these issues are taken up with the Council through the LTP process.

Recommendation No 8

Submission 22 (Decision D7), 79 (Decision D7) and 93 (Decision D5) seeking a change to the reserve contribution policy is out of scope of PC7 and be rejected. Submission 93 (D2) should be accepted.

Archaeological Sites

Submission	Further Submission(s)
[S26] New Zealand Historic Places Trust	None

- 184 NZ Historic Places Trust has submitted that additional text be inserted drawing attention to the possibility of affecting unrecorded archaeological sites and the

need for consultation with NZHPT. The section 42A report notes that there are no recorded archaeological sites within the land areas proposed to be zoned for development. The officers also noted that when a subdivision consent is approved, attention is drawn to the legal requirements in the event that material is found and to the Councils protocol for dealing with this circumstance which specifically includes notifying NZHPT. We consider that this is the appropriate point in the process to draw attention to this issue and we agree with the officers that further information within PC 7 is not required.

Recommendation No 9

Submission from NZ Historic Place Trust (Decision No D1) be rejected

Policy Issues

Submission	Further Submission(s)
[S46] Environment Canterbury	[F89] McIntosh (Oppose) [F90] Denwood Trustees Ltd (Oppose) [F31] New Zealand Transport Agency (Support) [F29] Plant and Food Research (Oppose) [F82] Rolleston Square Ltd (Support) [F83] Rolleston Retail Ltd (Support) [F84] RollTen Investments Ltd (Support)

- 185 This relates to issues raised by Environment Canterbury which sought some changes to the wording of policies to better reflect their intent. Mr Rachlan presented evidence on these submission points. In his evidence he accepted that it was not necessary to amend Policy B3.4.3 to ensure that developments are designed in accordance with the stated design principles and we generally agree with that. Mr Wood agreed with the second point being that the Subdivision Design Guides should be explicitly referred to as a Method under Policy B3.4.3 and we also concur with that.
- 186 There next point was in relation to Policy B4.1 Residential Density Strategy where Mr Rachlin considers that additional explanation is required to ensure that objectives and policies are fully aligned in relation to densities and the planned areas of medium density in PC 7. In general, we consider that the amendments to the policy sections and explanation are very clear in relation to medium density policy. However, Mr Rachlin proposed some additional wording that we

accept is appropriate and involves the addition of the following text at the end of B4.1. *"The exception is in Living Z Zones and particularly their Medium Density area where greater densities are anticipated. These areas are subject to additional controls which will ensure high quality urban design outcomes to maintain the amenity of towns."*

- 187 A further submission point on ODP areas was withdrawn.

Recommendation No 10

Submission 46 (Decision No D1) be accepted in part and (Decision No D3 and 4) relating to policies that affect both Rolleston and Lincoln be accepted. Decisions D2 and 6 be rejected.

Reticulated Water Supply

Submission	Further Submission(s)
[S86] New Zealand Fire Service	None

- 188 NZ Fire Service has sought assurances that development within any of the ODP areas will be serviced by a reticulated water supply which meets the Code of Practice. The section 42A report identifies relevant policies and rules in relation to water supply in the District Plan and also in PC1. We are satisfied that what the submitter requests is already a requirement of development and no further changes are required.

Recommendation No 11

Submission 86 from New Zealand Fire Service (Decision No D1) relating to ODPs being serviced by reticulated water supply is accepted as PC7 has already included this requirement within the ODP Areas being rezoned to Living Z.

Policy B3.4.3

Submission	Further Submission(s)
[S22] Selwyn Central Community Board	[F15] Lincoln Estates Limited (Oppose) [F32] CDL (Oppose)
[S79] Rolleston Residents Association	[F32] CDL (Oppose)
[S85] Lincoln Land Development	

- 189 Two submitters have sought a one word amendment to Policy B 3.4.3 to refer to a layout that “minimises” the number of rear lots rather than “limits”. Officers agree that this is an improvement and is clearer and we have no difficulty with this minor change.

Recommendation No 12

Submission 22 (Decision D1) and submission 79 (Decision D1, D8) be accepted in part.

Submission 22 (Decision D2) and 79 (Decision D2) seeking a change in wording in Policy 3.4.3 be accepted and the submission 85 (Decision D6) be accepted.

Medium Density Housing

Submission	Further Submission(s)
[S82] Rolleston Square Limited	[F91] Foster Holdings Ltd (Oppose) [F44] Coles (Oppose) [F45] Alfeld (Oppose) [F109] Christchurch International Airport Ltd (Support) [F32] CDL (Oppose) [F54] New Zealand Guardian Trust (Support)
[S83] Rolleston Retail Limited	[F91] Foster Holdings Ltd (Oppose) [F44] Coles (Oppose) [F45] Alfeld (Oppose) [F32] CDL (Oppose) [F54] New Zealand Guardian Trust (Support)
[S84] Roll Ten Investments Limited	[F91] Foster Holdings Ltd (Oppose) [F44] Coles (Oppose) [F45] Alfeld (Oppose) [F32] CDL (Oppose) [F54] New Zealand Guardian Trust (Support)

190 The principle concerns of these submitters related to the provision of neighbourhood and local centres and we deal with those matters in a separate section. However, additional issues were raised in relation to medium density housing. We did hear considerable evidence from these parties but not on the medium density issues raised.

191 The first issue was the status of the medium density housing guide being both in draft form and not included in the District Plan itself. We note that officers wish to finalise the design guide once the form of rules has been finalised through this decision making process. We do see some merit in this. We note that it is common for Design Guides to be part of the Plan itself. In this case it is proposed that the guide remain outside the Plan but the key elements of the design guide scope have been codified into the Plan through the additional Assessment Criteria for discretionary restricted subdivision assessment in section 12.1.4. The assessment criteria therefore clearly indicate the key requirements albeit being matters of assessment rather than compliance. The

design guide provides more extensive information on good design practice in achieving the assessment criteria.

- 192 We note that Clauses 31 to 35 of the First Schedule to the Act deal with the incorporation of external documents by reference within a District Plan and clause 31 requires any change to such a document to be made by way of Plan Change or variation. However this does not apply in this case because the Design Guide is not being incorporated into the Plan.
- 193 We are satisfied that this is an appropriate approach and provides an efficient and effective balance between statutory provisions and non statutory guidance. The consequence is that adherence to the design guide cannot be a requirement but can be a matter which the Council takes into account in decision making through the stated assessment criteria.
- 194 The second matter raised by these submissions was in relation to rule 4.14.1(b) which relates to the permitted activity standard for private open space provision for comprehensive residential developments. Mr Hattam for the Council has acknowledged that there is a discrepancy between this rule and the design guide and has recommended it's deletion. It occurs to us that in any case this rule is not correctly located as comprehensive residential development is expressly a restricted discretionary activity under rule 4.12.1. The rule referred to in this case is located as a permitted activity standard. Rule 4.12.1 does not include any standards for restricted discretionary activities. We therefore agree to the deletion of this rule.
- 195 A third matter related to claimed inconsistencies between PC1 and PC 7 in relation to densities which relate to an average density over the whole of an ODP. We do not have any concern about inconsistencies, and note that the standards for minimum average lot size and minimum individual lot size will be applied to each subdivision consent and therefore each stage of development within an ODP Area.
- 196 A further matter raised in these submissions relates to clarification that elderly persons housing is an anticipated outcome of comprehensive residential development. We agree with the officers that the PC 7 seeks to provide for a variety of housing types through the comprehensive development rules without the need to specify particular age group markets and therefore accept the advice that this submission point be rejected.

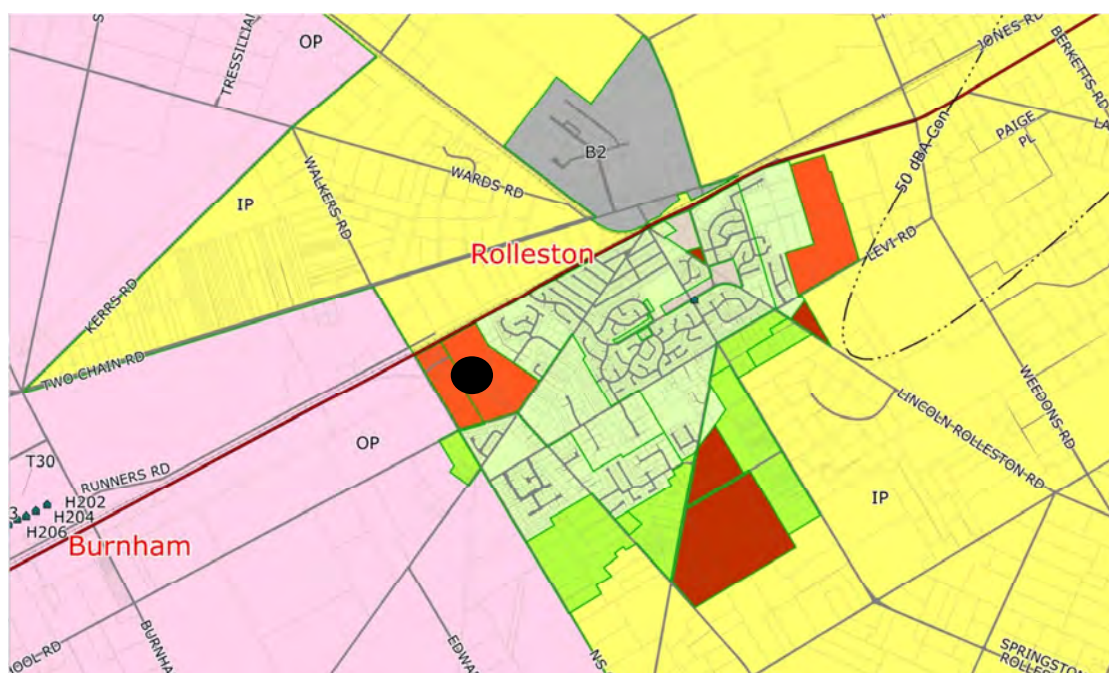
Recommendation No 13

Submission 82, 83 and 84 (Decision D1 and D9) be rejected in part, and (Decision No D4, D8, D10 and D11) on Medium Density Housing be rejected.

Submission 85 (D18 and D19) on Medium Density Housing be rejected.

10. ROLLESTON ODP Area 1

- 197 Rolleston ODP Area 1 is located west of Rolleston and is currently zoned Living 1B and Living 2. An ODP has been included in PC7 as notified which achieves a net density of 11 households per hectare and provides for 633 households.
- 198 The parties who made submissions on this matter are shown below along with a plan showing the location of ODP Area 1:



Submission	Further Submission(s)
[S2] Sia Choo Leng	[F31] New Zealand Transport Agency (Oppose) [F82] Rolleston Square Ltd (Oppose) [F83] Rolleston Retail Ltd (Oppose) [F84] RollTen Investments Ltd (Oppose)
[S3] Mei Hong Hua	Same as above
[S4] Wen Bin Lin	Same as above
[S5] Worthwhile Ltd	Same as above
[S6] Hoo Ting Yen	Same as above
[S7] Christine Siew Ing Yek	Same as above
[S8] Ming Shong Chen and Xin Ling Lin	Same as above
[S10] Jason Hoo	Same as above
[S14] Song Yu Rong	Same as above

[S35] Ming Xing Wang	Same as above
[S36] Jin Ping Huang	Same as above
[S37] Chen Jian Wang	Same as above
[S32] CDL Land (NZ) Ltd	[F31] New Zealand Transport Agency (Oppose) [F82] Rolleston Square Ltd (Oppose) [F83] Rolleston Retail Ltd (Oppose) [F84] RollTen Investments Ltd (Oppose)
[S41] Horncastle Homes Ltd	[F31] New Zealand Transport Agency (Oppose) [F32] CDL Land NZ Ltd (Oppose)
[S52] Selwyn Plantation Board Ltd	N/a
[S22] Selwyn Central Community Board	[F32] CDL Land (NZ) Ltd [F27] Ministry of Education
[S79] Rolleston Residents Association	[F32] CDL Land (NZ) Ltd [F27] Ministry of Education

- 199 The first issue raised in relation to this ODP relates to a small triangle of land which has been excluded from the ODP but which is within the wider ODP area. All parties agree that this area of land should be included and we concur with that for the reasons outlined in the officers' report. The ODP is, therefore, to be amended to show its inclusion.

Recommendation No 14

Submissions S2, S3, S4, S5, S6, S7, S8, S10, S14, S35, S36 and S37 (Decision No D1) be accepted in part and (Decision No D2) be accepted

- 200 The second issue related to Worthwhile Ltd seeking that the Outline Development Plan for this area include a neighbourhood centre on the connecting road to Dunns Crossing Road and effectively in the southern quadrant of the development area. The submitter owns the land in question.
- 201 The ODP as included in PC 7 shows a neighbourhood centre in a more central location of the ODP and adjacent to green linkages and medium density housing. A "*key open space location*" is also located close to where the submitters are seeking the neighbourhood centre. Some evidence on this matter was presented by Mr Bond a Surveyor who relies heavily on the fact that

a previous version of the ODP showed two centres one broadly where it is now proposed and one where the submitters are seeking it.

- 202 We note that the Rolleston Structure Plan shows a neighbourhood centre on the southern boundary of the ODP at East Maddisons Road and a local centre further north. Mr Wood does not support the provision of an additional centre on the basis that the density proposed by the ODP is not as high as was envisaged in the Rolleston Structure Plan and the centre proposed is better located being at the intersection of new primary and secondary roads.
- 203 Ms Liz White, a planner with RMG Ltd gave evidence for CDL the major landowner in this ODP. She was supportive of the ODP and the recommendations of the officers' report but she did raise a number of issues relating to terminology and inconsistencies. We note that the ODP text talks about the urban design principle of providing neighbourhood facilities within walking distance of any part of the development area and within walking distance of a bus stop serving the area. We note that these were important principles within the overall structure plan and we agree that neighbourhood centres should be located to provide maximum non motorised accessibility to the local neighbourhoods. In our opinion the location proposed by the submitters fails to do this and we do not consider that, at this stage of the development of this part of Rolleston, a second centre is required. We have earlier addressed the evidence put before us in terms of risks to the developing town centre of an over supply of local / neighbourhood centres.
- 204 Ms White correctly raised concerns about terminology which seem to relate to the history of this ODP. We confirm at this point that as signalled and largely agreed at the hearing, we recommend that the term *local business centre* should be removed from all parts of PC 7 and that there be two forms of centre a *neighbourhood centre* and *local centre*, along with appropriate definitions as now proposed by the officers in the 42A report. We note that clearer definitions were pursued by submitters 82, 83 and 84.
- 205 There were also some inconsistencies in documents, as to which type of centre is to be included in the ODP. The ODP plan legend refers to a "Neighbourhood Centre" however the parties all agreed that it should be a "local centre". We agree that this is appropriate and recommend that the ODP and Plan provisions be amended accordingly.

206 We also agree with Ms White that Policy B4.3.10 is intended to and should refer to both neighbourhood and local centres.

207 This helps confirm that Business 1 rules are to apply to both neighbourhood and local centres which addresses Ms White's concerns over the status of an early child hood centre which is permitted in the Business 1 zone.

Recommendation No 15

Submissions S2, S3, S4, S5, S6, S7, S8, S10, S14, S35, S36 and S37 (Decision No D3) seeking a new neighbourhood centre within ODP 1 be rejected.

208 The third issue identified in the section 42A report was that that this area does not need to be supplied with a separate water supply and this bullet can be removed from Policy B4.3.68. CDL Ltd also submitted that the areas shown on the ODP as specifically to provide *Comprehensive Residential Development* be altered to *Medium Density*. This is to provide greater flexibility as to where and how any comprehensive residential development might be delivered. Mr Wood in his report was receptive to this to the extent that the comprehensive residential development provisions sit within the medium density provisions and are enabling, however he was concerned that this might place at jeopardy the overall density target for the ODP. Mr Jason Adams the General Manager of CDL Ltd provided evidence on this point and emphasised that this would provide more flexibility while achieving the overall spatial design principles of the ODP. He stressed that in delivering the ODP it would be necessary at each stage to demonstrate that the density requirement would be achieved otherwise subdivision consents would become a full discretionary activity with notification consequences.

209 We have previously stated that we would like to see more consistency in the format and content of ODPs however we are satisfied that it is not necessary for ODP to commit to where within medium density areas comprehensive residential development must occur. This is because it is a restricted discretionary and the provisions enable consideration of the design and location issues to ensure that the development is appropriately designed and located.

Recommendation No 16

Submission 32 (Decision D1 and D2) seeking changes to the ODP surrounding the provision of water be accepted, and the changes to ODP regarding deleting comprehensive housing (Decision D3) be accepted.

- 210 The fourth issue related to the identification of a primary school within the ODP. Mr Wood advised us that the Ministry is not in a position to commit to a school within this area, nor to a location or site. However, it seems that there are reasonable prospects of a primary school at some stage. Ms White generally agrees with Mr Wood that not requiring a school within the ODP is a reasonable approach at this time, albeit that it does not provide any certainty going forward. The reference to this is in Policy B 4.3.68 which identifies matters that must be addressed in approving ODPs. ODP1 is being approved as part of PC7 and therefore this policy would only apply if a revised version of the ODP was submitted as a future Plan Change. If this were to occur we anticipate that the matter of an additional school would likely have moved forward and would be a matter that should further considered. We, therefore, agree that it should be identified as a matter in this policy.

Recommendation No 17

Submission 22 (Decision D3) and 79 (Decision D3) seeking a provision of a primary school within ODP 1 should be accepted in part.

- 211 Horncastle Homes submitted on the issue of interface standards at the boundary of medium density areas particularly in relation sunlight shading, however no appearance was made on this matter. In response Mr Hattam has recommended that the standard recession planes should apply at the boundary of all medium density areas. This would be achieved by the deletion of rule 4.9.1.1 and we agree that this is appropriate in terms of section 32.

Recommendation No 18

Submission 41 (Decision D1 and 2) seeking the removal of medium density housing along the landowner's property boundary should be rejected in part

- 212 Finally, the Selwyn Plantation Board has sought additional pedestrian / cycle connections to rural land to the west. Evidence was not submitted on this matter and we are therefore largely reliant on the advice from officers. We note that Plan Change 8, which is a private plan change, is seeking that the land west of ODP 1 be zoned for rural residential land and Plan Change 17 is also addressing this issue. We also note that ODP 1 provides for two road connections to Dunns Crossing Road and we agree with the officers that this provides adequate potential for pedestrian and cycle access in the event that rural residential development to the west is authorised.

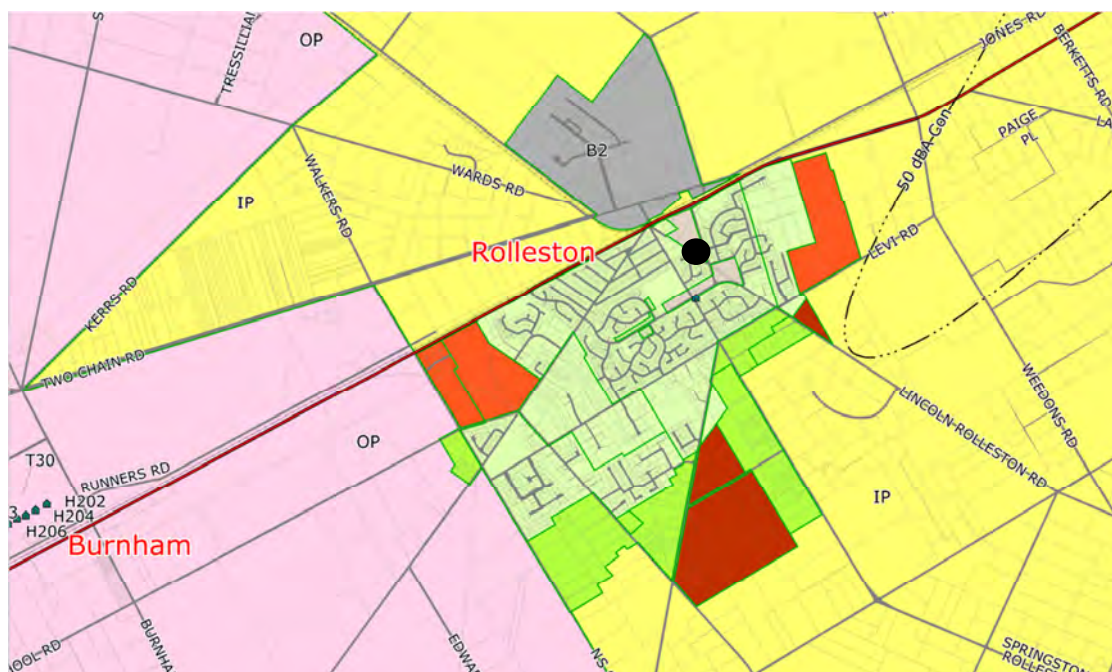
Recommendation No 19

Submission 52 (Decision D1, 2, 3 and 4) seeking additional pedestrian and cycle ways to a potential rural residential development should be rejected.

11. ROLLESTON ODP Area 2

213 This ODP area is a small triangular area of land of 1.6 hectares close to the centre of Rolleston and bounded by Rolleston Drive, Norman Kirk Drive and connecting also to Markham Way.

214 The land is owned by Selwyn District Council and the submissions and location are shown below.



Submission	Further Submission(s)
[S24] Greg and Maria Rolton	
[S55] Vicki Henderson and Ruben Groot	
[S34] Rolleston Park Residents Group	
[S43] Selwyn District Council	[F22] Selwyn Central Community Board (Oppose)
[S22] Selwyn Central Community Board	[F31] New Zealand Transport Agency (Oppose)
[S79] Rolleston Residents Association	

- 215 An ODP for this area was submitted by way of a submission from the Council. Key features of this ODP include:
- (a) A pedestrian and cycle linkage from Markham Way to the school.
 - (b) Vehicle access solely from Markham Way but extending to Rolleston Drive for cycles and pedestrians.
 - (c) A limit of 6 accesses off Rolleston Drive.
 - (d) A Markham Way buffer area requiring a 5 m set back single storey buildings and minimum of 450 m² sections.
 - (e) The area has been planned as a medium density area which is likely to include comprehensive residential development.
- 216 The Rolleston Park Residents group appeared before us and largely supported the ODP but sought that the Markham Way buffer area elements be “compulsory” and that wording to that effect be included in the ODP. In addition they sought that access from Markham Way, be limited to 17 accesses for amenity and traffic safety reasons.
- 217 PC 7 includes criteria for assessing the ODP. The ODP achieves a density of 20 households per hectare. We are satisfied that the ODP is consistent with the criteria but as stated earlier this is a case where the development constraints imported into the ODP must be given the status of permitted activity conditions requiring compliance, rather than the general compliance test. This will avoid the need for reference to compulsory elements. The ODP has been amended accordingly.
- 218 A number of submitters sought that access be from Rolleston Drive and not Markham Way. We accept that there are sound traffic engineering reasons why this is problematic as set out in Mr Mazey’s report. We are also satisfied that the buffer area restrictions will provide an appropriate interface with the existing Markham Way residential area and that Markham Way is capable of accommodating the level of traffic generated by development. We therefore do not consider that a restriction to 17 accesses as sought by submitters is justified.

Recommendation No 20

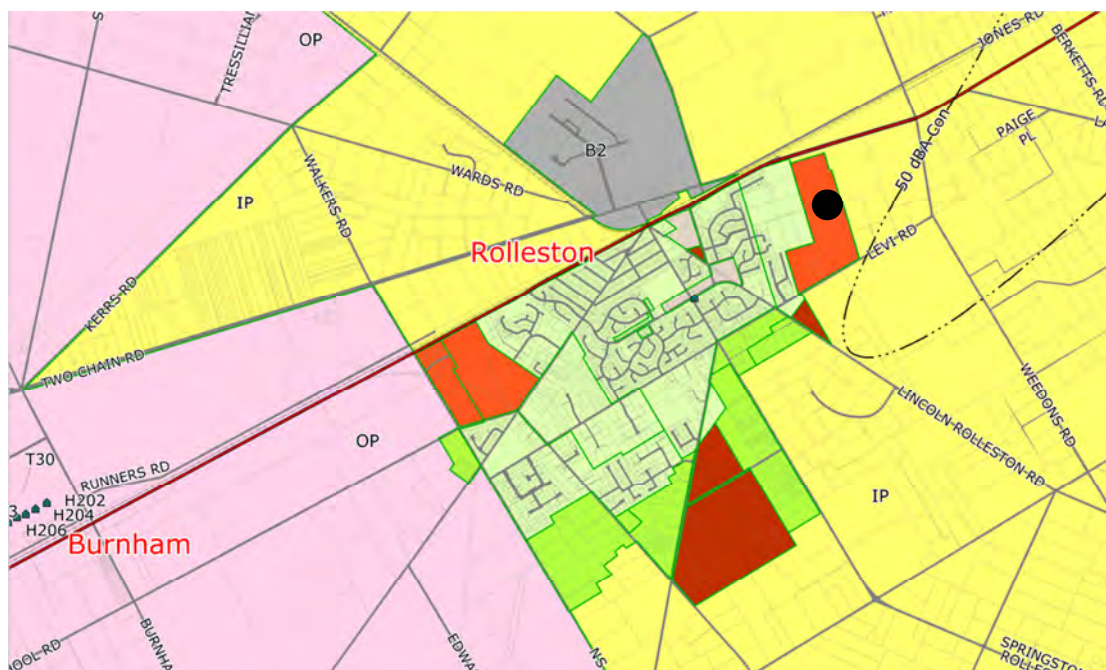
Submission 43 (Decision D1 and 2) seeking to include an ODP for ODP Area 2 and rezone the land to Living Z be accepted. Submission 34 (Decision D5) seeking the provision of the maximum number of household per hectare be rejected as this is provided in the ODP criteria and the allotment size for Living Z

Submission 22 (Decision D4), 24, (Decision D1), 34 (Decision D2 and 3) and 79 (Decision D4) seeking to modify the vehicle access in ODP 2 be rejected.

Submission 24 (Decision D2), 34 (Decision D1 and D4) and 55 (Decision D1 and D2) opposing medium density housing in ODP 2 should be rejected.

12. ROLLESTON ODP Area 3

- 219 ODP Area 3 involves 49 hectares of land on the north eastern edge of Rolleston. An ODP for this area was included in PC 7. While there are some submissions on this ODP it did not feature significantly in terms of evidence presented during the course of the hearing. It should be noted at the outset that the ODP area does not extend within 40 metres of State Highway 1. The location and submitters are as follows.



Submission	Further Submission(s)
[S11] LR and JA Bain	[F16] Joseph and Glennis Burdis (Support)
[S16] Joseph and Glennis Burdis	
[S44] Bruce and Michelle Coles	[F82] Rolleston Square Ltd (Support) [F83] Rolleston Retail Ltd (Support) [F84] RollTen Investments Ltd (Support) [F16] Joseph and Glennis Burdis (Support)
[S45] Murray and Lisa Alfeld	[F82] Rolleston Square Ltd (Support) [F83] Rolleston Retail Ltd (Support) [F84] RollTen Investments Ltd (Support) [F16] Joseph and Glennis Burdis (Support)
[S31] New Zealand Transport Agency	[F44] Bruce and Michelle Coles (Support)

[S22] Selwyn Central Community Board	
[S79] Rolleston Residents Association	

- 220 A number of submissions support ODP 3. Submissions seeking changes include expanding two peripheral cycle links, road reserve width for future roads, noise reverse sensitivity and access to SH 1.
- 221 Mr Wood reported that land adjacent to ODP 3 is being considered for rural residential as part of PC 17 and that this would require a road access from ODP 3. However, in his opinion, this could be accommodated in the event that PC 17 is approved, through approval of the subdivision consent as it is only a local road access rather than a primary or secondary road connection. We accept that this is a reasonable way forward in the circumstances.
- 222 NZTA lodged submissions on the other issues above but did not present evidence. NZTA sought deletion of rule 4.9.25 and replacement of it with rules that do not permit dwellings within 40 m of the highway and require noise insulation between 40m and 100m. However Mr Wood alerted us to a further Plan Change PC 12 which replaces rule 4.9.25. Mr Wood recommends that ODP 3 be excluded from 4.9.25 and that two additional rules be added as recommended by NZTA. In his opinion this would bring the provisions in line with NZTA policy while retaining provisions that apply to other areas. We accept this advice and recommend accordingly.
- 223 Finally, NZTA has questioned whether there is sufficient protection to ensure no access is formed to the State Highway. The ODP does not provide for any access to SH1 and therefore any application that did so is most unlikely to be approved without a plan change amending the ODP and NZTA would be considered an affected party. We concur with Mr Wood that in terms of section 32 adequate provisions have been included to ensure that ODP 3 does not include access from SH 1.

Recommendation 21

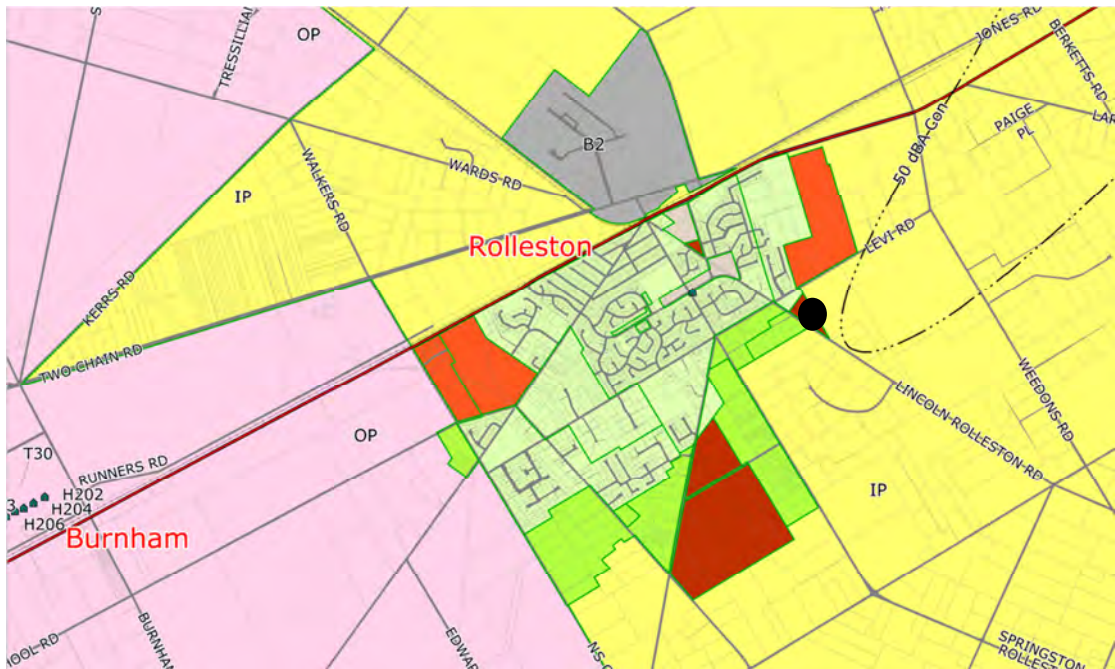
Submission 11 (Decision D1), 16 (Decision D1), 44 (Decision D1) and 45 (Decision D1) seeking land in ODP Area 3 to be rezoned to Living Z be accepted.

Submission 22 (Decision D5) and 79 (Decision D5) seeking the ability to turn a walkway / cycleway in to a road in the future is already addressed in the ODP and should be accepted in part.

Submission 31 (Decision D1 and D2) addressing reverse sensitivity issues should be accepted and that issue relating to the access to State Highway 1 (Decision D3) should be rejected due to existing provisions in the District Plan.

13. ROLLESTON ODP Area 4

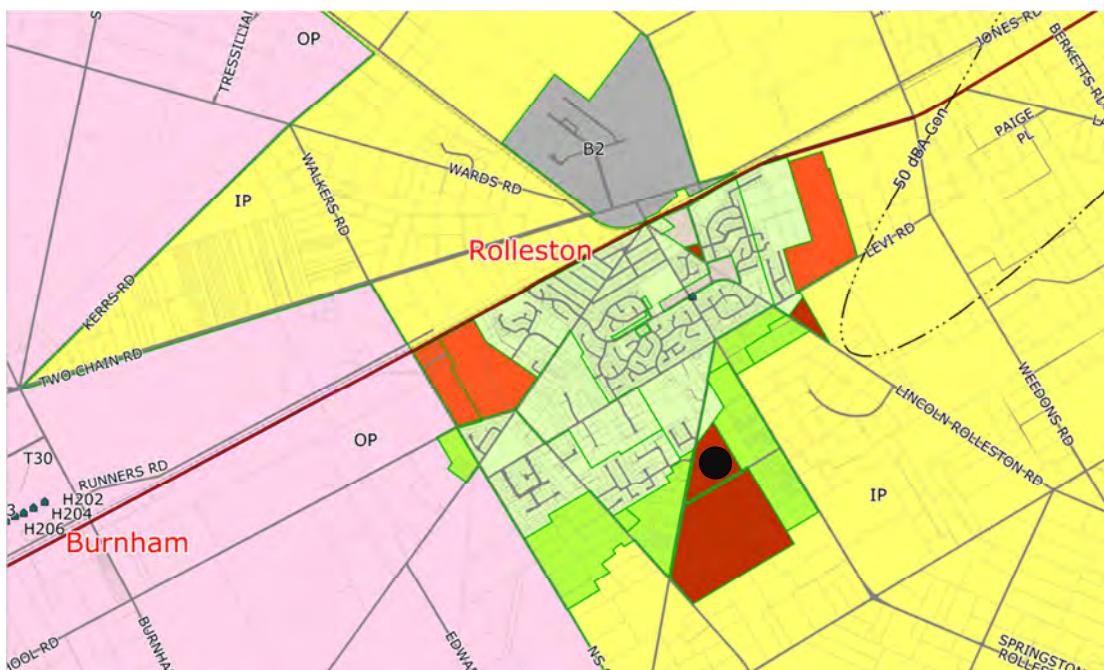
- 224 ODP Area 4 covers approximately 7.2 hectares of land in the east of the township currently zoned Inner Plains which permits subdivision down to a minimum allotment size of four hectares. The Rolleston Structure Plan shows housing density of 15 households per hectare for this area, and has the capacity to provide for some 108 new households.



- 225 No submissions were made on this Area. An ODP for this area has yet to be developed and therefore this area will remain deferred until such time as an ODP is included in the District Plan.

14. ROLLESTON ODP Area 5

- 226 ODP Area 5 covers approximately 19.3 hectares of land located between Goulds Road and Dynes Road to the south of the township currently zoned Rural Inner Plains. The Rolleston Structure Plan shows that this area will form part of a 42 hectare Recreation Precinct developed by the Council.



Submission	Further Submission(s)
[S91] Foster Holdings Limited	[F31] New Zealand Transport Agency (Oppose)
[S22] Selwyn Central Community Board	
[S79] Rolleston Residents Association	

- 227 Issues raised in submissions are

- (a) Combining ODP 5 and ODP 6
- (b) Extending the recreational precinct to the north

- 228 Mr Wood confirmed that Council has now purchased the land involved with ODP 5 and its development will be authorised by way of a designation. ODP 5 and 6 are therefore distinct in that one is solely for recreational development and the

other for integrated residential development. We do not see any merit in combining the ODPs for these areas of land and consider that section 32 is best served by keeping them separate.

- 229 Foster Holdings Ltd has suggested that ODP 5 be expanded to include all of the proposed recreation precinct rather than part of it. This involves the adjacent land to the north east. Mr Wood did not fully support this change and Mr Pedley for Foster Holdings clarified that as a result of concluding the sale of the land to Council it was no longer pursuing this part of its submission.

Recommendation No 22

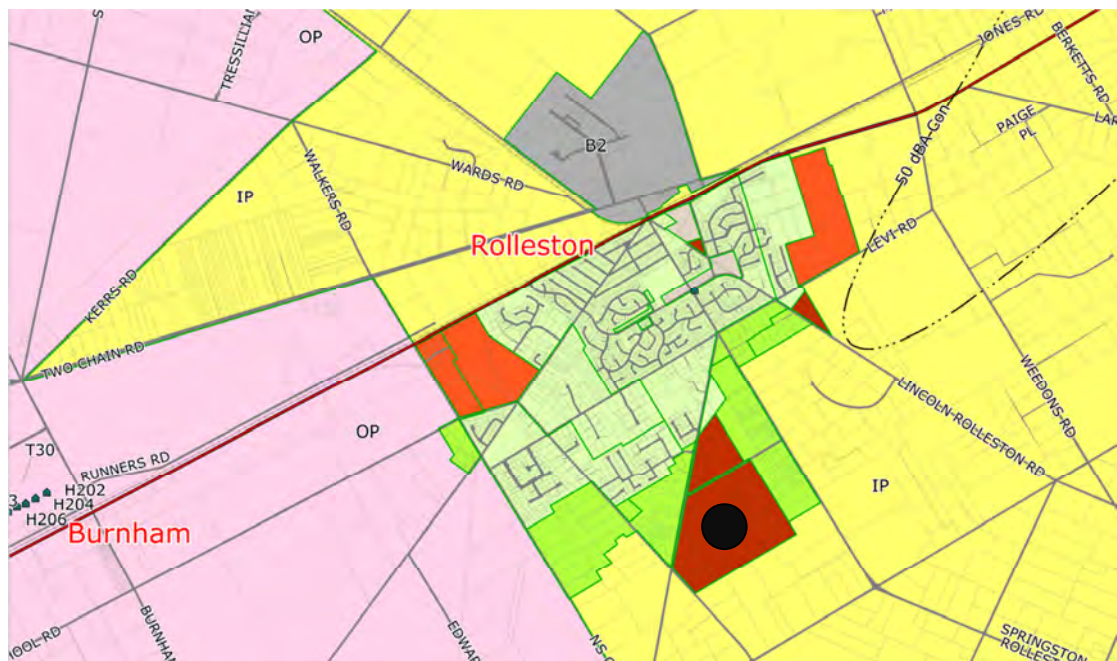
Submission 22 (Decision D6) and 79 (Decision D6) seeking to join together ODP Area 5 and 6 should be rejected

Submission 91 (Decision D1, D2 and D4) seeking rezoning of ODP Area 5 be accepted in part and (Decision D3) seeking that additional land within the Recreation Precinct should be rezoned to Living Z Deferred should be rejected

15. ROLLESTON ODP Area 6

230 ODP Area 6 covers approximately 82 hectares of land in the south of the township currently zoned Inner Plains. The Rolleston Structure Plan indicates an intended housing density of 13 households per hectare for this area (incorporating a mix of density from 10 to 20 households per hectare), and as a result it has the capacity to provide for some 1100 new households.

231 The location and submitters are shown below.



Submission	Further Submission(s)
[S91] Foster Holdings Limited	[F31] New Zealand Transport Agency (Oppose) [F82] Rolleston Square Ltd (Oppose) [F83] Rolleston Retail Ltd (Oppose) [F84] RollTen Investments Ltd (Oppose) [F22] Selwyn Central Community Board (Oppose)
[S22] Selwyn Central Community Board	[F91] Foster Holdings Limited (Oppose) [F31] New Zealand Transport Agency (Oppose)
[S79] Rolleston Residents Association	[F91] Foster Holdings Limited (Oppose) [F31] New Zealand Transport Agency (Oppose)

- 232 Foster Holdings Ltd lodged an ODP for this area by way of submission and presented extensive evidence in relation to that ODP. Mr Wood reported that after some modifications the officers are satisfied that the ODP now meets the criteria to be included within the PC 7 policy provisions.
- 233 As indicated earlier we consider this ODP to be a suitable model for others and asked the officers to adjust the other ODPs to be more consistent with the detailed approach provided for this one.
- 234 One of the issues discussed at the hearing was the neighbourhood centre proposed on the intersection of Goulds Road and East Maddisons Road. The ODP states that this will be a centre of 2,000 m² gross retail floor area. Officers have recommended in response to submissions from Rolleston town centre interests, that neighbourhood centres be limited to 2,000 m² with any development above that being classed as a non-complying activity.
- 235 We note however the Rolleston Structure Plan does not envisage the entire neighbourhood centre being located within ODP 6. Mr Wood has recommended that this be recognised through amended wording for the Policy B4.3.68 criteria to *"Provision of one partial neighbourhood centre in the vicinity of the intersection of Goulds Road and East Maddisons Road."* However, this does not specify how much of neighbourhood centre should be provided within this ODP. We consider that the ODP should be amended so that the neighbourhood centre does not exceed 1000m² gross floor area and we recommend that the ODP be amended accordingly with any other consequential adjustments. We also refer

back to our section on Rolleston Town Centre for further assessment and recommendations on neighbourhood and local centre issues.

- 236 The only other issue of significance was in relation to open space provision which Council has indicated is in excess of what may be acquired through reserve contribution. This has been accepted by Foster Holdings which has acknowledged that some of this area may remain in private ownership. We also note that Council has not made any commitment to retention of the water races around which the north south green corridors are based. While it is desirable that these be retained we agree with Nicole Lauenstein for Foster Holdings Ltd that this is not fatal to the merits of these green corridors.
- 237 One further matter arose in reply from Ms Greenup for the Council in regard to the ODP proposal to retain an existing 500 m long shelter belt as a rural feature. Ms Greenup considered the scale of these pines to be inappropriate and even their replacement to be inappropriate. We agree that retention or replacement of this shelterbelt is inappropriate and recommend that this reference be removed from the ODP.
- 238 We are comfortable that we have scope to recommend approval of the amended ODP 6 through this decision making process.

Recommendation No 23

Submission 91 (Decision D5 and 6) seeking to include an ODP within PC7 be accepted (subject to new ODP submitted as part of the pre hearing meetings) and rezoned ODP area 6 to Living Z (Decision D7 and 8) should be accepted.

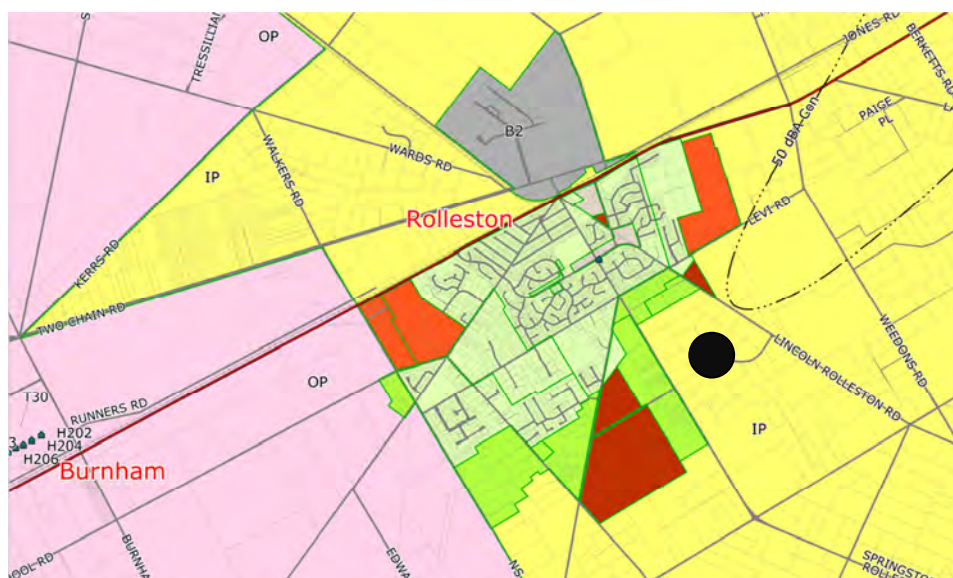
16. ROLLESTON: ADDITIONAL AREAS REQUESTED

239 A number of submitters sought that additional areas of land be zoned Living Z. In the case of Rolleston these are all within the PC 1 Metropolitan Urban Limit but not all are “Greenfield”. Mr Wood advised that it was the Council’s intention to promulgate a further plan change for areas with intensification potential. He considered that these are more complex because of the multiple land ownership involved.

240 We indicated at an early stage that we considered that all new growth areas were potentially within scope of PC 7 and we sought a further supplementary section 42A report on those area not considered in the initial report. We consider each of these areas below.

Branthwaite Drive

241 This is a large area of flat land totalling some 146 hectares and located between 1 and 2 kilometres of the centre of Rolleston. It has been developed almost entirely as rural residential 4 hectare blocks and the landowners agree that it has potential for intensification in accordance with the Living Z zone provisions. The area is shown on the Plan below.



242 The land has the potential to provide 2137 households and Mr Wood has concluded that this level of land provision is not required for Stage 1 growth in Rolleston to 2020, however he does support its inclusion for release for development after 2021. Mr Blake-Manson for the Council confirmed that wastewater services would be available for this area in the future but not in

Stage 1. There are also roading network advantages if this land is developed early in the stage 2 period, since it will contribute to the wider roading network development for Rolleston.

- 243 Ms Aston presented evidence for the residents which stated that their preference was for Stage 1 development of the land, but if it was to be deferred, she sought an interim regime to allow for lots down to 2 hectares with on site waste disposal in order to accommodate individual land owners needs. She considered that this would not compromise future more intensive development provided that a roading and servicing plan for the whole area was agreed at the outset.
- 244 Mr Wood considered that two ODPs would be necessary to be satisfied that interim development of the land would not compromise ultimate Living Z objectives and policies. His recommendation was that a Deferred Living Z zone be applied and that any interim development be the subject of a separate plan change process in the event that issues and risks can be resolved.
- 245 Although Ms Aston proposed some additional rules to provide for interim development, we have concluded that the need for the early development of this land has not been demonstrated, such that it outweighs the risk of inefficient servicing and development of this large and important area. We do not have any ODP material in front of us to consider. Nevertheless, we are satisfied that the location and character of this area does provide significant potential for intensification in a manner that is consistent with PC 1 and the Rolleston Structure Plan. We note that all notified PC7 growth in Rolleston is for the first period to 2021 only. However, as this is an intensification area we consider that it is appropriate to apply a Deferred Living Z zone so that it becomes part of the Stage 2 growth. This will provide the owners with the certainty to progress an ODP for this area which will then be incorporated into the Plan as part of a future Plan Change. Notwithstanding our conclusion on interim low density development of the area, we consider that providing for interim low density development is beyond the scope of relief available to us even if we wished to pursue it. That is because PC7 is concerned with development that achieves a density of 10 households / hectare. We are also mindful that rural residential development is specifically the topic of a separate Plan Change which has been proceeding through the decision making process in parallel with PC 7.
- 246 Ms Aston sought that in the event that we recommend in favour of deferred zoning, that our decision be expressed as "*no later than 2021*", in order to

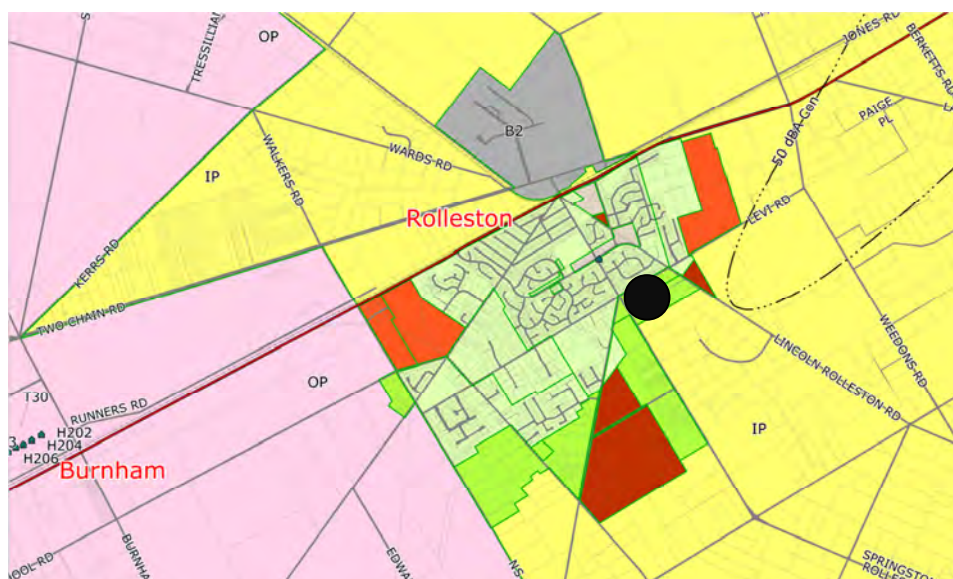
provide more flexibility to respond to growth needs. We are conscious that extensive monitoring of development will be undertaken and that this would be able to be reviewed when an ODP is included in the Plan. In the meantime, we consider that a clear signal that this area is planned for Stage 2 intensification is appropriate and sufficient.

Recommendation No 24

Submission 42, 56-63, 65-76, 81 and 92 (Decision D1 and 2) seeking Living Z zoning for Branthwaite Drive be accepted in part in that land be zoned Living Z Deferred pending approval of an ODP and development not before 2021.

Helpet Park

- 247 This area has already been developed as 0.5 ha lots and is located north west of the Branthwaite Drive Area with the existing wastewater treatment plant separating the two. It is shown as on the Plan below.



- 248 Like Branthwaite Drive this is considered an intensification area and in his Supplementary Report Mr Wood changed his recommendation to one of supporting Living Z Deferred.
- 249 This change in position arose largely because of a re-interpretation of PC 1 policies following discussions with Environment Canterbury. The effect is that intensification growth is considered to be permissible as being additional to the PC 1 growth allocations. Representatives of the owners of this area appeared before us and provided information that showed that existing landowners largely support intensification and redevelopment of the area. However, no Outline

Development Plan has been prepared. The area has the potential to provide 245 households. It is closer to the centre of Rolleston than Branthwaite Drive and therefore there is some logic to its early redevelopment.

250 A further Plan Change will be required to authorise redevelopment in accordance with an ODP. However, we do see merit in formalising a deferred zoning as part of PC 7 which will provide some momentum to that process. As a result, we recommend that that Living Z Deferred be applied to this area.

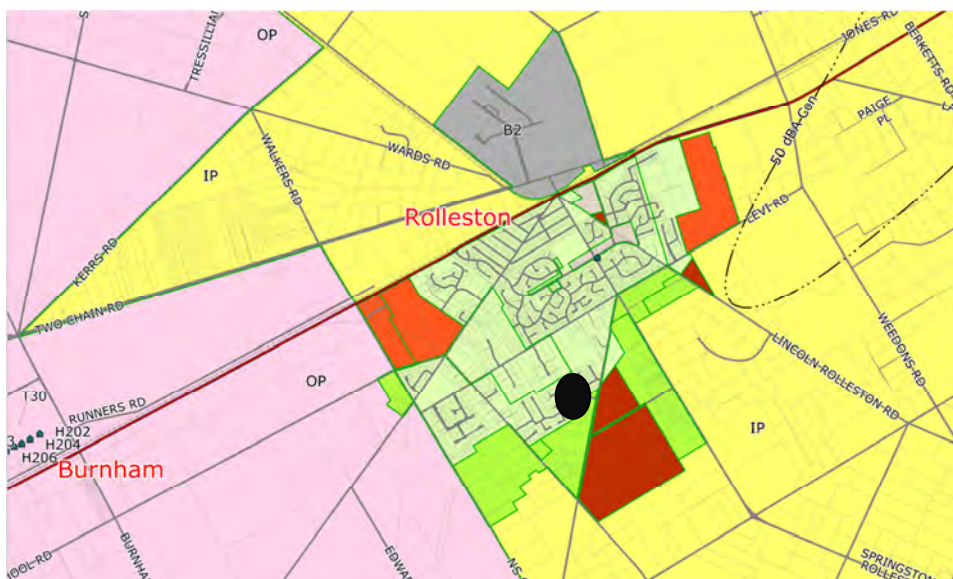
251 Mr Wood has subsequently proposed ODP policy provisions for inclusion in B 4.3.68 that address roading connections, pedestrian and cycle links, infrastructure and density. We recommend these be adopted.

Recommendation No 25

Submission 33 (Decision D1 and 2) and submission 64 (Decision D1, D2 and D3) seeking Living Z zoning for Helpet Park be accepted in part in that land be zoned Living Z Deferred pending an ODP only.

Oak Tree Lane

252 South of Rolleston and west of Goulds Road is a residential area based around Oak Tree Lane. The land in the vicinity of the access point onto Goulds Road was previously affected by Christchurch Airport Noise Contours. As a result four properties were excluded from the standard Living 1B zone and were zoned the lower density Living 2A Zone. This provides for lots of 1 hectare.



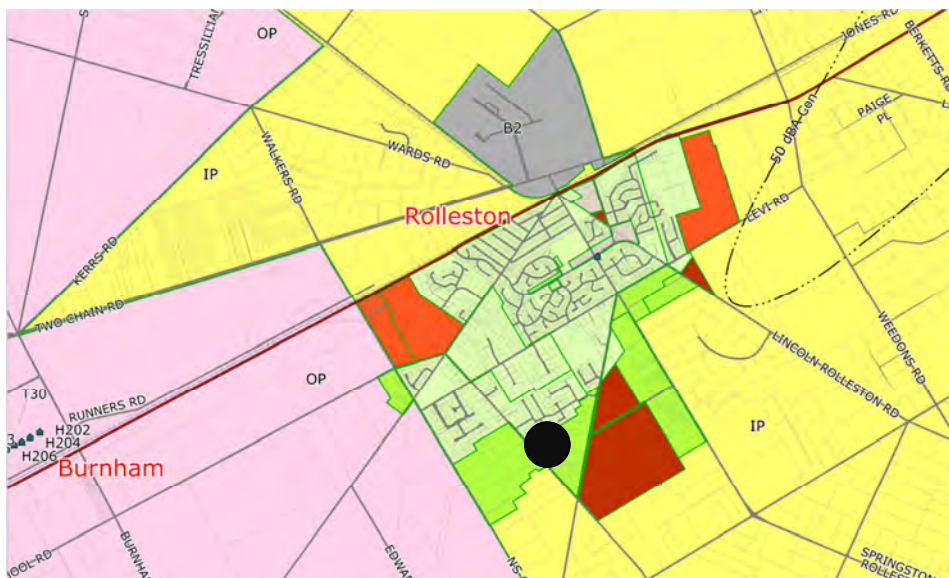
- 253 Mr Russell of 7 Oak Tree Lane appeared on behalf of the four landowners associated with this issue. Their submission is that PC 7 should address the anomaly caused by the revised Noise Contours formalised through Plan Change 23. This Plan Change was heard by us in 2010 and is now operative.
- 254 While we acknowledge that PC 7 is dealing principally with Living Z land it does also alter the rules applying to all Living Zones. We do not consider that this small area should be zoned Living Z as the form of development is well established through the existing development and an appropriate standard of development can be achieved simply by further subdivision of the 1 hectare lots without the need for an ODP. We, therefore, recommend that the area of land shown on the Figure below consisting of 2, 3, 7 and 15 Oak Tree Lane be zoned Living 1B.

Recommendation No 26

Submission 17 (Decision D1 and 2), submission 18 (Decision D1, D2 and D3), submission 19 (Decision D1, D2 and D3) and submission 77 (Decision 1 and 2) seeking Living 1B zoning for 4 properties in Oak Tree Lane be accepted.

East Maddisons Road / Gould Road

- 255 This is a much larger 30 hectare area which is considered an intensification area. It is 30 hectares of land developed to its existing zoned density being part Living 2 and part Living 2A. It is located south west of Oak Tree Lane area and is shown on the Plan below.



- 256 There are some 21 landowners involved and only 2 submitted to PC 7 seeking Living Z. However, this area is clearly signalled for intensification in the

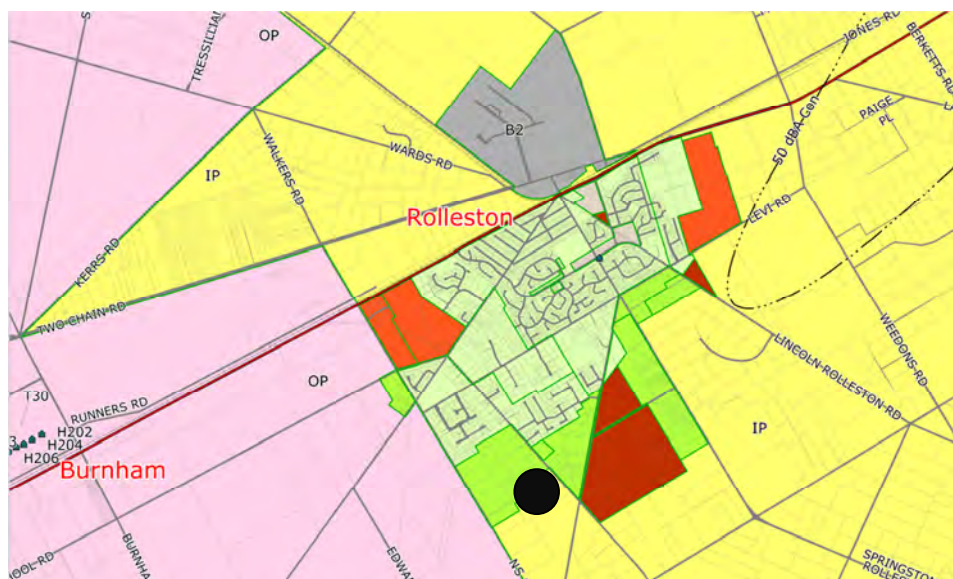
Rolleston Structure Plan. An Outline Development Plan is critical to the successful intensification of the area and may take some time to resolve. This area is similar in circumstances to Helpet Park and Mr Wood's revised recommendation is to zone the land Living Z Deferred. We agree with this recommendation.

Recommendation No 27

Submission 21 (Decision D1 and 2) seeking Living Z zoning for East Maddisons Road / Goulds Road be accepted in part in that land be zoned Living Z Deferred pending an ODP only.

620 Maddisons Road

- 257 This is an area further south and on the west side of East Maddisons Road. It is currently zoned Inner Plains and therefore is not considered to be an intensification area. It is an area that has been identified for longer term greenfield development but is not planned for Stage 1 growth.



- 258 Angeline Holton one of the landowners attended the hearing and argued against the more detailed planned approach to urban growth and sought that this land be included in Stage 1 and developed at the same time as ODP 5 and 6. Clearly not all land planned for in the Rolleston Structure Plan can or should be zoned for development at one time. The staging of development is a key component of the managed growth approach.
- 259 Mr Blake-Manson did not support early development of this area as it could lead to inefficient development of wastewater infrastructure. Monitoring of growth may lead to advancing this area earlier if growth is faster than predicted in the

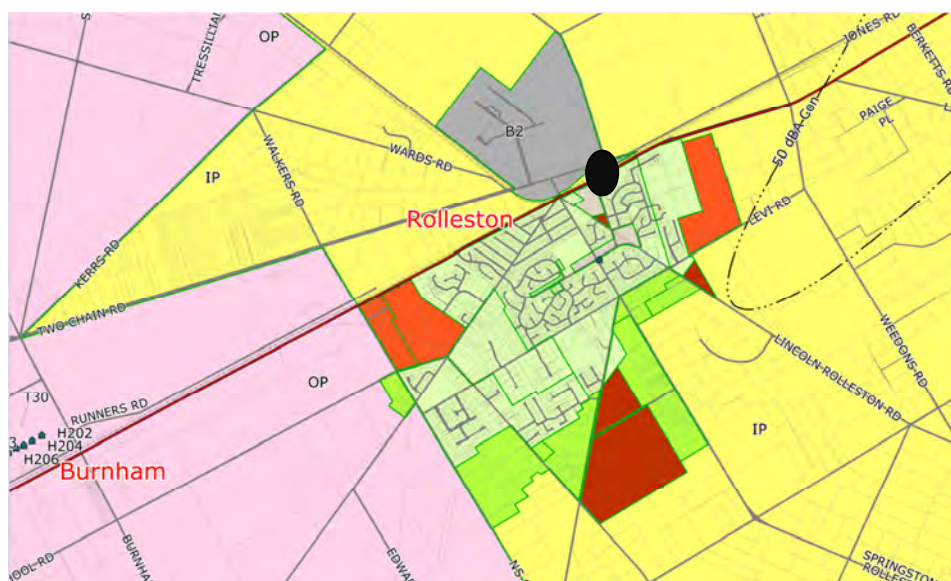
aftermath of the earthquakes however at this point we are not satisfied that there is justification for such a move. This area will therefore be addressed as part of a future Plan Change for Stage 2 growth.

Recommendation No 28

Submission 25 (Decision D1, D2, D3, D4, D5 and D6) seeking Living Z zoning for 620 Maddisons Road be rejected.

Park Grove

- 260 This is a 3.5 ha area of land adjacent to State Highway 1. The site has resource consent for a 67 unit lifestyle village on 2.2 ha of the area. However, the owners no longer wish to proceed with this project and wish to develop the land for medium density residential in accordance with Living Z provisions. There were no further submissions opposing this relief.



- 261 A draft ODP was tabled at the last hearing session and we invited further discussion with officers to determine if the ODP for this area could be agreed and therefore incorporated into the Plan as part of this Plan Change. As a result we have recently been provided with an agreed ODP which seeks to provide for 19 households per hectare across the site which is included in Appendix 5 to this report. Our understanding is that the medium density provisions would apply to the area and we note that the ODP shows land within 40 metres of the State Highway where noise abatement requirements will apply. The ODP incorporates a small central green space.

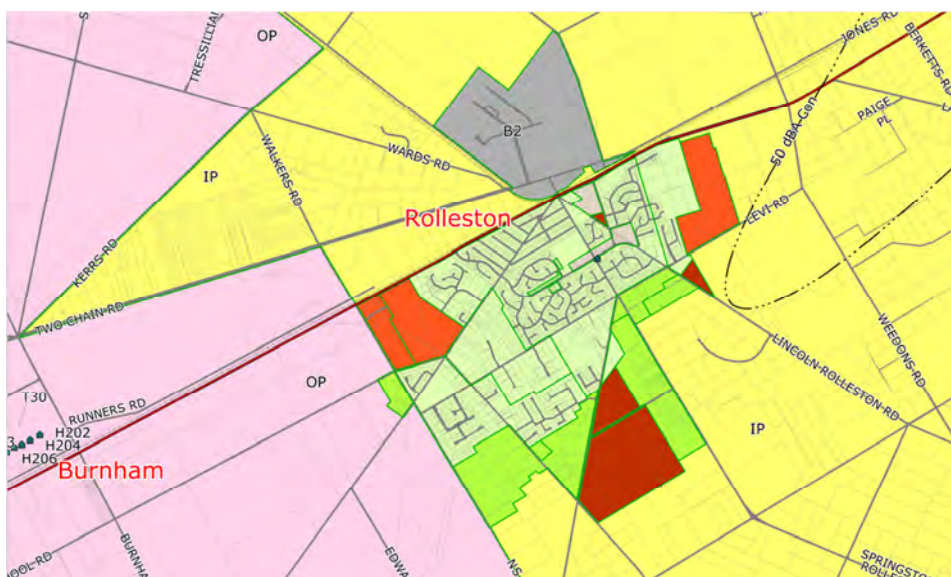
- 262 The ODP is consistent with the draft development proposals presented to us at the hearing and we consider that there is scope to include the ODP into PC 7 given that a large part of the site is currently consented for a higher density development. We have considered whether it would be more appropriate to leave the finalisation of this ODP to a separate Plan Change process as we have recommended in relation to ODP Area 5 for Lincoln. We have concluded that unlike that situation we do now have a sufficiently developed ODP before us to approve. We do not consider that any potentially affected persons will be disadvantaged by this approach. Accordingly we recommend that this ODP be included in the Plan as Rolleston ODP 7.
- 263 Finally, we note that Policy criteria for any future ODP changes have been proposed which include the main road connections, the 40 m noise abatement zone and pedestrian and cycle links. We consider those to be appropriate.

Recommendation No 29

Submission 53 (Decision D1, D2, and D3) seeking Living Z zoning for Park Grove be accepted and the Policy Criteria and ODP 7 included in the Plan.

Park Lane

- 264 Park Lane is east of Park Grove and consists of 33 ha of land in 8 titles and has 8 landowners. It adjoins ODP Area 3 to the east. This site also has an existing resource consent for a staged development of 185 lots in accordance with the Living 1B zoning. However, development has not occurred because the density is considered too low and the owners wish to provide for a higher density development.



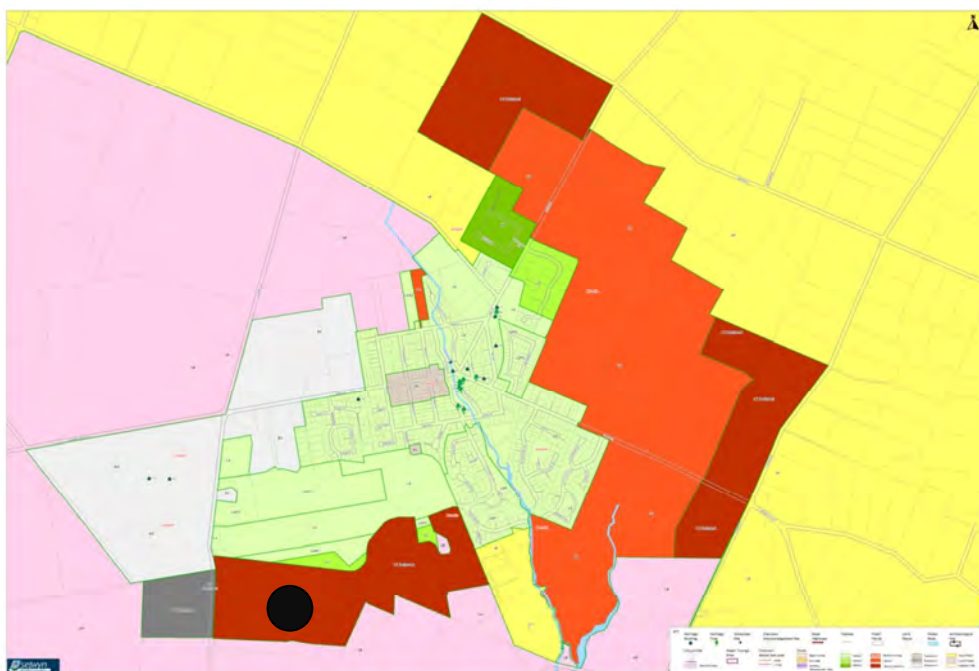
- 265 This area is located between Rolleston and ODP 3 and in all respects there is logic to enabling the development of this area without delay. There were no further submissions opposing the rezoning of this land. As with Park Grove we provided the opportunity for the submitter to advance an ODP for this area in a manner that appropriately integrates with ODP 3. The criteria/standards proposed by officers for this ODP include:
- (a) A main north-south primary road connection from Marlowe Place to Beaumont Drive.
 - (b) Three east west secondary road connections to ODP 3
 - (c) 40 m set back from SH 1
 - (d) No direct access to SH 1
 - (e) Connecting pedestrian and cycle links
 - (f) Local neighbourhood parks
- 266 We are satisfied that the ODP submitted achieves these outcomes and can be included in the Plan as ODP Area 8. The ODP is attached in Appendix 5.

Recommendation No 30

Submission 40 (Decision D2) seeking Living Z zoning for Park Lane be accepted and the Policy Criteria and ODP be included in the Plan.

17. LINCOLN ODP Area 1

- 267 We emphasise at the outset of this section that PC 7 seeks to zone land for growth of Lincoln for all of the planned growth arising from the Lincoln Structure Plan through to 2041. PC 7 seeks to pursue this in a manner consistent with PC 1 of the RPS which provides for two states of growth, Stage 1 being to 2020 and Stage 2 being to 2040.
- 268 ODP Area 1 covers the southern part of the "Dairy Block" south of Lincoln. The majority of the site is currently zoned Living 2 which enables subdivision down to 3,000 m² per lot. An ODP for this area was included with PC 7 which is designed to achieve 10 hh/ha or 495 households and this includes some provision for medium density housing. The ODP as notified included a stormwater management area to the south east. We were advised at the initial hearing that further investigations have shown that this land is no longer required for stormwater management and as it was not proposed for built development it should be excluded from the ODP Area accordingly. We did not receive any evidence challenging this but we did receive supplementary legal submissions from Lincoln Land Development confirming that their position was that this land should be removed from the ODP. Mr Wood confirmed that this was also his recommendation and we accept this and recommend accordingly. The location is shown below.



Recommendation No 31

Submission 89 (Decision D12) seeking deletion of the stormwater management area from ODP Area 1 be accepted.

- 269 The principal issue at contest at the hearing for this ODP was that it was proposed for Stage 2 development (post 2020) and the proponent of this development Lincoln Land Development Limited considers that development should be enabled without any deferment. By way of context we note that Stages 1 and 2 of the Dairy Block development were consented in December 2009 for 400 sections and Mr Schwartfeger told us that developments works are well underway.
- 270 We received extensive legal submissions and technical evidence on this matter for which we are grateful. At the hearing the Council did not contest the merits of developing this area but wished to comply with PC 1 household allocations and as a result allocated this area to Stage 2 in accordance with sequencing established in the Lincoln Structure Plan.
- 271 In terms of technical evidence Dr Jan Kupec told us that his geotechnical investigations have confirmed that the site is suitable for the intended development. Mr Schwartfeger, Mr Kerr and Mr Dasler told us of the inefficiencies in stormwater management and wastewater infrastructure which would arise from deferment of ODP 1. Finally Jason Jones explored his assessment of the implications of amended staging to enable early development of this area from a broader planning perspective.
- 272 We have not gone into the detail of these arguments because subsequent events make that unnecessary. However, we do observe that we were impressed with the analysis presented and the overall merits of enabling a smooth progression from existing consented northern development to ODP Area 2 This makes sense in terms of infrastructure efficiency and also in terms of a potential increase in demand following the earthquakes.
- 273 At our final hearing week we were advised that the UDS Partners including Selwyn District Council had reached agreement with Lincoln Land Development in relation to its appeal on the staging provisions of PC 1 and have now agreed to include ODP 1 in the first stage of growth allocation in PC 1 in response to the dramatic change of circumstances arising from the Canterbury earthquakes. Although that settlement has not been confirmed by the Court, we take it into account in terms of the weight we provide to PC1.

- 274 Mr Wood formerly changed his recommendations on this matter in his Supplementary 42A report relying on the PC 1 agreement and without reference to the merits presented in evidence by the submitter's witnesses. We were however provided with a copy of a consent memorandum to the Environment Court requesting that the appeal be disposed of through the moving of this allocation into Stage 1. We were told that none of the three s274 parties to this appeal had indicated any opposition to this relief.
- 275 We note that the Court in its 4th Interim Decision on PC 1 has expressed some concerns regarding aspects of PC 1 and its compatibility with the settlements that have been reached. We have previously come to the conclusion that PC 1 should in the current circumstances be given only modest weighting in our evaluation. Accordingly we have focussed on the merits of proposal.
- 276 After having heard and considered LLD's and the Council officer's evidence on the deferment/staging issue, we had already reached the preliminary view that the deferment was not necessary or efficient. We reached that view prior to being informed of the intended settlement and accordingly we have no difficulty recommending that removal of the deferred status as is now proposed by all parties. We have addressed the wider merits of the staging process outlined in PC1 and reflected in PC7 earlier in this report.

Recommendation No 32

Submission 85 (Decision D2, D3 and D4) seeking removal of Deferred status for ODP 1 be accepted. Decision D1 be accepted in part. Decision D5, D9, D10 and D11 be rejected as D2, D3, and D4 has been accepted.

- 277 A further issue in relation to ODP 1 is the reference to a "*Potential By Pass Road*" along the southern boundary buffer to ODP 1. The inclusion of this indication was opposed by LLD and was also opposed by Lincoln University for both this ODP area and ODP Area 5. This matter is discussed in greater detail in relation to ODP Area 5 but in summary we have found that on the evidence put in front of us that the route has some "potential". No detailed investigations have been undertaken on specific alignments and the Council is not in a position and does not seek to lodge a Notice of Requirement for a designation.
- 278 Nevertheless, we agree that an intended strategic road should not be ignored in planning terms. While it may be a long term prospect only, it does have some level of assessment from previous studies and was built into the spatial logic of

the Lincoln Structure Plan. In our view it is appropriate to take into account in the structuring of this ODP and in the future detailed design of relevant stages of development. This will protect the corridor and keep this option available for further investigation. We therefore find that an indicative alignment of a potential future by pass road is appropriate for inclusion on the ODP subject to some clearer wording as to the status of that indication.

Recommendation No 33

Submission 85 (Decision D13, D20, D21 and D23) seeking deletion of the reference to "Potential By Pass Road" on ODP 1 be rejected but that additional wording be included by way of explanation as detailed in our recommendations in relation to ODP Area 5. Decision D12 be accepted.

- 279 Issue 3 in the section 42A report relates to the existing wastewater treatment plant. This site is now to be removed from ODP 1. Mr Blake-Manson explained to us that plans for a new waste water treatment plant at Rolleston that will also serve Lincoln and other centres called Pines II are now well advanced. As a result the Lincoln oxidation pond will be decommissioned but will remain capable of use in emergency circumstances. However, also on the site are aerators which will remain an important operation part of the new wastewater system going forward. In Mr Blake-Manson's opinion a risk of odour from these facilities will remain on an ongoing basis and therefore it is important that the existing rule requiring any dwelling to be set back 150 metres from the boundary of the designated site remain in force.
- 280 Lincoln Land Developments sought initially that this rule be deleted and later in evidence from Mr Jones that it be amended so that it does not apply if the risk of reverse sensitivity has been removed. The additional wording proposed was *"Except that this set back is not required in the event that the Sewerage treatment Plant is fully or partially decommissioned such that the risk of reverse sensitivity effects from the plant affecting adjoining Living 1A or Living Z land has been removed."*
- 281 We note that this issue also affects land to the east which submitters sought to be included in the Living Z zone and we address this in a later section.
- 282 As far as ODP 1 is concerned we are now in a position where the parties agree and we recommend that this Area be included in Stage 1 enabling development to proceed in an orderly manner following the Dairy Block. We recall Mr Dasler in answer to a question indicating that the path of development would most

likely progress from east to west. This means that the area in the vicinity of the waste water treatment plant is likely to be developed earlier rather than later.

283 Given Mr Blake-Manson's position that aerators will continue to operate on the site with some odour risk, we consider that there is a low probability that this will have changed at the time of detailed design of this stage and that it is prudent and appropriate that this be taken into the detailed planning for this area. The buffer set back should therefore be shown and described on the ODP.

284 While there is some possibility that design of the new wastewater facilities may change we do not consider that the wording proposed by Mr Jones is justified nor does it provide sufficient certainty in its application. We note that in the event that the site was fully decommissioned a resource consent could be sought and, while it would be a non complying activity, if the reason for the rule no longer existed all other things being equal it would be capable of consent. Furthermore deletion of the rule could be addressed through a future plan change.

285 Our recommendation therefore is that the rule remains.

Recommendation No 34

Submission 85 (Decision D14) seeking removal or amendment to the Lincoln Sewage Treatment Plant setback rule be rejected.

286 LLD also sought that the ODP be amended to refer to a "key open space" within the western part of the ODP. The Councils recommendation was that this be reduced in extent to an "open space linkage". Mr Jones in his evidence recommended a notation of "indicative location for future linear park". In reply Ms Greenup confirmed that Council is unlikely to have vested more than 1.2 ha per 1000 new residents and that open space in excess of this is likely to remain in private ownership. She recommended that this be reflected in the ODP text and we agree that ODP text should signal this likely outcome.

Recommendation No 35

Submission 85 (Decision D25) seeking to change a 'key open space linkage' to 'key open space location' be accepted in part.

287 Finally Ngai Tahu requested that the ODP be amended to include a riparian margin adjacent to L1 (Liffey Creek) and a spring reserve on the southern

boundary of ODP 1. During the hearing we heard from Andrea Lobb General Manager of Mahaanui Kurataiao Ltd who accepted that the springs of concern are not within the ODP area. Mr Wood supported the submitters concerns about the need for an esplanade reserve along that part of the Liffey within ODP 1 but noted that this area is identified in the ODP for stormwater purposes and not urban development. As a result of the changes to the stormwater management areas this land is now to be excluded from ODP Area 1. Similarly the wetland area is outside of the ODP Area. ODP 1 therefore does not now have scope to address these matters.

288 The statutory mechanisms for esplanade reserve rely on subdivision of the adjacent land which may not occur. We were advised that the Council is developing a riparian management plan as part of the global stormwater consent application and that extensive consultation with iwi is underway as part of that process.

289 We agree with the officers that in these circumstances this matter is best addressed through a riparian management plan.

Recommendation No 36

Submission S87 (Decisions D4 & D5) seeking inclusion of a riparian margin adjacent to the Liffey Creek and spring reserve on the southern boundary of the ODP area be rejected in part.

Therefore submission S85 (Decision D22, D24, D26 and D27) seeking the retention of ODP Area 1 be accepted in part.

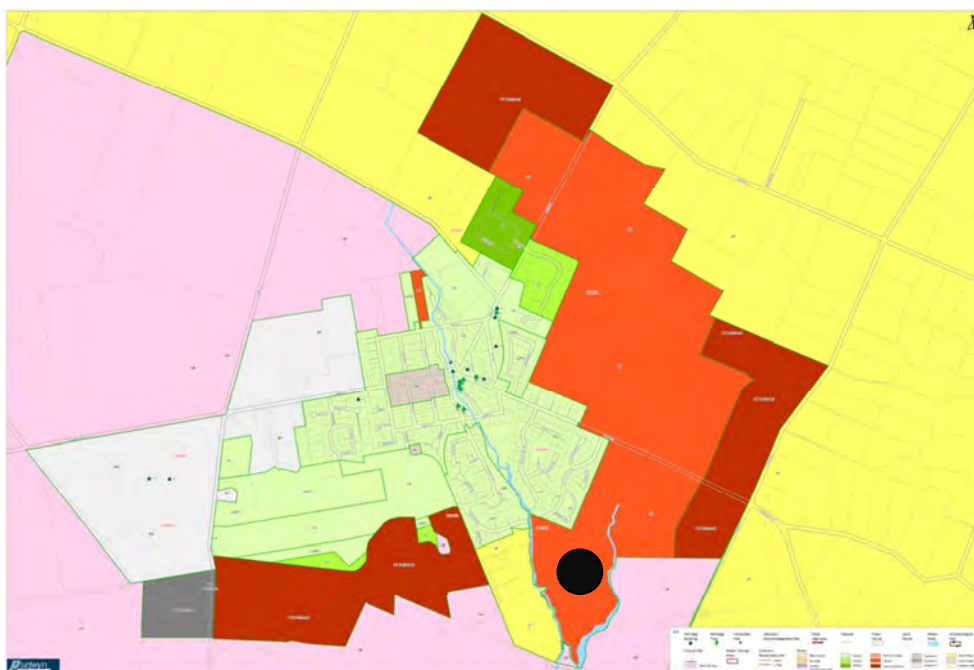
18. LINCOLN ODP Area 2

290 ODP Area 2 involves 78 hectares of land to the south east of Lincoln. 28 hectares of this has been zoned Living 1 Deferred through a private plan change (PC 4) by Broadfield Estates. The zoning was deferred because of a lack of capacity in the Councils reticulated sewerage treatment facility. We were advised that removal of the deferred status was imminent and this has now been implemented.

291 The ODP for the whole area provides for 440 households split over 2 periods. The section 42A report deals with a number of minor matters that were not contested at the hearing and with which we concur.

292 These are:

- (a) Deletion of text on page 48 of PC 7 referring to the preferred growth path.
- (b) Deletion in policy B4.3.56 of the reference to provision of wells and water pumping facilities.
- (c) Updating of table E12.1 to include reference to the L2 river as being subject to assessment for a 20 m esplanade reserve



293 We note Mr Blake-Manson's advice that a spring waterway concept is being developed to address Ngai Tahu's concerns regarding the mixing of stormwater and spring water and we agree with the recommendation to update the ODP to refer to this.

- 294 We also note that the ISMP seeks to protect the existing springs which is a matter of significance to iwi. While this is being addressed through a separate consent process we consider that reference to protection of the springs, by way of springs reserve if necessary, should be made within the ODP so that this is a matter that is considered at the time of subdivision. To this extent we recommend in favour of these submissions.
- 295 We have also considered the issues raised by Ngai Tahu in regard to the location of the Stormwater Treatment Area, protection of Existing Drain/ Race and Riparian Planting and the location of swale rules and alternative stormwater treatment. We have accepted the recommendations of the officers contained in the Section 42a report.
- 296 Broadfield Estates, which now has a development zoning in place, albeit deferred at the time of the hearing, wishes to proceed under that zoning rather than be caught up in the PC 7 process which if appealed could delay development of this area. The issue as discussed at the hearing is one of timing. We heard from Mr Evatt that consent has been sought for 234 residential lots and this was on hold pending the deferral being uplifted which has now occurred. We were also pointed to an issue with the minimum lot size in PC 7 when compared with the subdivision consent sought which has a few lots smaller than 550 m² and would result in the consent being non complying.
- 297 We note that Mr Wood in his reply changed his recommendation in this regard to one that retains the Living 1 Deferred on this land and that the land is shown as a shaded area on the ODP showing that this land is zoned Living 1 Deferred.
- 298 We have some sympathy for the position faced by Broadfield Estates and we were not pointed to any particular improved standard of development that would arise if Living Z provisions were applied. We understand that the consent is sought is consistent with the ODP as proposed. In the current circumstances where there is a particular short term demand for residential land arising from the earthquakes it would be particularly inappropriate to put in place unnecessary hurdles or risk to making progress.
- 299 We therefore agree with the approach suggested by Mr Wood which leaves the Living 1 Deferred zoning applying to this land. (Please note we understand that the deferred status for this land has now been lifted and the land is now zoned Living 1).

Recommendation No 37

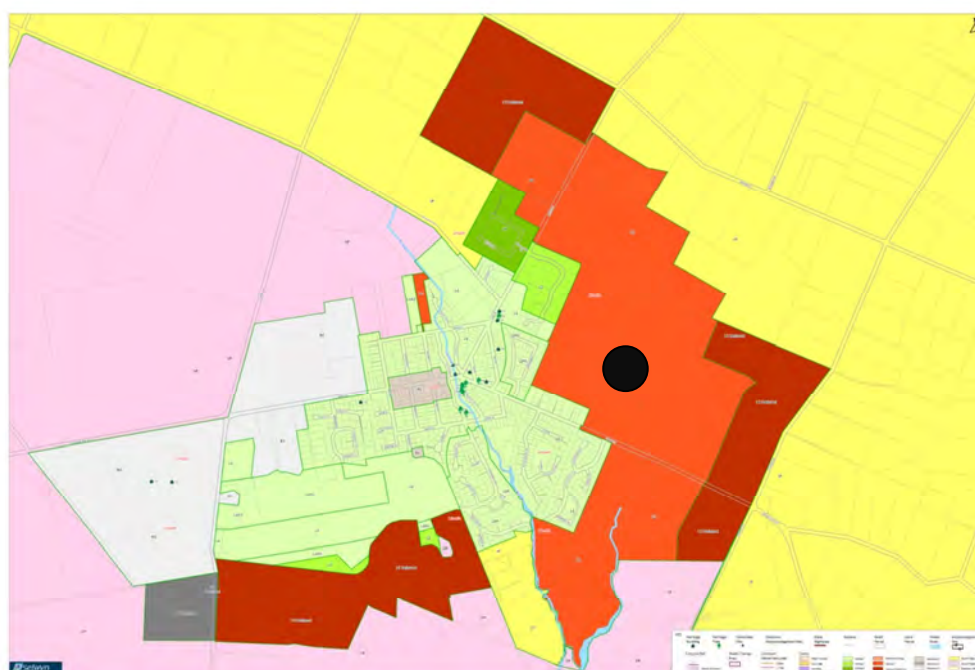
Submission 15 (Decision D15 and D16) seeking an amendment to Specific Policies for Townships – Lincoln and Policy B4.3.56 be accepted.

Submission 87 (Decision D7) seeking an amendment to ODP Area 2 be accepted. Decision D8 be accepted in part. Decision D6 and D9 be rejected.

Submission 49 (Decision No D1) seeking to remove the submitter's land from ODP Area 2 be accepted.

19. LINCOLN ODP Area 3

- 300 This is the largest ODP within Lincoln and consists of 155 ha with the ability to accommodate 1480 households. Part of the area is currently zoned Living 2. The ODP includes 6.5 ha of medium density and has two catchments with the northern area discharging to the Halswell River and the southern half to Lake Ellesmere.
- 301 Agreement was reached between Plant and Food and officers regarding the first issue which relates to security risks associated with the Browns Lane pedestrian and cycle route while the Duncans Block remains operational. The agreement is that this facility not be developed until the Duncans Block is developed for residential purposes and we are comfortable that the ODP be amended to clearly indicate this.
- 302 Plant and Food also argued that non compliance with the ODP in relation to infrastructure should also be a restricted discretionary activity rather than a full discretionary activity. We have discussed earlier in this report our concerns with application of the generally in accordance test which does in itself import a degree of flexibility. If as Ms White for Plant and Food suggest infrastructure changes are unlikely to result in adverse effect than it is likely to pass the test for non notification and possibly service.



- 303 Clearly this issue is one that is relevant to a number of ODPs although Ms White does point to this ODP having multiple landowners and staged infrastructure. However, on balance we consider that the framework of this Plan Change is best

served by retaining a clear distinction in class of consent between all matters that are in accordance with the ODP and those that are not.

- 304 Fulton Hogan Ltd also sought that three medium density areas in the ODP as notified be removed on the basis that the extent of provision is excessive. Mr Wood told us that 6.5 ha of land in this ODP is shown for medium density development which is only 4.4% of the total net area available for development. Mr Dewe who gave evidence for Fulton Hogan is no longer opposed to this provision because of changing market trends. We understand that Fulton Hogan are happy to proceed on the basis of the ODP notified and we do not see any justification for density reductions. Our recommendation is therefore that this submission be rejected.
- 305 Mr Dewe did provide extensive evidence on the Fulton Hogan submission seeking that the minimum average lot size for the Living Z zone in Lincoln be reduced from 650 m² to 600 m² and the minimum individual allotment size be decreased from 550 m² to 500 m². Mr Hattam for the Council reported in detail on this issue and we agree with Mr Hattam that as sites get smaller the ability to control the effects of development through traditional rule mechanisms is reduced and there is more reliance on building design to achieve good environmental outcomes. The average site density manages the overall spaciousness and density character of the area and prevents dominance of smaller lots. His recommendation as a result was that the minimum lot size be reduced to 500 m² but there be no change to the average lot size.
- 306 Mr Dewe in his evidence compared the existing and proposed lot size rules and argued that the existing opportunity to create allotments in the 450-500 m² range will disappear while the average lot size remains the same. In his opinion this will result in inefficient use of land and inferior urban form.
- 307 He considers that better building design will be able to be achieved if more resources are able to be spent on the building and less on the land.
- 308 We were generally impressed with the basis of this evidence and it was apparent that Council officers could also see the merits in the evidence presented. As a result Mr Wood confirmed in his reply that he accepted the changes proposed by Fulton Hogan as they relate to the Living Z Zone in Lincoln. We accept this recommendation and note that this will likely have the result of increasing the yield in Lincoln which Mr Wood estimated in his supplementary section 42A report to be 772 households.

- 309 A further issue with this ODP is the identification of a “possible school location”. The Ministry of Education lodged a submission but did not appear at the hearing seeking that this site specific notation be removed. The Ministry does intend to proceed with a school in this part of Lincoln but does not wish at this stage to be committed to a particular site.
- 310 We concur with Mr Wood that schools are important part of the fabric of our urban areas and their location within a new Greenfield area and relationship to road network pedestrian and cycle links and open space is important. He referred to policy B3.4.7 which requires ODP to consider such issues. However, we also recognise that provision of school facilities is at the discretion of the provider and is often authorised by way of designation. Fulton Hogan has noted that if the site is not reserved for a school it will be developed for residential purposes. We consider that community facilities such as schools are an important ingredient and as with Rolleston ODP 1 we consider reference should be made in the text to the ODP that the Council and other parties will continue to work with education providers to ensure that school provision is integrated into the ODP in a manner that ensure good environmental outcomes. We recommend accordingly.
- 311 We have also considered the issues raised by Ngai Tahu in regard to the location of Springs Reserves / Riparian Planting and Planting of Streets and Reserves. We accepted the recommendations of the officers contained in the Section 42a report.
- 312 Finally we note that there were submissions seeking that paths within the Liffeyfields stormwater reserve should be restricted to the margins and not cross the reserve. Mr Mazey confirmed for us that existing paths will be used and new paths will be limited to the perimeter unless connectivity to adjoining properties is limited. We also agree with Mr Wood that this level of detail is not appropriate for the ODP but the principal of minimising paths crossing the reserve should be referred to in the ODP text. We recommend accordingly.

Recommendation No 38

Submission 29 (Decision D1 and D2) seeking the removal of a pedestrian and cycle route via Browns Lane from ODP Area 3 be accepted in part.

Submission 29 (Decision D3) seeking text changes to ODP Area 3 to allow greater flexibility to allow for minor amendments which may arise as a result of detailed design at subdivision be rejected.

Submission 47 (Decision D2) seeking the removal of three Medium Density areas from ODP Area 3 be rejected and Decision (D1 and D4) seeking to amend the site size in the Living Z zone be Accepted in Part. Decision D3 be accepted.

Submission 27 (Decision D1, D2 and D3) seeking to remove the school site from ODP Area 3 be accepted.

Submission 12 (Decision No D1) seeking to alter cycle and pedestrian routes on ODP Area 3 be rejected in part.

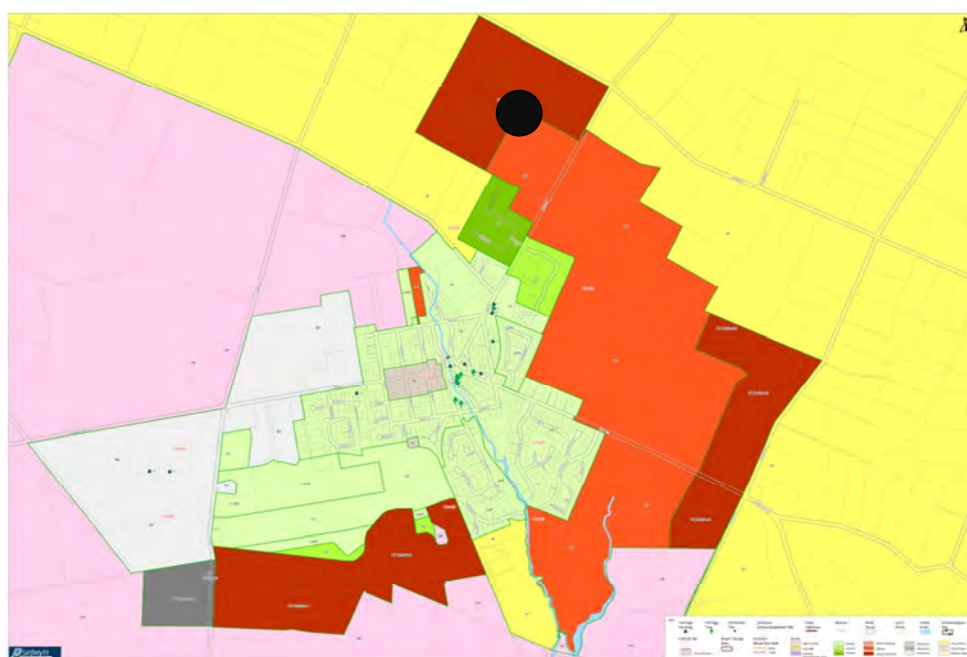
Submission 87 (Decision D10 and D11) seeking to amend ODP Area 3 be rejected.

20. LINCOLN ODP AREA 4

313 ODP 4 is an area of 61 hectares to the north of Lincoln adjoining ODP 3 and bounded by Tancred's Road and Birch Road. To the southwest is the New Zealand Institute for Plant and Food Research Ltd known as the Smith's Block.

314 A number of submission matters were resolved between the parties either prior to the hearing or at the hearing and we recommend in support of those changes. These are:

- (a) Including a 20 m wide buffer within ODP 4 where it adjoins the Smiths Block incorporating the proposed road link to Boundary Road where appropriate
- (b) Removal of the western second arrow for the road link so that it does not route through Plant and Food property.



315 Craig Thompson sought to amend the position of the primary road where it connects to Birchs Road to reduce impacts on that particular property. No evidence was presented in support of this relief but Mr Mazey explained the importance of the primary road linking ODP Areas 3 and 4 to establish a collector ring route through the new development areas. He considered that there were important traffic safety reasons to provide a cross roads connection at this point and that there was little opportunity to move the overall road system north or south without having greater effects on existing activities. The proposed road will pass through an undeveloped corridor of the Claridges'

property some 50 metres wide. We concur with this assessment and do not recommend any changes to this aspect of the ODP.

- 316 Ngai Tahu has concerns regarding riparian planting and springs in this area, however in their evidence did not substantiate the existence of springs in this ODP Area. We note that in reply officers agreed that riparian planting should be noted in the text of the ODPs and we support that position and recommend accordingly.
- 317 Evidence was presented by Patricia Harte for Early Property Holdings and BHL Trust. She expressed concern about the application of the net density which has been carried forward from PC 1 and refers to esplanade reserves or access strips that form part of a larger regional or sub regional reserve network. The request is that the latter part of this definition be deleted because it is not clear what reserves form part of the regional or sub regional network. Mr Wood told us this definition is contained within PC 1 and indicated that it would be inappropriate for PC 7 to amend a definition in a higher order document. He also noted that his understanding was that Selwyn did not have any regional or sub regional reserves. We agree that the definition should cross reference to a specified list of reserves however if there are no such reserves in the district this is not a matter we need determine here. We also agree that this matter is best resolved through the process of finalising PC 1 which is with the Environment Court. We therefore do not recommend that any changes are made to PC 7 in this respect.
- 318 Ms Harte also sought a change to the boundary within the ODP between Stage 1 and the deferred Stage 2. In her opinion her proposed change is more logical as it includes all rather than part of the key linear reserve and also includes a secondary internal link road and land fronting that road. The implications of this change on household numbers is an increase of 19 in Stage 1. Mr Wood supported the change proposed and we agree that it is more logical and in terms of section 32 more efficient and effective.

Recommendation No 39

Submissions S29 (Decision No D5) and S30 (Decision No D3) seeking the inclusion of a landscape buffer and setback from the Smiths Block be accepted. Submission S29 (Decision No D4) and Submission S30 (D1 and D2) be rejected.

Submissions S29 (Decision No D6) and S30 (Decision No D4) seeking the removal of a main road connection through the Smiths Block be accepted.

Submission S40 (Decision No D1 and D3) seeking the realignment of the primary road within ODP Area 4 be rejected.

Submission S87 Decision No D12 be rejected in part and Decision No D13 be rejected relating to amendments to ODP Area 4.

Submissions S50 and S51 (Decisions D2) seeking amendment of the definition of Net Density be rejected.

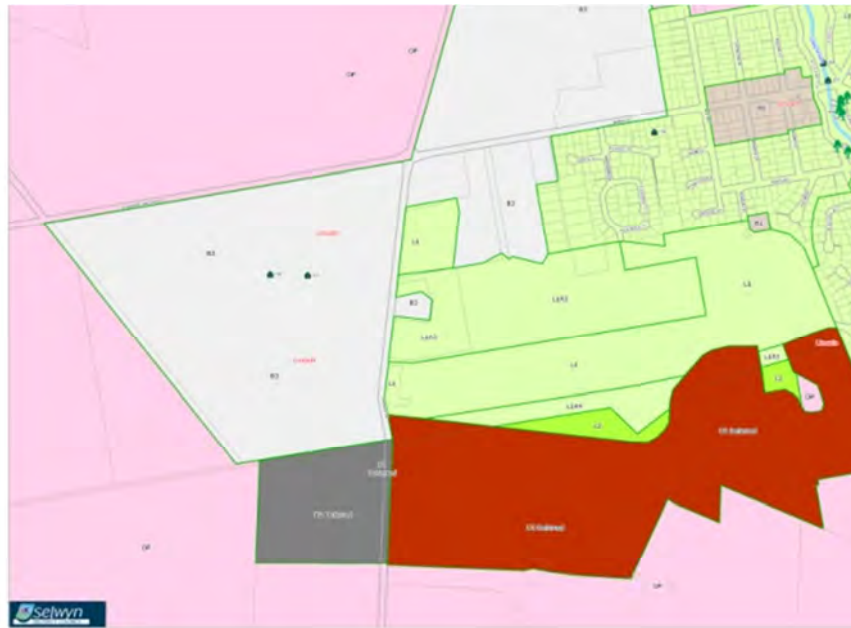
Submission S1 (Decision D1), Submission S9 (Decision D1), Submission S20 (Decision D1), Submission S50 (Decision D1, D3, D4 and D5) and Submission S51 (Decision D1, D3, D4 and D5) be accepted.

21. LINCOLN ODP Area 5

- 319 ODP Area 5 is located on the western side of Springs Road to the south of Lincoln University and comprises approximately 11 hectares (the grey area on the plan below). PC7 as notified zoned this land *Business 2* to provide for light industrial/commercial activities such as automotive workshops and the like. No ODP had been formulated for this area and accordingly, it was identified as B2 deferred until an ODP has been approved by the Council either via the current process or a future plan change. PC7 puts the urban limit at the edge of this proposed Business 2 area which is consistent with the Lincoln Structure Plan and the MUL contained in PC1. PC7 does not provide for any residential land in this area.
- 320 PC7 provides policy direction on the matters that an ODP should address, being: ODP Area 5 to align with ODP Area 1;
- Provision of an (indicative) main road link originating from Weedons Road, linking to Springs Road aligning with the southern most east-west main road from ODP Block 2;
 - Provision of main pedestrian and cycle links to university;
 - Provision of landscaped buffer areas between industrial areas and adjoining land uses, including any specific District Plan provisions to address potential adverse amenity effects, where appropriate. (Policy B4.3.56)
- 321 With the exception of four residential properties (1.1 ha) in the south east corner of this 11ha block, the land is owned by Denwood Trustees. Denwood also owns the adjoining rural land to the west and the south. Its total land holding including most of the 11ha block is 82 ha. Under proposed Plan Change 7 as notified the balance of the Denwood land is proposed by the Selwyn District Council ("the District Council") to remain Rural Outer Plains.
- 322 Lincoln University owns the land to the North of the block. The University has a residual concern regarding the requirement in PC7 for an ODP to show an indicative arterial road at the southern end of the block curving around to the north to the boundary of the University land to eventually link to a former legal road that has now been closed, through the University (the private road follows the green diagonal line on the left of the plan below). It also sought the removal of the requirement for an ODP to show a proposed cycle way along its southern boundary on the old railway line. This was supported by officers but the removal of the bypass road was opposed.
- 323 The land on the east side of Springs Road is known as the Dairy block and is being developed by Lincoln Land Developments. As noted earlier, the Council

officers have now recommended that the LLD land be zoned as Living Z rather than Living Z deferred and we accept that recommendation. Stage 1 of the Dairy Block is currently being developed and Stage 2 will now proceed in the next year or so. Stage 1 provides 402 residential lots and Stage 2 will provide a further 495 households. (Stage 1 counts as existing growth and is not included in the Policy 6 Table 2 as proposed to be amended by the parties to LLD's PC1 appeal).

Plan showing ODP Area 5 and the Dairy Block



- 324 A submission by Denwood Trustees sought that the deferred status be removed from the Lincoln proposed B2 Zone at Springs Road. Denwood's submissions proposed two alternative ODPs with the preference for Option 1 which does not show the potential Southern Bypass. These options would both zone the whole of the Denwood land (82ha) for a combination of B2 and Living Z (not deferred). The submission also opposes the additional ODP criteria in Policy 4.3.56 which it claims to be too restrictive.
- 325 The submission includes two alternative ODPs, a revised set of Business 2 zone rules for Lincoln, an associated s32 assessment and a noise report from Marshall Day Acoustics supporting the proposed noise rules. The proposed District Plan amendments sought by the submitter (contained in Attachment B to their submission) outline the additional rules proposed to address potential adverse amenity effects on adjoining zones. In brief, these relate to:
- The inclusion of a restricted discretionary rule status for a number of listed heavy industries, due to the small size of the B2 zone and relative proximity to neighbouring boundaries;
 - The inclusion of building setback, landscaping and noise requirements that apply to the boundaries of the ODP area.
 - Compliance with ODPs inserted into the Plan;
 - Consistency with other Business 2 zone provisions.
- 326 In summary the Denwood submission seeks to add 70.8 ha of land to the proposed 11ha ODP Area 5 block. Under its preferred option the land which it seeks to zone as Living Z would comprise 53.2 ha and at 10 households per hectare (as required by PC7 and Proposed Change 1 to the Regional Policy Statement) would accommodate approximately 665 households. The land which it seeks to have zoned as Business 2 would comprise 20.1 ha.
- 327 Consistent with its submission, Denwood has also appealed PC1 and seeks that the Metropolitan Urban Limit be moved to encompass the whole of its land rather than stopping as it does at the edge of the PC7 ODP Area 5. We assume that it also seeks changes to Policy 6 and/or Table 2 to reflect the change to the MUL.
- 328 Submissions by GJ & SP Worner and Lincoln University opposed the proposed ODP Area 5 and seek that the B2 (Deferred) zone be deleted. Notably, the Regional Council did not submit in opposition to Denwoods proposals. The New Zealand Transport Agency (NZTA) is a submitter in opposition although it did

not provide evidence in relation to Denwood's proposal or participate in the subsequent discussions relating to modified proposals.

329 The Worners have a house and well landscaped grounds within the south east quadrant of proposed ODP Area 5. They are opposed to commercial development close to their land. Mr & Mrs Worner raise the following concerns with respect to ODP Area 5:

- *No indication of the sort of business activities that would be permitted within the B2 zone;*
- *No rationale as to why ODP Area 5 is the best possible location for future industrial premises;*
- *No consideration as to why premium agricultural land should be used for industrial complexes;*
- *Industrial zoning is incompatible with the adjoining activities of Lincoln University, being a place of higher learning and economically valuable research;*
- *Potential for adverse effects on water and air quality;*
- *Difficulties in monitoring noise levels of possible 24hr/day industrial activities;*
- *Loss of amenity and enjoyment of their own property if surrounded by industrial activities.*

330 The Worners indicated that they would be accepting of residential development and preferably rural residential development on the Denwood Land surrounding them. We note that the amenity values which the Worners enjoy are largely a result of their own efforts on their property. The adjoining amenity provided by the Denwood land is rural and does not have any particularly high value beyond providing a pleasant outlook and a buffer for the Worner's and their 3 Residential neighbours (who have not submitted). We also observe that given the location of the Denwood land and the development of the Dairy Block that some residential, rural residential or commercial development seems highly likely in due course. The key issue is whether such development should occur sooner (as proposed by Council and Denwood Trustees) rather than later. We note that the Worners made it clear that their opposition was primarily in relation to commercial development of this land rather than opposition to residential development.

- 331 Lincoln University's original submission opposed ODP Area 5 adjacent to its main campus, on the grounds that the establishment of light industrial activities in this location could lead to an unpleasant working environment for University employees and students, as well as adversely affecting the character, amenity and efficient operation of the University. The University also sought to have the reference to a proposed arterial road removed from the ODP Area.
- 332 Although the University sought to delete all reference to the proposed Business 2 (Deferred) zone (D1), it also proposed alternative relief as follows:
- *The ODP Area 5 site be given an alternative business zoning to the Business 2 zone, which will not carry a risk of compromising the amenity, character, or efficient operation of the University; or*
 - *The ODP Area 5 site be given a 'split' zoning whereby an alternate business zone to the Business 2 zone is established at the northern portion of the site which will not carry a risk of compromising the amenity, character or efficient operation of the University; or*
 - *If the Council decides that the Business 2 Deferred zoning is the most appropriate zoning of the land, that the requirement in Policy B4.3.56 to include a landscaped buffer area between the ODP Area 5 site and the University be strengthened to require a minimum setback of no less than 20m between industrial activities and University land with additional requirements for the mitigation of potential adverse noise and visual impacts created by industrial activities (i.e. via planting, fencing, bunding, etc); or*
 - *That specific restrictions on land uses be applied to ODP Area 5 (and as needed in the relevant Business 2 provisions) to ensure that the amenity, character, and efficient operation of the University are not compromised by future activities which establish on the ODP Area 5 site. This could include, but not be limited to, a provision controlling maximum site size.*
- 333 Lincoln University also lodged a further submission in opposition to the Denwood Trustees' proposal, however at the hearing it withdrew both its further submission and original submission and indicated its support for the Denwood proposal. We did express some surprise at this approach, since it meant that the University could not formally participate in relation to subsequent proposals to narrow the relief Denwood seeks. The University did however maintain its separate submission in opposition to the inclusion of the proposed indicative bypass route which we discuss below.
- 334 The officers' report concluded firstly that the relief sort by Denwood Trustees was beyond the scope of the current process. As discussed earlier we have reached a different conclusion. In terms of the merits of the proposal the report

recommended against the Denwood Trust proposals and in support of retaining the deferred B2 zoning on the 11 ha block as notified.

335 The officers express the view that 11 ha of B2 land would be sufficient to meet foreseeable demand for B2 land and any extension would be contrary to the MUL. They did not see the need for any further residential land and concluded that such an extension would be contrary to policy 6 of PC1. There were some other concerns relating to efficiency of provision of infrastructure. The report quotes from the PC1 decision as follows.

336 *"The far larger property to the south west comprising 82.3776 ha owned by Denwood Trustees does not have those physical constraints. But by equal token it has no particular features which mark it out as being any different as to its suitability for urban growth than any of the land surrounding it to the north, west and south.*

337 *For the reasons outlined in many other sections of this decision as to restricting the supply of further Greenfield residential to avoid the risk of undermining the objectives of urban consolidation and intensification, we do not see any particular reason why this area should be brought into the urban limit."*

338 In summary Mr Wood concluded as follows:

I refer to the Lincoln Structure Plan (LSP), which identified a need to provide for industrial activities to service the population of Lincoln and its environs out to 2041. I note that Lincoln does not currently contain a Business 2 zone, unlike other major townships within the District, including Rolleston, Leeston and Darfield.

The types of industrial uses envisaged by the LSP included:

- Vehicle servicing premises;
- Agricultural related businesses and services;
- Service trade premises;
- Small scale industries;
- General industries;
- Utility and builders yards.

As to the location of proposed ODP Area 5, I understand that one of the key drivers for determining an appropriate location for industrial activities was finding a site that was on the 'edge' of the township, where it was unlikely to be encroached by residential activities in the future. It was also considered important that the site had easy access to main transportation routes that did

not require access through residential areas. The LSP process determined that the location of ODP Area 5 satisfied this criteria, while still providing continuity with both existing and future urban zonings.

Given that not all landowners within the ODP Area support the proposed zoning, I remain of the view that an ODP cannot be incorporated into the District Plan until these matters have been adequately addressed. On this basis I recommend that ODP Area 5 be retained as Business 2 (Deferred).

In saying this, I recognise that ultimately it may not possible for all affected landowners to agree on an ODP for the location shown as ODP Area 5. In these circumstances, the Council may revisit the provision of industrial land in Lincoln as part of a plan change considering wider business-related issues. I note that this approach is similar to that provided for urban growth RPS Change 1 in circumstances where a Greenfield Area does not develop within the anticipated phasing period. The Commissioners may therefore be of a mind to delete ODP Area 5 in its entirety until all affected landowners reach an agreed set of provisions and an associated ODP.

To summarise, I recommend the following amendments to any ODP inserted into the Plan for ODP Area 5:

- (a) That the ODP contains the potential bypass road that aligns with the same potential roading link on ODP Area 1;*
- (b) That a pedestrian and cycle link to the University be located within the boundary of the Denwood Trustees property, rather than within the 'old Railway line' owned by the University; and that that the boundary of ODP Area 5 be amended accordingly;*
- (c) That a range of "light" industrial activities be listed as a permitted activity, with other potential land uses defaulting to either a (full) discretionary activity or a non-complying activity in the same way that activities are managed within the B3 zone. In saying this, I acknowledge that there are likely to be issues of scope in making such amendments in the context of the current submissions;*
- (d) That a building setback of at least 15m apply to the boundary of the B3 Zone, together with the imposition of Recession Plane A on this common boundary;*
- (e) That a building setback of at least 10m building apply to the Springs Road frontage;*
- (f) That a daytime noise limit of 60 dBA L_{10} applies to the B3 Zone boundary.*

339 The officers opposed the Denwood proposal for the following reasons:

- Reverse sensitivity issues in terms of Lincoln University
- Outside the urban limit for Lincoln
- Inconsistent with PC1 decision (Metropolitan limit and Policy 6)
- On their interpretation, further residential development would be inconsistent with Policy 6 of PC1.
- There is no established need for an increase in Business 2 zoned land.
- There is no established need for an increase in residential zoned land.
- Inefficient provision of infrastructure due to the inclusion of an orphan sewer and water services line. (As compared to other locations within the urban limit of Lincoln)

The Case for Denwood Trustees

340 At the hearing Council for Denwood summarised the slightly amended relief which it seeks as follows:

Supports part of the Denwood land being zoned Business 2 but seeks that the deferred status of the zoning be removed, so that the land simply be zoned B2.

Seeks amendments to the B2 Zone rules as they affect the Lincoln B2 Zone; and

Seeks that the balance of the Denwood land (approximately 71ha) be rezoned partially LZ and partially B2 and included in ODP Area 5 as a greenfield development area able to be developed immediately.

Denwood has prepared two Outline Development Plans which give effect to the Denwood submission¹. These provide for 25 hectares of B2 land and the balance as LZ. The ODPs show two alternative locations for the B2 land. They have been refined since being lodged with the submission, having taken into account submissions from Denwood's neighbours, and to address the issues raised in the Officers' Reports.

Under the preferred ODP Option 1, the 25 hectare B2 area is located along the southern boundary of the site, and the area around the five existing houses on Springs Road (proposed to become B2 (Deferred) in PC7 as notified) would become Living Z. This would address the concerns of one of the owners of those five houses, Mr and Mrs Worner, who have lodged a submission in opposition to the B2 zone as notified.

Under ODP Option 2, the 25 hectare B2 area remains in the same location as in PC7 as notified, and in addition, land facing Springs Road to the south of the proposed bypass, and the balance of the site would become Living Z.

Denwood has been in discussions with Mr and Mrs Worner, and the University, about options which could address their concerns. To that end, Denwood has devised ODP Option 1, which is strongly preferred by the University and also by Mr and Mrs Worner. This option is also Denwood's preferred option.

- 341 Counsel for Denwood; Mr Christensen, also addressed the question of scope/jurisdiction. Citing the Environment Court decision in *Woodvale Limited v Christchurch City Council* C56/2004, he concluded as follows:

I have considered whether a LZ zone on the 11 ha is within your jurisdiction to impose. The Denwood submission sought removal of Deferred status from the B2 zone, and that the balance 70 ha become Living or Business, or a mix. Denwood seeks an LZ zoning for the 11 ha area as part of ODP Option 1 on the basis that the LZ zoning is an equivalent or lesser relief than B2 zoning, is consequential upon the request for an urban zoning, and therefore it is within scope of the Denwood submission and PC7. Both are urban zonings, and the effects of a Living zoning will be less than a Business zoning.

The effects of zoning the land LZ lies on the spectrum between the effects of the underlining zoning (Rural) and the proposed zoning in PC7 (B2). Therefore it is within scope of the Denwood submission.

If, on the other hand, you decide that the most appropriate zoning of the 11 ha is a business zoning, the ODP does not need to be agreed to by all landowners to be approved and included in the Plan. If that were the case, one landowner could hold the other landowners to ransom. I accept that the ODP could not be given effect to until all of the owners agreed, and this may be more likely to occur once commercial benefits of a rezoning hit home. It is still appropriate that the land is rezoned Business and its Deferred status removed.

- 342 The areas covered by Denwoods ODP Option 1 are shown on the plan below.

Issues

- 343 The following are the principal issues raised by the Denwood, University and Worner submissions:

- Scope to make the changes proposed by Denwood.
- Consistency with RPS Plan Change 1 and weight to be given to that.
- Whether additional Business 2 land is warranted.
- Whether any additional Living Z or L2 land is warranted and if so how much.
- Reverse sensitivity issues in terms of the University and relationship to potential future University needs.
- Maintaining and enhancing amenity values and in particular those valued by the Worners and presumably their neighbours.

- Pedestrian and cycle linkages through the Denwood land to the University. (Opposed by the University).
- Wastewater infrastructure provision.
- The inclusion of the indicative arterial route in the Plan against the University's wishes.

Scope, Consultation and the Need for Agreement

- 344 For reasons we have discussed earlier, we accept the submissions on behalf of Denwood on this point. We have concluded that the Council does have jurisdiction to make either the Option 1 or Option 2 changes as sort by Denwood Trustees or some lesser version of those. Both of those options relate to Greenfield extensions to the MUL for the purpose of urban development and in our view that relief is within the scope of the Plan Change which deals with all urban development on the outskirts of Lincoln. Any affected persons could have lodged a further submission and indeed the University and the Worners have done so. Other developers might potentially have been disadvantaged by not being able to lodge a further submission in opposition to the Denwood submission, however that is intended by the legislation (clause 8 of the first schedule). In any event such opposition would likely have been based on trade competition concerns which we must disregard. Accordingly we do not think that any person will be prejudiced if the Council grants relief within the scope of Denwood's submission.
- 345 We also accept that there is no necessary barrier to inclusion of another person's land within an ODP without that person's agreement. Whether that is desirable, efficient and effective is another matter. In the present case, the alternatives would be to either obtain agreement or develop an ODP which excludes the three residential properties currently included in the ODP. We appreciate however that it may be inefficient to leave a small pocket of rural zoned, but residentially used land, surrounded by B2 or LZ land.
- 346 The preferable outcome would be an agreed ODP, but we did not rule out the possibility of recommending the acceptance of a non agreed ODP provided that this addressed the amenity issues raised by the Worners. As discussed below, we provided Denwood Trustees with the opportunity to develop an amended much smaller ODP during and following the hearing. Denwood Trustees did not advance an ODP at the hearing which addressed our concerns about the large amount of Living Z or Living 2 land proposed by it. However, with some encouragement from us it did advance a proposal after the hearing which we have recommended be developed into an ODP for Business 2 land. We discuss this proposal later.

PC1 Issues

- 347 We have discussed the weight to be given to various parts of PC1 earlier. We have concluded that we should put moderate to high weight on the objectives of

PC1. We think that we should also put moderate to high weight on the location of the MUL, except where it is under challenge by an appellant. Given that Denwood Trustees appeal seeks to have the MUL extended to include all of its land, we consider that we should put little weight on the MUL location and focus more on the merits of the proposed boundary to ODP Area 5 and the merits of extending that boundary.

- 348 Counsel for Denwood submitted that its proposal for including a substantial portion of new Living Z land on the outskirts of Lincoln would not be contrary to Policy 6 of PC1. The officer's and counsel for the District and Regional Council had a different view. For reasons we have discussed elsewhere we have decided not to put much weight on Policy 6 at least so far as it relates to Lincoln ODP Area 5. There is considerable debate regarding the interpretation of the Policy and in particular how Table 2 is intended to work. The policy and the MUL in this area are subject to appeals. In our view it is highly likely that the Policy and/or the table will be reworded by the Court to make their intent clearer. It is also quite possible that if PC1 and Policy 6 are confirmed by the Court, the numbers in Table 2 may be amended particularly in light of the earthquakes. We also note if Denwood Trustees succeed in having the MUL shifted, that may require consequential changes to Table 2. This is the approach which the Councils have agreed to in relation to the Lincoln Land Developments block on the other side of Springs Road from ODP Area 5.
- 349 For all of these reasons we have decided in this particular case, to focus on the merits of what Denwood Trustees on the one hand and the Council on the other, are proposing, rather than to place much weight on the MUL and Policy 6. We also asked the Council officers to focus on those merits issues (in their supplementary reports) rather than on endeavouring to "give effect" to PC1.
- 350 Notwithstanding that position we have discussed possible interpretations to Policy 6 and Table 2 earlier. We do not need to reach a firm conclusion as to the interpretation of these provisions however we do think that there is some force in the submission made for Denwood. Ms Thomas noted that Policy 6B requires that residential development be "provided for in general accordance with the locations and numbers set out in Table 2".
- 351 As discussed earlier we have concluded that the focus of Table 2 are distribution targets and as such import a degree of flexibility. However Denwood's Option 1 and 2 proposals for increased residential development go well beyond those distribution targets and may on one interpretation be considered to be contrary to Policy 6 in its present form. In any event if we are wrong on this matter we

do not put much weight on Policy 6 and Tables 1 and 2 and focussed on the merits of all options considered.

Whether Additional Business 2 Land is Warranted

- 352 The Worners and initially the University challenged the provision of any B2 zoning in this area on the grounds of effects on their amenity values.
- 353 Mr Wood explained why the Council supported this area for Business 2 land based upon the Lincoln Structure Plan, (his views are summarised earlier).
- 354 Denwood Trustees seek additional B2 zoning. Under its preferred Option (1) this would increase the B2 land zoned land from 11ha to 29.7 ha and under Option 2 it would increase to 22.6ha. Ms Aston provided planning evidence for Denwood and relying on the evidence of Mr Radanovich expressed the opinion that the size of the proposed zone was "clearly not practicable or viable".
- 355 We did not hear any evidence on practicality or viability however Mr Radanovich addressed supply and demand. He was of the view that 36 to 48ha of B2 land would be appropriate for of Lincoln as a whole if the town grows to the projected size of 12000 by 2041. He pointed out that currently only 1.1 ha of land is being used for B2 type activities. His estimate of 36 to 48 ha was based upon the area of land taken up by B2 type activities in Darfield, Rangiora, Kaiapoi, Kaikoura, Ashburton and Oamaru. These towns utilise an area of between 3 to 36ha per 1000 of population for this type of light industrial activity. Mr Radanovich applied what seems to be a conservative multiplier of 3 to 4 per 1000 to derive his estimate.
- 356 We note that Lincoln is served to some degree by the Council owned Izone industrial park at Rolleston which is within easy driving distance and of course by the areas such as Hornby and Sockburn. Nevertheless a multiplier of 3 does not seem unreasonable. Accordingly the suggestion of a need for around 40ha of land by 2041 or perhaps earlier given the Earthquakes, seems plausible. Within that context the proposal by Denwood for 23 to 30 ha rather than 11ha (or less if the residential properties remain) does not seem excessive but has not been entirely substantiated. Equally, however, the Council's evidence on demand was rather sketchy.
- 357 Mr Wood in his supplementary report responded by quoting the PC1 Commissioner decision as follows:

.....the Structure Plan is to accommodate "industrial and other employment uses not compatible with the town centre or residential environments in locations with good accessibility and with minimal visual impact." (p.12). That emphasis

on limiting visual impact accords with the overall thrust of the Structure Plan, which at page 5 describes the character of Lincoln as being predominantly low residential density, particularly servicing education and research activities.

PC1 as recommended to be amended in this decisions report identifies on a regional basis for significant Greenfields-Business areas for the 35 year planning term at Rolleston and south Hornby, both of which areas are in relatively close proximity to Lincoln. Furthermore, those locations are on the main transport routes (both by road and rail) to the south (or north) and to the airport. We see no need for a substantial or any further provision of Business land at Lincoln.

- 358 We also note that the Draft Lincoln Structure Plan (Issues and Options Report) for Lincoln included the following statement:

"Industrial Activities

Also located in the south western corner of the intersection of Springs Road and the southern boundary road a mixture of 'less attractive' industrial activities and a specific range of non-retail uses on business land that are functionally compatible including:

Vehicle servicing premises (1ha)

Service trade premises (2.8ha)

Small scale industries (1ha)

General industries (2.2ha)

Utility and builders yards (0.5ha)

= demand of 7.5 ha"

- 359 It is not apparent how these "demand" figures were derived. The Council did not call the author of this part of the Structure Plan and the section 32 report does not shed any light on the demand calculations. We also note that to some extent the Council's I-Zone at Rolleston is a competitor to any B2 development at Lincoln. It is not for us to discourage competition from Lincoln, particularly if that is intended to service local Lincoln and Rolleston needs.

- 360 We have concluded that provision for some Business 2 land is desirable and that the amount proposed may well be insufficient during the planning horizon. The Council has not provided any clear justification to limit this provision to the amount of land proposed in PC7. Equally however Mr Radanovich has not provided any compelling evidence to suggest that 36 to 48 ha will be required. We do, however, accept his point that there are efficiencies to be gained by amalgamating the types of activities allowed in the B2 zone. The officers also appear to accept this point. Denwood argued that 11 ha of Bus 2 may not be

viable to develop, however, no convincing evidence was presented to support that point.

- 361 We have concluded that it would not be inefficient to provide for additional B2 zoning of up to around 23-30 ha as originally proposed by Denwood. If additional land is not required, then presumably it will not be developed. We do not see this as any significant threat to the objectives of PC1 and although it would be contrary to the current location of the MUL, and arguably contrary to Policy 6, those are both subject to appeal by Denwood and may well be amended either by consent or following the hearing of the appeals.
- 362 The difficulty we have with providing for a larger B2 zone, is that Denwood has not advanced an ODP which develops such a proposal, without also including Living Z or Living 2 for the balance of its land. We do not accept this “all or nothing” approach is appropriate. For reasons we will come to we do not think that there is sufficient justification to zone the balance of the Denwood land as Living Z or Living 2 land and therefore do not recommend in favour of either Options 1 or 2. We did explore a further option with Denwood, the Worners and officers which we will return to shortly.

Location of the Business 2 Land and Effects on Amenity Values

- 363 We accept the Council officers’ and Denwood’s evidence that there is a need for Business 2 land and that notwithstanding the Worner’s concerns, that the Denwood land to the West of Springs Road is appropriate for such development and can be serviced adequately and efficiently.
- 364 We also accept that the Worners enjoy a pleasant rural amenity to their north and west and this should so far as is practicable be maintained. However, we do not think that it is realistic for the Worners to expect that this area will remain undeveloped. This land adjoins the University and the outskirts of the township. It is just over the road from the Stage 2 of Lincoln Land Development Dairy Block’s development which will proceed over the next few years. There are already three residential sites (including the Worner’s) on this side of Springs Road.
- 365 We do accept that it would be preferable from the Worner’s and the other residential owner’s perspectives to have the adjoining Denwood land developed as residential or rural residential. The Worner’s would prefer the latter but are content to live with the former.
- 366 We have concluded that the amenity issue could be adequately addressed by way of an appropriate buffer around the three residential properties. However,

for reasons we will come to we are recommending that the B2 zoning be shifted to the south of the indicative arterial road.

Option 3

- 367 We reached an initial conclusion after hearing from Denwood, the officers and the Worners, that it would be preferable to shift the Business 2 zoning south of the four existing houses and the indicative arterial road. That would address the amenity issues raised by the Worners and from an infrastructure perspective, does not appear to give rise to any significant issues. This option would also allow for the area adjoining the university to be left free for potential future residential development rather than zoned for a B2 use for which it seems less appropriate at least from a reverse sensitivity perspective.
- 368 Following the first hearing week, we issued a Minute asking the officers and Denwood and Worners to consider what became known as *Option 3*. We asked the officers, Denwood the Worners and the University to comment on this option at the resumed hearing.
- 369 Option 3 showed the 11 ha block plus another 2 ha as Living Z deferred (approximately 122 additional lots) and shifted the B2 zoning to the Denwood land to the South of the proposed "indicative" arterial road. It would have resulted in a slightly larger B2 area of 13.4 ha, which is well within what we consider to be a reasonable allowance for B2 land and close to what the Council has currently proposed. As pointed out by Council officers if this amount of land proved insufficient then Denwood could request an extension of the zone at a later date either as a council initiated plan change or as a private plan change.
- 370 Although *Option 3* would have moved the B2 zone outside of the MUL, we did not see that as being a major issue given our conclusion as to the weight to be given to this part of PC1. Nor did we see a modest increase in the provision of Living Z zoning as necessarily being problematic. This option was acceptable to the Worners since the B2 zone would move away from them and be separated from the southern existing residential property by a buffer. Although concerned about the implications in terms of PC1, the Council officers expressed an open mind towards this option. We requested the officers to focus on the merits of the option rather than on its obvious non compliance with PC1.
- 371 Denwood's representatives and Council officers met to discuss the option prior to the resumed hearing. After the discussions, Denwood formalised its response in a letter dated 3 June. It was accepting of the relocation and extension of the B2 zone and the size of that zone. However, it rejected the *deferral* of Living Z

zoning for the 13.4 ha area. That of itself may not have defeated this option. The difficulty from the officer's perspective (and ultimately ours) was that Denwood at this stage insisted that all of the balance of its land also be zoned as Living Z (not deferred). This would have added up to a further 499 lots to the 122 proposed by us, bringing the total to 621 lots.

- 372 At the resumed hearing Counsel for Denwood submitted that deferral of Living Z *"could not be justified on resource management grounds and is strongly opposed"*. However, we were not provided with any evidence as to why removal of the deferral would be appropriate in terms of section 32 of the Act. The fact that no submitters oppose this option is not of itself sufficient to satisfy our obligations in terms of section 32. Furthermore, the Environment Court has not yet determined PC1 appeals in relation to the policies relating to staging of residential development.
- 373 At the resumed hearing, counsel for Denwood requested that we approve *Option 3A* (which is our Option 3 with the balance of the site zoned Living Z.) However, while that was clearly Denwood's preferred option she requested that if we do not approve options 1 or 2 that we approve either option 3 or 3A. We note that this was a less adamant position than had been advanced in the 3 June letter. While we were still attracted to option 3 we had no ODP before us for that option.
- 374 In their June letter and in further submissions at the resumed hearing, Counsel for Denwood, supported by Ms Aston maintained Denwood's argument that an extension of Living Z would not be breach of Policy 6 The officers supported by the Counsel, advanced a different interpretation.
- 375 We remained confused by Policy 6 and Table 2, however we consider that Policy 6 does import a degree of flexibility that could accommodate the ODP 5 area as notified being developed as Living Z. We doubt that the much more extensive residential zoning proposed by Denwood would be consistent with that policy however that is not our reason for rejecting the Denwood proposal.
- 376 Whether or not option 3A is contrary to Policy 6, it is clearly contrary to PC1 in that it proposes extensive urban development outside of the MUL. We are not convinced that there is any justification for zoning this much additional land as Living Z (even as deferred). As outlined above we considered that in light of the earthquakes a further 122 lots might be sustainable at least if deferred until 2020. However, we simply do not have evidence to support a further 621 lots (Option 3A) or the 665 proposed under Option 1. We discuss this below.

Council Officer's Response in Relation to Option 3

377 In his closing report, Mr Wood recommended that we confirm the ODP Area 5 boundaries as originally notified (no residential zoning and 11 ha of B2). In summary his reasons were as follows:

- *Increase in Living Z would on his interpretation be contrary to Policy 6 of PC1.*
- *The Council relies on the growth model and the structure plan not just PC1.*
- *There was widespread consultation regarding the structure plan.*
- *There is no evidence of any need to rezone more land than has been provided for in PC7.*
- *The lifting of the deferral in terms of the Dairy Block stage 2 provides further significant supply in the short term.*
- *The monitoring and review program required by PC1 provides an appropriate mechanism to decide whether additional residential land is necessary.*
- *Springs Road provides a logical boundary for the residential urban limit for the time being.*
- *It would be unfair on owners of land with a living Z deferred zoning if Denwood were to jump the queue via the current process, without having provided any evidence that there is an immediate need further living z.*
- *Denwood has provided no section 32 justification for additional living Z (options 1, 2, 3 or 3A).*

Denwood's Evidence in Relation to Living Z Zoning

- 378 Mr Radanovich's evidence for Denwood related to the potential demand for B2 land and did not address demand for residential land. Nor did Ms Aston's planning evidence address current or likely future supply and demand for residential land at Lincoln. At paragraph 8.16 of her initial evidence she expressed the view that Options 1 and 2 would provide for a "*highly desirable residential neighbourhood immediately adjoining the University and the proposed Dairy Block development, and with ready access to the growing range of community facilities and services proposed for Lincoln.*" However, she does not go so far as to suggest that there is likely to be a demand for additional lots in this area beyond what will be provided by the Dairy Block development.
- 379 At paragraph 8.17 Ms Aston opines that as a result of the earthquakes there will be a greater demand for residential land around Christchurch. She offers the view that that the Trust's land "*is ideally suited to meet this need. The restrictions on land supply (both in terms of quantum and sequencing) contained in Change 1 are now of little relevance. The SDC should now look beyond the constraints of C1 as it is entitled to do given that C1 is not operative.*"
- 380 This is the only evidence the Trust presented to support the immediate rezoning of most of its property as Living Z. We have looked beyond the constraints of PC1 and focussed on the merits of Denwood's evidence, but we have no evidence to suggest that the District Council's growth projections as reflected in the Lincoln Structure Plan and in PC1 and PC7 are this far wrong. We fully accept that the earthquakes will lead to some increased demand over the next 9 years. That is part of the reason we and the officers have recommended removal of the deferred status for Stage 2 of Lincoln Land Development's Dairy Block. However, it is simply speculative to suggest that this provision will be inadequate and a further 600 or more lots will be required before 2020.
- 381 We note that the ODP 1 adds a further 495 households in close proximity to the University. This is in addition to the 402 lots recently developed but not fully taken up under Stage 1. Other developments allowed for under PC7 as recommended by us will add a further 1618 lots at Lincoln prior to 2020 and another 1289 after that. In terms of PC1 there is a process of monitoring supply and demand which will allow for the Denwood land (and the MUL) to be reconsidered before demand outstrips supply. It is also open for Denwood to request a private plan change or apply for a subdivision consent. We simply do

not have sufficient basis to amend the Council's Plan change to accommodate Denwood's requests (its options 1, 2 and 3A).

382 We also note that Denwood has submitted on Plan Change 17 which relates to rural residential provision. It is possible that some of the non business zoned portion of the Denwood land might be appropriate for rural residential development. However, that is the subject of a separate Plan Change (17) and our views on this matter are tentative and are not intended to influence that process. We do, however, note, that the case for rural residential will need to be reviewed if part of the site is zoned for Living Z or Living Z deferred as a result of Council's decision on PC7. It may be more efficient to leave the balance of the land available for long term residential development, however that is not a decision for us.

383 We emphasise that our conclusion in relation to Denwood's requests is not based on PC1. Our conclusion is based firstly upon the lack of any compelling evidence of a foreseeable need for all of this land to be developed this intensively and secondly (but less compellingly in light of the earthquakes) on the fact that Denwood's proposal would be inconsistent with the Lincoln Structure Plan and the Urban Development Strategy.

384 We accept that the land is suitable for development and that it may well be a very desirable location. We also accept that the development of this land for residential purposes will not have any significant adverse environmental effects and may well have positive effects. We accept that the ability to develop the entire site is likely to make it easier for Denwood to develop the Business 2 area. However, we do not consider it to be an efficient use and development of this land to zone all of it for residential development at this stage. There are a range of uses to which the land could be put and we do not think that the current plan change should prefer a use for which there is no demonstrable demand and which is outside of the MUL as it currently is. For current purposes, Denwood has not provided evidence to persuade us that the substantial extension of Living Z which it seeks, would better achieve the objectives and policies of the District Plan including those in PC7.

385 We also observe that there is a range of possible outcomes for Denwood's PC1 appeal. These range from leaving the MUL as it is, to shifting it to include all of the Denwood land and various intermediate options. We do not have sufficient evidence to support a significant shift of the ODP Area 5 limit (which reflects the MUL). We think that it is appropriate to leave the PC1 appeal process to deal with any significant shifts in the MUL. We do not consider the modest shift of

the ODP Area 5 boundary, which we will be recommending, as being so significant as to need to await that process.

Infrastructure provision

- 386 Council officers also expressed some concerns regarding the efficiency of infrastructure provision in relation to Denwood's Options 1 and 2 and 3A and to a lesser degree our suggested option 3. We do not need to canvas the concerns in relation to Denwood's preferred options because we have rejected those for other reasons. The officers' views are however relevant in relation to option 3 and the variations to that which emerged after the hearing.
- 387 Having considered all of the evidence we are satisfied that there are no significant issues with provision of infrastructure to a Business 2 zone in the area shown on our option 3.
- 388 The northern area currently zoned under PC7 for Business 2 could be serviced for stormwater and wastewater for that purpose or for residential purposes. Particularly given that the B2 area to the South will have to be serviced in any event.
- 389 In terms of roading provision, we note that this area would be enclosed on two sides by the CRETS Bypass if the Council is successful in obtaining a designation or Plan Change for that purpose and to the north by the University. (The Council officers oppose access off the indicative bypass route). Unless access to this block could be provided off that route, it would need to be via Springs Road. This was also the situation with the proposed B2 land and we do not see it as being an obstacle to the development of this area for residential purposes provided that appropriate criteria and standards are required to be included in any future ODP to deal with noise and reverse sensitivity issues. We accept that for pedestrians and cyclists the block would be somewhat of an island bounded by main roads. That could be addressed by way of cycle and pedestrian routes and a pedestrian crossing at Springs Road. PC7 already requires provision to be made for cycle and pedestrian access through this area to the University. In relation to the University's submission we note the following conclusion from the s42A report which we accept.

109 Overall, I support the inclusion of a pedestrian and cycle link to the university, however I agree with the University that this should be located within the boundary of the Denwood Trustees property, rather than within the 'old Railway line' owned by the University. This would therefore remove any maintenance requirements for the University and any potential impediment to

the use of their land. I therefore recommend that the University's submission (S28 D3) be accepted and that the boundary of ODP Area 5 be amended accordingly

390 In summary we do not see the roading, or other infrastructure issues as being a barrier to residential rather than Business development in this block.

Post Hearing Discussions

391 On the final day of the hearing, having heard from Denwood, Mr Worner and the officers in relation to our Option 3 and Denwood's options 1, 2 and 3A, we made it clear that we would not be recommending in favour of the latter. We pointed out that although Denwood had implied that Option 3 might be acceptable as a last resort (our summation of paragraph 3.21 of Denwood's closing) we could not approve an ODP for option 3 or 3A because we did not have an ODP in front of us with either option in it.

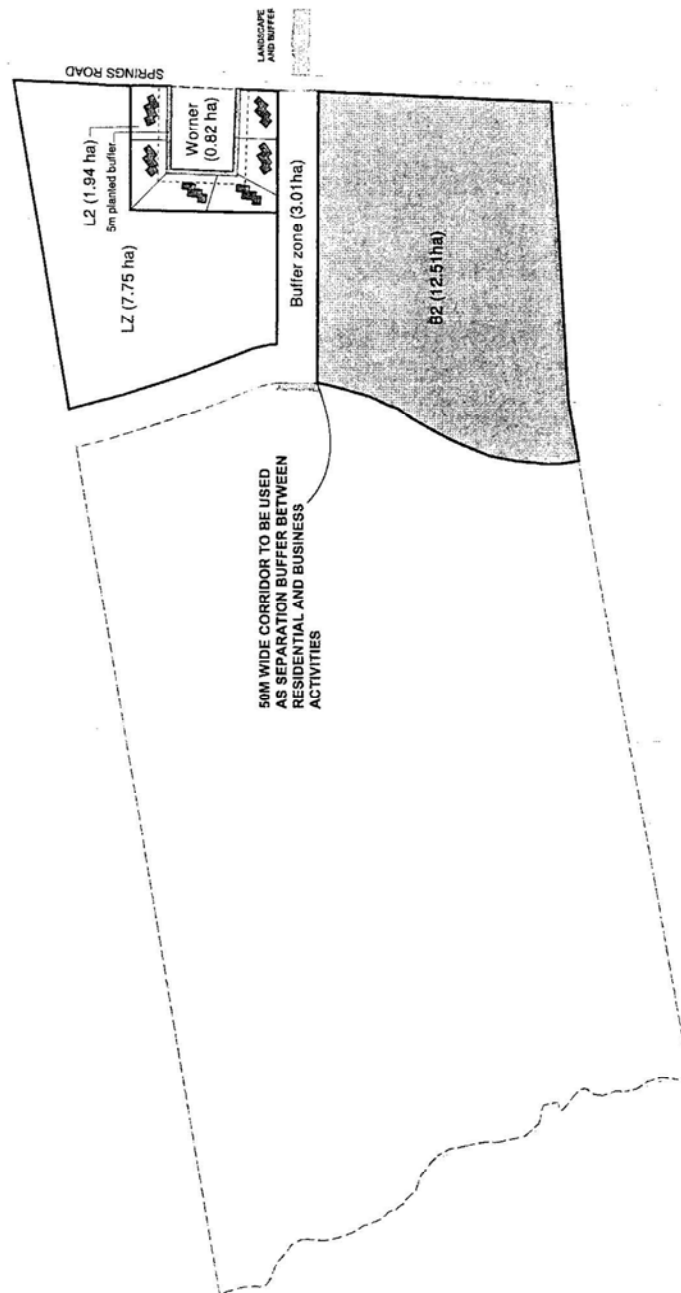
392 We indicated that in view of the lack of consensus for Option 3 and our view that Option 3A was not appropriate that we would be likely to approve the ODP Area 5 boundaries remain as notified, unless we had an acceptable agreed ODP place before us. Accordingly we asked Denwood Trustees, Mr and Mrs Worner and Council officers to meet to discuss the possibility of developing an ODP for Business 2 land only for ODP Area 5 in Lincoln. This meeting was held with all parties on 4 July 2011.

393 Counsel for Denwood reported back to us by letter dated 11 July. We summarise the contents as follows:

- It was reported that there "appeared to be" a level of agreement about shifting the B2 zoning to the South of the indicative road/buffer.
- All parties appeared to accept that it was illogical to leave the area to the North of the bypass (currently proposed as B2) as "rural outer plains".
- Council officers were still opposed to the area being living Z and accordingly Denwood has asked the officer to consider two compromise options as follows:
 - Option 3.1 being Living 2 (3000m² minimum lot size) for the 1.94 ha around the Worners (5 lots excluding the existing neighbours to the south of the Worners (and Living Z for the balance of this block being 7.75 ha (By our calculation around ** lots if one excludes an access road)
 - Option 3.2 being Living 2 for all of the 9.62 ha block. (By our calculation around 30 lots if one excludes access roads)
- Council officers did not support either option.

- Denwood Trustees and the Worners had nevertheless agreed and ODP for each of these options.
- The Worners prefer option 3.2 but we take are not opposed to option 3.1
- Denwood finds either option to be acceptable.
- Under option 3.1 Denwood would prefer LZ zoning to be immediate but would be accepting of deferral of LZ zoning until 2020.
- Under both options the Council's proposed arterial road would be shown as a "buffer" as we suggested at the hearing.
- Denwood says both proposals are within the scope of its submission.
- It asks us to make a decision accepting one or other option and to make a decision in relation to the originally requested LZ zoning for the balance of the site.

394 Option 3.1 is shown on the plan below:



DENWOODS TRUSTEE LIMITED – ODP OPTION 3.1

395 We asked Mr Wood to respond by way of a Memorandum which he did. In summary the response was as follows:

- *He had some reservations about shifting the urban limit to accommodate the shifting of B2.*

- *The draft ODPs do not include provisions to address policies B4.3.7 and B4.3.56 of PC7 and accordingly could not be approved.*
- *I agree that that if the Business 2 land is moved to the south, it would create an urban form issue. However as the northern part of the land would be outside of the urban limit, this would limit the rezoning of this land to either Rural Residential (via Council's PC17 or Denwood's private plan change PC28) or the existing Outer Plains zone.*
- *Additional Living Z zones were not supported by Council*
- *The potential use of Living 2 zone could not be supported, primarily because a Living 2 zone essentially constitutes 'rural-residential' development and should therefore be dealt with via PC17 (or PC28).*
- *Neither of these options implement the Commissioners direction as outlined at the end of the hearing for PC7.*
- *As outlined at the hearing by both Environment Canterbury and myself, the case has not been made by Denwood for either increasing the urban limit to allow for more residential development, or the need for additional housing (at either Living Z – 600m², or Living 2 – 3000m² standard) in Lincoln.*
- *If the Business 2 land was moved to the south, the suggestion of using Living Z or Living 2 zoning on the northern part of the land is not appropriate as both zones need to be located within the urban limit. In addition, the Living 2 zone could not be used by itself (as stated in option 3.2) as it would not meet the density required in the Lincoln Structure Plan and PC1 of 10 households per hectare (a Living 2 zone would only reach 2.5 households per hectare). As stated earlier in this memo, the only zoning which could be used is either Rural Residential or the status quo zoning of Outer Plains. Both Council and Denwood Trustees Ltd have Rural Residential plan changes either lodged or notified, should the Commissioners consider that moving the Business 2 land to the south is an appropriate solution, these Plan Changes should be used as the method to implement a Rural Residential zoning for the northern area and not PC7.*
- *Both options 3.1 and 3.2 cannot be considered an ODP under Policy 4.3.7 and B4.3.56 under PC7 or Policy 8 of PC1. The diagrams only show the zoning of the different areas. It does not address any of the criteria listed under the Policies stated above or in a format used by other ODPs as notified in PC7 (including text explaining the ODP).*
- *No further information has been provided to justify these two options put forward by Denwood and Mr and Mrs Worner.*
- *I consider that option 3.1 and 3.2 are similar to what was suggested at the final two days of the hearing for PC7 by Denwood. I am unable to support these options for the reasons outlined above and therefore recommend that these options be rejected.*

396 Mr Wood went on to outline what he saw as being the options available to us:

As a result, I consider that there are four options left for the Commissioners to consider as a result of this letter and the difference in position between Council and Denwood Trustees Ltd.

- *Option 1 - Rezone the northern land area Business 2 as notified in PC7 (Northern Block).*

Council is prepared to work with both landowners to develop a suitable ODP for just the Business 2 land so that the land is not deferred. However Denwood outlined at our meeting that in order for the Business 2 land to be viable, they would need some sort of Living Z or Living 2 zone to be provided as well. If this option was not supported by Council, Denwood stated they were not prepared to develop an ODP for just the Business 2 area.

- *Option 2 - Rezone land to Business 2 Deferred as notified in PC7 (Northern Block).*

Would require an ODP to uplift the deferred status.

- *Option 3 - move the Business 2 Deferred Land to the south*

Would require an ODP and modifications to the ODP criteria in Policy B4.3.56 to reflect the change in location of the Business 2 land

- *Option 4 - do not rezone the Business 2 Deferred land as notified in PC7*

My preferred option would be Option 1, however this is subject to Denwood agreeing to develop an ODP for just the Business 2 land, which they have decided against. On this basis, I consider that Option 2 should prevail, which is consistent with my recommendation in my s42a and supplementary 42a report.

397 We agree that those options are all available to us. We also agree that Option 1 would require co operation from Denwood.

398 The other options which we have considered are as follows:

Option 5 – Reach a conclusion as to Options 3.1 or 3.2 or some variation of those and direct Denwood to develop an ODP to reflect our conclusion (in consultation with the officers). Recommend that the Council delay its decision on this part of PC7 until we have made a final recommendation as to whether to approve that ODP and any changes to PC7 to address the Living Z zone.

Option 6- Invite Denwood to propose a finalised ODP for the Business 2 area as per our option 3 (and its options 3.1 and 3.2) with no provision for residential development in the northern block (leaving that as Rural Outer Plains). Recommend that the Council delay its decision on this part of PC7 until we have

made a final recommendation as to whether to approve an ODP and any consequential changes to PC7.

(Denwood would of course be free to appeal the Council decision in relation to the Northern Block)

Option 7- Defer our recommendation on the northern block until such time as Denwood's appeals in relation to PC1 are resolved (by consent or otherwise).

Option 8- Reach a conclusion regarding options 3.1 and 3.2 and recommend that any resulting ODP be addressed via a Council initiated Plan Change over the course of the next 6 months or so.

Discussion and Conclusion

399 We now move on to address the officer's concerns and to decide between these options.

400 Firstly as will be apparent from our earlier discussion we reject Denwood's submission so far as it seeks Living Z or any other form of residential zoning on the balance of its land. (ie the land outside of the areas shown on its options 3.1 and 3.2). We do so for reasons which we have outlined earlier. Denwood's recent acceptance that the northern block could be living z deferred suggests that it appreciates that Living Z for the whole of the site (whether immediate or deferred) is unrealistic.

401 We agree that the options put forward by Denwood and the Worners are not what we had in mind at the close of the hearing. However we do not have a difficulty with that. Both options are a variation of our Option 3. In fact Denwood has come some considerable distance from the position outlined in its June letter. It is no longer making its proposal conditional on the balance of its land being zoned as Living Z and it is agreeable to deferred Living Z zoning under option 3.1.

402 In terms of the Business zoning, we are satisfied that the original 11ha proposal and the 12.5 ha proposals are appropriate in terms of likely initial demand. Indeed, as discussed earlier we think that it is likely that additional Bus 2 land may be required in the future with the level of growth now anticipated. Lincoln is currently under provided for in terms of this type of land. We think that it is preferable to encourage at least businesses servicing Lincoln residents to locate locally rather than in the Izone.

403 We remain of the view that the Bus 2 land would be better located to the South of the proposed by pass. The principle reason for that is that we think that the land closer to town and convenient to the University should be reserved for

future residential development. The second reason relates to the reverse sensitivity issues originally advanced by the University. Although it withdrew its submissions we think that the concerns are valid and still need to be considered by us. The University is a regionally significant resource. In our view, notwithstanding the University's revised position, a business park would be better separated from the University by residential use. We do not understand the University to be opposed to that.

404 The Bus2 zoning would also detract from the amenity values enjoyed by the Worner's. Although that could be addressed by way of a buffer, we think that it is better addressed by way of shifting the zone. Finally it seems to us that allowing a business park to develop here would foreclose future options. This is one possible direction for future urban growth whether sooner or later. In our view it is a logical extension of the development which the Council has approved on the Dairy Block and has now brought forward into phase 1.

405 We note that the Lincoln Structure Plan identifies that the land to the northeast of the township (i.e. extension of ODP Area 3) as the most suitable direction for further growth, however that conclusion is in effect under challenge via Denwood's appeal on PC1 and we are not convinced that that the Denwood land is unsuitable. It is not for us to choose between these options but we think that not zoning the north eastern block for Business 2 keeps those options open. It would be wrong however for Denwood to see these comments as encouraging in relation to its Private Plan Change request. We have no view on that or on its submission to PC17 seeking rural residential zoning. Our recommendation in favour of deferred zoning for the north eastern block is as far as we think we can go based on current evidence. However, we if the Council comes to a different view on the question of deferral we can also see some merit in developing both the Living Z and the Business 2 areas at the same time or in close proximity. Accordingly although we are not recommending lifting the deferral because we are not convinced regarding likely need, the Council is at liberty to reach a different view on this matter between now and when any Plan Change is proposed to approve the ODP.

406 We agree that in order for us to recommend the approval of an ODP there would need to be development controls in accordance with criteria in Policy B4.3.56. We have asked the officers to provide those for inclusion in our recommendation.

407 We are satisfied that although this option was not part of Denwood's submission it comes within the scope of the relief it sought. The option is contrary to PC1

because it would allow urban growth outside of the MUL. However, we do not place much weight on the location of the MUL so far as it relates to business development. The MUL would need to be extended to reflect the shifted Bus 2 zoning, however we expect that that could be readily accomplished by way of a settlement of this part of Denwood's appeal on PC1 (subject of course to the Court's views on that matter). The increase in amount of Bus 2 land involved is trivial.

408 Accordingly, we recommend that the south eastern block as shown on Denwood's Plans 3.2 be zoned for Business 2 and ODP Area 5 be amended accordingly. We cannot approve an ODP for this area because what has been provided by Denwood is not adequate for that purpose. We do not think it would be fair on other parties or the Council to delay our decision to provide further time for Denwood to develop an ODP. We will however recommend that the Council proceed with a Council initiated Plan Change (or variation as the case may be) within the next 6 months to finalise an ODP for this area ideally in close consultation with Denwood.

409 That leaves a number of options on the table in terms of the northern block:

- Leave as Rural Outer Plains
- Include as Living Z
- Include as Living Z deferred.
- Include as Living 2 around the Worners and the balance as Living Z deferred.
- All as Living 2
- Living 2 deferred conditional upon the outcome of Denwood's PC1 appeal.

410 The officers are strongly in favour of the first of these options. Leaving aside PC1, their opposition to a Living Z zoning is linked to what the Lincoln Structure Plan has outlined for the growth of Lincoln over the next 35 years and the fact that PC7 includes 360 hectares of land for residential growth. We accept that PC7 may well provide sufficient land, however we also accept that the Growth Model has not yet been revised in the light of the earthquakes. We think that it would do no harm to allow a further modest provision of land at Lincoln. We accept that Denwood has not made out a case to allow us to conclude that this land is likely to be required before 2020. Accordingly we reject immediate Living Z zoning. We have, however, recommended that the Council, in conjunction with the other Councils and NZTA review its position on deferral.

- 411 We also accept that Denwood has not made out a case that this land will inevitably be required beyond 2020. However, we do not think that it is required to do so. If the land is zoned as Living Z deferred and there is no demand in 2020, then Denwood or the then owners will presumably delay development.
- 412 Although Denwood has not presented a compelling case in favour of residential zoning, neither has the Council presented a strong case against rezoning this limited parcel of land for future residential development. We are satisfied that there are no significant infrastructure barriers to eventual development of this land as Living Z. The only opposition to the zoning of this block as Living Z, is from the NZTA which did not call evidence on the issue and did not take part in discussions regarding these much reduced options. (Its original opposition was in relation to Denwood's Options 1 and 2 and we do not know its attitude to this option). Although the Regional Council supports PC7 as notified we did not hear any evidence from it in relation to the reduced Denwood proposal.
- 413 With the shifting of the B2 southwards as recommended by us, and with the Council's desire to have the indicative arterial route (CRETs by-pass) shown on the plan and eventually designated, this block is somewhat of an orphan. If we left the land zoned as Rural Outer Plains this would allow its future residential or rural residential zoning to be determined at a later date. Although that is appropriate in relation to the balance of the Denwood land, in our view we have sufficient information before us to allow the decision to be made now in relation to this block.
- 414 We do not see the need for this decision to be deferred to be addressed via a possible appeal of the Council decision or by a further Plan Change. We and the parties have spent some considerable time and resources on this issue and we believe that it would be more efficient to finalise the matter now, rather than have years of future debate. This option provides certainty in relation to this part of the Denwood land. It is up to Denwood how it proceeds in relation to the remainder of its land.
- 415 We have concluded that this block should be zoned as Living Z deferred for the following reasons.
- The zoning is within the scope of Denwood's submission and in our view is within the scope of PC7.
 - Living Z development will not give rise to any significant adverse effects on the environment.

- There is no opposition to such development from any submitter apart from NZTA (we do not know its position in relation to this much reduced proposal).
- There are no significant infrastructure barriers to such development.
- With the removal of the deferred status from ODP Area 1 land this is the next logical development area and in our view it is appropriate to shift that deferred status to this land.
- The Council's proposed arterial road creates an anomaly and we consider that the resulting block is best zoned for residential development rather than its future being determined at a later date. This will minimise effects on the Worners and their neighbours and provide certainty.
- This option reduces the potential for amenity /reverse sensitivity effects on the University.
- The land is better suited in our view for residential than for Business development.
- The land is almost entirely within the proposed Metropolitan Urban Limit.
- Deferred Living Z zoning is not on our interpretation contrary to Policy 6 and the Table 2 targets.
- Although inconsistent with the Lincoln Structure Plan, that plan is not an RMA plan and is not binding on us.
- The urban growth study, PC1 and the Structure Plan will all need to be reviewed in the light of the earthquakes.
- The deferred zoning will still require a plan change prior to 2020 to introduce an ODP. The market will determine whether that occurs and if so whether the land is taken up.
- There is no unfairness to other owners of land with deferred residential status. (unlike immediate zoning which in our view would have needed much strong justification than was provided by Denwood.)
- The zoning of this land for deferred residential development is in our view a more efficient process than leaving the zoning as rural.
- Although we accept that it is not entirely consistent with those provisions within PC7 which are based upon PC1, we do not think that we should base our decision on those provisions.

416 We accept that this option is not entirely consistent with the Operative District Plan and in particular Policy B4.3.50 which states:

"Encourage rezoning of any land for new residential development at Lincoln to be in the area south of Gerald Street and east of Springs Road, if sites are available and appropriate for the proposed activity"

- 417 PC7 is comprehensive Plan Change dealing with all urban growth issues around Lincoln and Rolleston and seeks to delete that Policy. We have accepted that recommendation. Accordingly although the policy is currently operative we do not regard it as determinative. In any event with the removal of the deferred status from the Dairy Block land it is debatable whether there will be sufficient sites *available and appropriate for the proposed activity*, to the east of Springs Road beyond 2020.
- 418 We have considered whether we should make the Living Z deferred zoning conditional on the outcome of Denwood's PC1 appeal. We have concluded that this is unnecessary. The area concerned is within the MUL and the zoning is not on our interpretation inconsistent with Policy 6 even if we were to give that weight. The Regional Council has not submitted in opposition to Denwood's proposal and accordingly has not provided evidence in relation to this much reduced proposal.
- 419 We have considered Option 3.1 with Living 2 zoning around the Worner property and have also considered the option of zoning all of this area as Living 2. We are concerned that both of these options may not be within the scope of Denwood's submissions or indeed the Plan Change. The relief sought by Denwood focussed on Living Z. The Plan Change does not propose any Living 2.
- 420 There is a separate plan change dealing with rural residential. We accept that Living 2 may not be within the scope of that Plan change or may not be within the scope of what Denwood has sought. In any event we do not think that PC7 is the place to deal with low density development. Nor do we think that such development would be an efficient use of this land within the bounds of the proposed arterial and over the road from the Dairy Block which will be zoned Living Z.
- 421 In summary, we have concluded that the objectives and policies of the Plan will be adequately achieved by way of what we have indicated above. In so far as this proposal is not consistent with the location of the boundaries of ODP Area 5 we note that this boundary is based in large part on PC1 and we have concluded that we should not put much weight on this part of PC1 or on the underpinning growth predictions.
- 422 We have considered whether the deferral of Living Z until 2020 is necessary. We can see some merit in there being one plan change introducing one ODP for the whole of the area covered by option 3.2. We also accept that in terms of infrastructure provision it would be more efficient to develop both blocks together or within a few years of each other. However, we do not consider that

we have sufficient evidence before us to justify that approach. We also note that Denwood has indicated that it is accepting of the deferral.

- 423 If the Council sees some merit in removing the deferral then that could potentially be addressed via the Plan Change which will be required to introduce the ODP for at least the Business 2 land or ideally both blocks. We have made an informal recommendation that the Council consider that option following its decision on PC7.

The University's Submission in Relation to the Proposed CRETS Bypass

- 424 The University was strongly opposed to the future CRETS bypass road. It is also strongly opposed to the requirement that any ODP identify and protect the proposed route for a by-pass road which would join up to the now closed legal road through its land. It is concerned that such indication would pre judge the process of consideration of alternatives required for a designation over another person's land.
- 425 We asked for legal advice on this issue from the Council's solicitor. The advice concluded that indicating the route as indicative would not breach any legal requirement. Legal submissions in reply on behalf of the University argued that the proposal had not been adequately justified in terms of section 32 of the Act. Counsel submitted that the most appropriate way of preserving the corridor would be by way of a Notice of Requirement for a designation.
- 426 The land in question is owned by Denwood. Although Denwood was supportive of the University's position it was also agreeable to having the route set aside by way of a buffer. This is shown on its proposed Options 3.1 and 3.2. We were initially encouraging of the approach of showing the proposed route a buffer rather than an indicative road so as to address the University's concerns. Having reflected upon the matter we have concluded that it would be more effective and appropriate to show proposed future use of the buffer for a bypass road. This provides a clear signal in the District Plan as to the Council's intentions whilst also ensuring that the land remains available for that purpose.
- 427 The change from a reference to "buffer" to "proposed road" does not place any restrictions on the Denwood. Given that the land is not owned by the University that indication will have no direct effect on the University. The Council will still be required to demonstrate that it has adequately considered alternatives if it seeks to designate land which it does not own.
- 428 We also note that given that we have not recommended in favour of changing the zoning on the land to the west of the proposed route, the Council still has

options other than connecting to the previous road. It will need to demonstrate that it has adequately considered those options. We have concluded that it would be more effective and efficient in terms of achieving the objectives and policies of the plan, for the route through the Denwood land to be clearly shown as indicative future road. We also agree that any ODPs for the area should protect this route from development. We are of the view that with the future use of this land for residential use it is important that the Council's intentions are clearly indicated.

Recommendation No 40

We recommend that the Council:

- Rezone the entire northern block (13 hectares) as shown on the attached map (Denwood's Option 3.2) as Living Z Deferred (including the Worner's and other existing residential land).
- Rezone the entire southern block (13.4 hectares) as shown on the attached map (Denwood's Option 3.2) as Business 2 Deferred.
- Amend Policy 4.3.56 to include the following ODP Criteria for new ODP Area 5 which includes both the Living Z Deferred and Business 2 Deferred areas.

Outline Development Plan Area 5

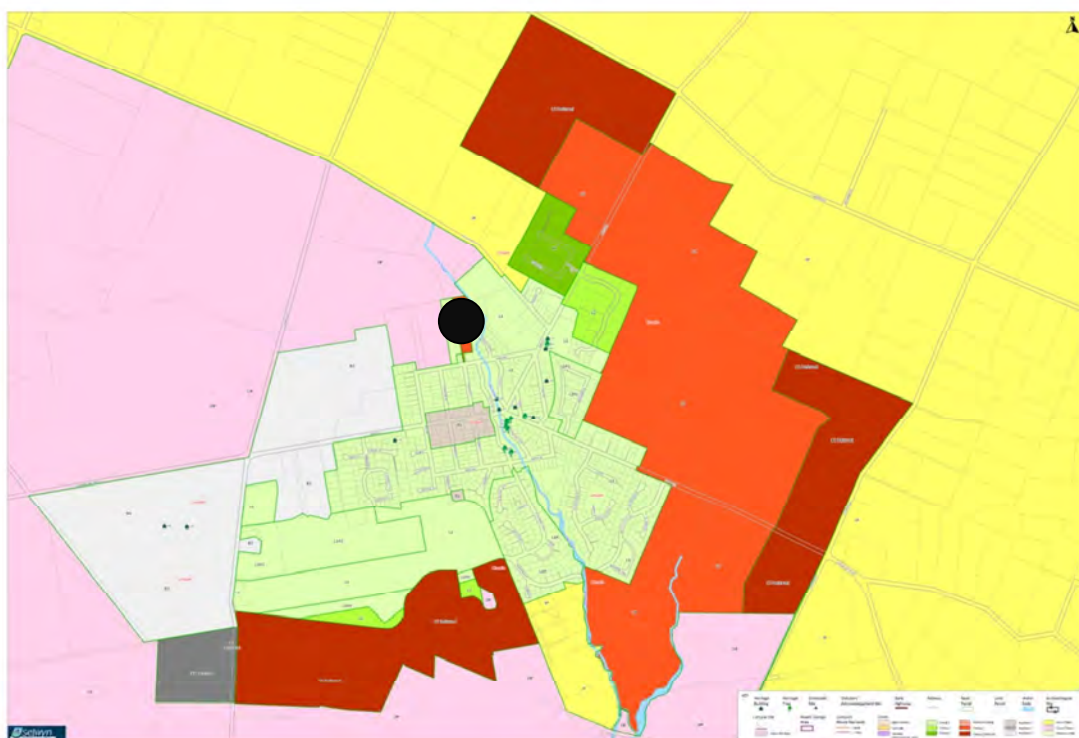
- ODP Area 5 to align with ODP Area 1;
- For the Living Z Zone, provision of one roading connection off Springs Road to service the residential development only;
- For the Business 2 Zone, provision of one roading connection off Springs Road to service the business development only;
- No roading access between the Living Z and Business 2 zones;
- Provision of a 50m buffer between the Living Z and Business 2 zones to be used as a landscape buffer with the potential to become a limited access bypass road (subject to confirmation by the Selwyn District Council)
- Provision of pedestrian and cycle links within the ODP area that could connect with the adjoining urban area to the north and the east;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Provision for an integrated stormwater management system (Recommendation from Reconvened Hearing);
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a minimum net density of 10 households per hectare averaged over the Living Z zone.

Recommendation No 40 (Continued)

- Uplift the Deferred status for the Business 2 land via a Council initiated Plan Change or Variation to be notified by 1 April 2011, which shall include:
 - o A suitable ODP for the Business 2 area that addresses the ODP criteria in Policy B4.3.56 for ODP Area 5
 - o An appropriate rule/standard package for the Business 2 Area
 - o Appropriate provision for the buffer zone between the Living Z and Business 2 Area including any required policies or rules for the buffer (including the use of the buffer as a possible by-pass road in the future)
- If Denwood is agreeable, extend that Plan Change to provide a single ODP for both the North Eastern and South Eastern Blocks.
- We also make an informal recommendation, that subsequent to its decision regarding PC7 the Council consult with the other Urban Growth Partners and make a decision as to whether to leave the deferred Living Z zoning on the Northern block or lift that deferral as part of the further Plan Change or variation referred to above.

22. LINCOLN ODP AREA 6

- 429 ODP Area 6 is a small strip of land owned by the Council, comprising the eastern half of what is known as the 'Vege Block', adjoining the Lincoln Domain and the new Lincoln Event Centre. The ODP area is approximately 0.75 hectares in size, which is to be developed for medium density housing, providing for 20 households within the first phasing period.
- 430 The submissions raised various issues which were addressed in the officers' report and we will use the same headings.



Opposition to Medium Density housing

- 431 Submissions by Diana McDrury & Others, Kevin & Penny Zygmant, Patrick & Helen Aldwell, Margaret & David Hannan, Margery Baker & Margaret McDrury all oppose the use of ODP Area 6 for medium density housing purposes. The reasons for opposition relate to potential adverse effects on privacy, views and outlook, shading, and on the general enjoyment of their properties arising from the design and subsequent use of the proposed dwellings within the medium density area. Some of the submitters also suggest that the site should be retained as Living 1 and should contain a maximum of 12 dwellings. Concerns were also raised with respect to a loss of "rural outlook" (S23) and the loss of

trees within the Vege Block associated with the development of the new Lincoln Event Centre (S78).

432 ODP Area 6 is currently zoned Living 1A2, which has a minimum average subdivision allotment size of 650m². The officers estimate that the current zoning would enable 11-12 dwellings to be erected within this 0.75ha site, whereas a medium density classification would enable 18-19 dwellings.

433 Mr Kevin Zygmant provided written evidence at the hearing on this ODP. He argued that this land should be left as reserve because its development would significantly affect the amenity of existing residents of Roblyn Place.

434 However, we agree with Mr Wood that the establishment of an additional 7 dwellings on smaller section sizes, is unlikely to give rise to any more than minor impacts on neighbours. We do not consider it to be efficient to keep the existing zoning or similar.

435 Mr Hattam's evidence for the Council concludes:

However, I would support a restriction that prevented two storey development within 12m of the boundary with Roblyn Place, to give the neighbours more certainty. Likewise, I would support a provision that required a 5m setback for all houses (including single storey), as has been recommended in ODP Area 2 in Rolleston. The 12m dimension is related to the minimum width of a section added to setbacks, to give some design flexibility, but is a larger setback than that proposed in the MDH rules.

I consider that these measures would provide mitigation for the perception of the effects of cramped development on neighbours without unduly affecting the development potential of the site. The site is 32m deep and these restrictions would still allow for a two storey house with a depth of 17m to be built. I consider that these restrictions would give increased protection to neighbours compared with the Living 1 baseline but that given the dimensions of the site such a large setback is not onerous.

436 We note that two storey houses could be built adjacent to the boundary of Roblyn Place residents under the current Living 1A2 zone rules, albeit fewer dwellings overall. We agree with Mr Hattam and Mr Wood, that the inclusion of additional setback requirements will go some to alleviating the submitters' concerns regarding privacy, shading and outlook.

437 Mr Wood recognised that, although the medium density rule package proposed in PC7 contains a comprehensive set of provisions to address such effects; the

establishment of medium density housing within an existing low density environment is more sensitive than an entirely greenfields area.

- 438 We recommend that ODP Area 6 be amended by including compliance standards for both a 5m building setback and a 12m setback for two-storey development from the eastern boundary of ODP Area 6, adjacent to Roblyn Place residents.

Recommendation No 41

Our recommendation is that submissions S23 (Decision No D1-5), S78 (Decision No D1-8), S80 (Decision No D1-7), S94 (Decision No D1-7), S95 (Decision No D1-7), S96 (Decision No D1-7) and S97 (Decision No D1-7) opposing ODP Area 6 be accepted in part.

Ngai Tahu request a 20m wide buffer and riparian margin adjacent to the L1 (Liffey) Creek within this ODP area.

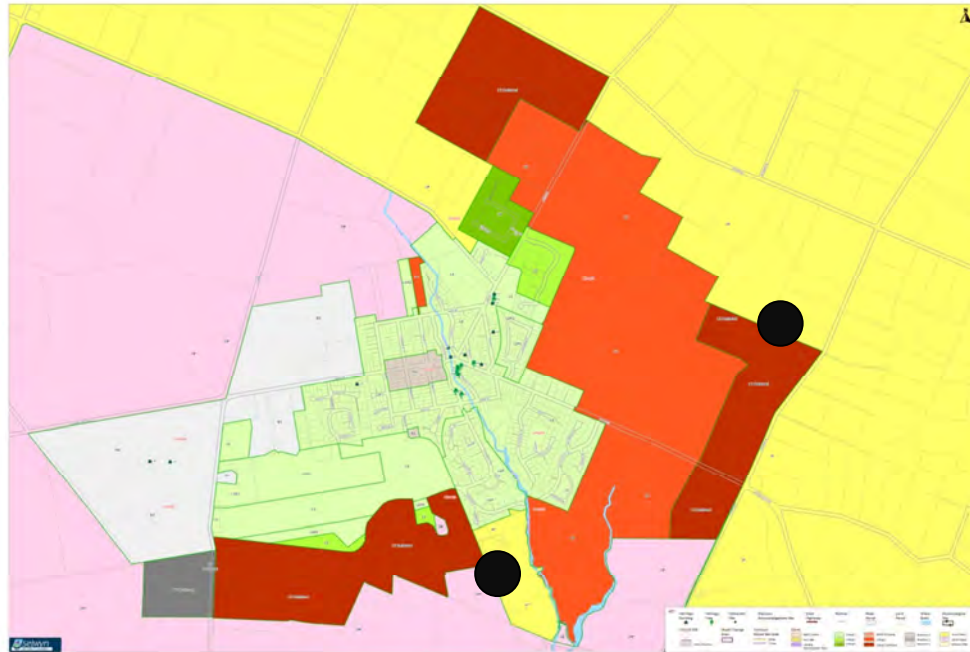
- 439 A joint submission from Mahaanui Kurataiao Ltd, Te Runanga o Ngai Tahu, Te Waihora Management Board & Te Taumutu Runanga (hereon referred to as "Ngai Tahu") oppose the lack of protection of Liffey Stream and seek a 20m planted buffer and riparian margin, including indigenous plantings, adjacent to the L1 (Liffey) Creek.
- 440 The Subdivision chapter of the District Plan contains an assessment matter (12.1.4.28) and associated appendix (Appendix 12) relating to provision of esplanade reserves. In particular, Appendix 12 contains a table (table E12.1) which outlines the waterbodies on which the Council would like to create esplanade reserves or strips when land in townships is subdivided. Table E12.1 identifies that the L1 Creek (Lincoln Township) will be subject to an assessment for the provision of an esplanade reserve with a minimum width of 20m on any sized subdivision.
- 441 We agree with Mr Wood, that the concerns raised by Ngai Tahu will be addressed through the existing esplanade provisions already in the Plan. We also agree that it would be useful to identify the expectation of an esplanade reserve on both sides of the Liffey on the ODP for Area 6, the details of which will be determined at the time of subdivision.

Recommendation No 42

The recommendation is that submission S87 (Decision No D14) seeking a riparian buffer adjacent to the L1 (Liffey) Creek on ODP Area 6 be accepted in part.

23. LINCOLN OTHER ADDITIONAL AREAS REQUESTED

- 442 Two submitters have sought that additional areas of land in Lincoln be zoned Living Z, a Ms Edna Earnshaw and two adjoining owners Mr McIntosh, and Messrs' Jang and Lee. These are shown below.



- 443 Mrs Earnshaw wishes to rezone 4 hectares of land that she owns which abuts the northern edge of ODP Area 3. Mr Wood noted that the land adjoins part of ODP Area 3 which is deferred to Stage 2. PC 7 provides for over 2600 households over the next nine years and a further 1700 households in Stage 2. At this point in time we do not consider there any strategic advantage or planning logic to the additional of Mrs Earnshaw's land at this time. Nor were we presented with any planning evidence in support of her submission. We acknowledge that this area may be required for further growth in the long term but on going monitoring will determine the timing of further land zoning in this part of Lincoln taking into account post earthquake demands. We therefore recommend that this submission be rejected.
- 444 The second area is located south of Lincoln between ODP Area 1 and ODP Area 2. The land involves two 4 ha blocks and four 1 hectare blocks which are zoned Inner Plains. Access is via a 10 m wide right of way which runs along the western boundary of the land to the north which consists of six rural lifestyle blocks and links to Allendale Lane which is an existing residential cul-de-sac. The two four hectare blocks have no buildings on them and are currently farmed while the one hectare blocks each have a dwelling. Ms Fiona Aston presented

evidence in support of this submission and argued that farming the 4 ha properties was problematic because of reverse sensitivity issues. The site is affected by the wastewater treatment plant buffer which as discussed earlier will remain in place going forward because the aerators will continue to be operational.

445 A resource consent application for subdivision to four 2 ha blocks was previously refused on grounds of effects on the amenity of the properties to the north. A more recent application for 8 1 ha lots, taking into account the changed status of land to the west and east as a result of PC 7, is reported to be on hold pending consideration of servicing options. The site is not within the PC 1 metropolitan urban limit and the submitter has not appealed that decision. The Lincoln Structure Plan shows that site as part of a storm water management area but it is accepted that this is no longer required.

446 We also heard from submitters opposing this change of zoning being Alan Belcher, Rhonda Jacques, Terry Hopkins. Two of these are owners of the 1 ha properties, while a third Mr David Pringle was in support. Those opposed to Living Z zoning did so on the basis of the effects of traffic using the right of way and other amenity effects on the low density development.

447 Ms Aston broadly explored alternative access options to the Allendale Lane access from the proposed network for ODP Areas 1 and 2 or a new access onto Southfield Drive. This is in response to the situation that irrespective of the resource management merits approval of all right of way parties would be required for additional access to Allendale Lane. Mr Mazey for the Council did not oppose the northern or western options but was opposed to a connection to ODP Area 2 across the Liffey Stream. We note however that an access to ODP 1 would require use of at least part of the right of way and some parties remain opposed to this. We also note that the Council is opposed to an access to Moirs Lane to the south although that has not been proposed by the submitters.

448 During the hearing we questioned Mr Mazey as to whether a secondary road link connecting ODP Area 1 and 2 had any network connectivity advantages and his opinion was that it did not. Access to this area of land therefore remains problematic although we acknowledge that at some time in the future that position of certain parties could change. We agree with Mr Wood that the wastewater treatment plant setback which will continue to be required places a significant constraint on any future development of this land. Mr Wood provided, as part of his reply, a plan showing the area affected by the rule which shows that the area for buildings would be limited to a strip of land alongside

the stream. We do not consider that this is unlikely to result in an appropriate form of development even if access can be resolved.

449 We note that the land owners have lodged submissions to PC 17 dealing with rural residential land and this may be an appropriate way forward for the parties as noted by Mr Wood in his reply. However, that is a matter for a separate decision making process. While we have some sympathy for the submitters we conclude that the land is not suitable for Living Z form of development.

450 We therefore recommend that the submissions seeking zoning of this land as Living Z be declined.

Recommendation No 43

Submission 13 (Decision D1 and D2) seeking land at 624 Ellesmere Road to be rezoned to Living Z be rejected. Submission 89 (Decision D1, D2, D10, D11, D12, D13, D14, D15, D16 and D17) seeking additional land to be included as new ODP area 7 be rejected.

24. RECOMMENDATION

- 451 PC 7 is a very major change for the Selwyn District and we have endeavoured to consider all the material issues put before us. We are satisfied that the provisions now proposed are in accordance with the Act and we have addressed all the matters of consideration identified. We note that some submitters sought that PC 7 be withdrawn on the basis that it is not consistent with the Act, although we did not receive evidence to substantiate those submissions. We are satisfied that this is not the case and recommend those submissions be rejected accordingly.
- 452 Consequently, for the reasons expressed above and after taking into account all of the evidence received and all relevant submissions, it is our recommendation that the plan change be approved with amendments as detailed and that submissions are determined accordingly as set out in the report and also scheduled in Appendix 2.
- 453 We would like to thank the officers and in particular Mr Wood for the hard work they have put into this Plan Change, the hearing process and post hearing discussions. We are also grateful to the submitters for participating in what we hope has been a constructive process.



.....
P. N Thomas

Hearing Commissioner



.....
P Milne

Hearing Commissioner

APPENDIX 1 – List of Appearances

- Alan Belcher
- Graeme Worner
- Rhonda Jacques
- Terry Hopkins
- Edna Earnshaw
- New Zealand Guardian Trust
- Plant and Food Research
- Environment Canterbury
- Worthwhile Ltd
- CDL Land New Zealand Ltd
- Rolleston Park Residents Assn
- BHL and Early Property Holdings
- Neil Russell
- McIntosh, Jung and Lee
- David Pringle
- Denwood Trustees Ltd
- Fulton Hogan
- Lincoln University
- Lincoln Land Development
- Foster Holdings Ltd
- Rolleston Square Ltd, Rolleston Retail Ltd, RollTen Investments Ltd
- Broadfields Development Ltd
- Dene Christensen
- MKT
- Ivan Court and Jack O'Donnell

APPENDIX 2 – Plan Change 7 as Amended by Decisions

HIGHLIGHTED TEXT AS A RESULT OF THE COMMISSIONERS DECISION – REFERENCE HAS BEEN PROVIDED TO THE CORRESPONDING RECOMMENDATION NUMBER

TOWNSHIP VOLUME - PART A – FINDING MATERIAL IN THE PLAN

A4.5 TOWNSHIPS AND ZONES

Introduction

As stated previously, the District Plan is divided into two volumes: Townships and Rural. Areas in the Townships are further divided into: Living and Business zones.

Townships and the Rural Area

Selwyn District has four urban areas of similar size (Leeston, Lincoln, Rolleston and Darfield), and many smaller townships and villages.

The District Plan has classified the 23 largest settlements as ‘townships’. All townships have a Living zone(s); some also have a Business zone(s). They are areas where further residential or business development is compatible with the existing built environment and amenity values.

Use of Zones

Zoning is a planning tool to manage large diverse areas by dividing them into smaller areas with common features. In the past, zones were based on the type of activities occurring in the area. Typically these were residential, commercial, industrial or rural.

This District Plan continues to use zones, but in a slightly different way. Zones are based on the characteristics of an area. The Plan’s objectives, policies and rules seek to maintain those characteristics.

The township volume of the Plan has two principal zones: Living and Business. In addition there are sub-zones to each of these principal zones. Table A4.4 describes their basic characteristics. Fundamentally, the types of activities occurring in an area contribute to its character. In this plan, any activity may set up in any zone, provided any effects of the activity are compatible with the character of the zone. For example, some business activities may be able to operate in Living zones.

Table A4.4 – Description of Township Zones

Zone	Description
Living 1	Areas that are managed to maintain environments that are most pleasant for residing in. Activities in Living zones have effects which are compatible with residential activities and amenity values.

Zone	Description
Living 2	As for Living 1 Zone, but with lower building density and development reflective of the rural character expected of low density living environments. While generally adjoining existing living zones, in some circumstances, low density Living 2 Zones can be located on the edge of townships. Larger sections, more space between dwellings, panoramic views and rural outlook are characteristic of this zone.
Living X	Areas zoned as Living but not yet developed. The developer may choose the residential density for the zone, but it may not be more dense than that of the Living 1 Zone in the township.
<u>Living Z</u>	<u>New urban growth areas within or adjacent to the edge of existing townships. These areas are to be subject to an Outline Development Plan to ensure that good standards of urban design and connectivity with existing townships are achieved. The Living Z zone provides for a range of site sizes and living options, including lower density suburban areas and medium density small sections and townhouses. The Living Z zones, where an ODP is not operative in the Plan, are deferred until such time as an Outline Development Plan for the area is made operative in the District Plan and any phasing criteria has been fulfilled, including the adequate provision of infrastructure and servicing. Where the inclusion of an operative ODP is the only reason for the deferral, the deferral will be considered to be lifted upon an ODP becoming operative within the Plan. Where the deferral is dependant on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available.</u> <u>Medium Density areas shown on an Outline Development Plan are subject to the Medium Density rules, and any business areas shown on an Outline Development Plan are subject to the Business 1 rules.</u>
Business 1	Business 1 Zones have environments which are noisier and busier than Living zones, with more traffic, people, signs and building coverage. Business 1 Zones are still pleasant areas for people to live or work in, with good amenity/aesthetic values. They are also areas where higher density housing can be established as a permitted activity.
Business 2	Business 2 Zones are areas where activities likely to be considered less pleasant by people are located. Aesthetic and amenity standards are less than those in Living or Business 1 Zones. Activities are still managed to protect natural resources and people's health or well-being. Activities likely to cause 'reverse sensitivity' issues are discouraged in Business 2 Zones e.g. residential activities.
Business 3	The Business 3 Zone includes Lincoln University and the research organisations located at Lincoln. The zone is a 'hybrid' of Business 1 and 2. Some activities in this zone are likely to be considered unpleasant by people. Activities are also likely to be sensitive to effects from activities that would locate in a Business 2 Zone. Reasonably high aesthetic/amenity values are desirable in the Business 3 Zone due to both: - Its location, and - The number of customers/visitors to the site.
"A" Zones	A number of Living and Business zones have an "A" after the number, which indicates that the particular zone has some special rules or requirements. These special requirements are identified in the policies and rules for each zone.

The boundaries of each zone are **either** based on the existing character of an area **or reflect a change in land use in accordance with an approved Outline Development Plan.** The Plan **was originally prepared on the basis that has not zoned** land was not zoned in anticipation of changes in activities and character except where:

- The zoning **hasd** been altered by a plan change; or
- The land was rezoned in the proposed plan 1995 and there **are was** no resource management constraints on the proposed rezoning; or
- Zone boundaries **are were** being rationalised; or

- It ~~is~~ **was** appropriate to encourage a Business zone to consolidate in one area of a township.

The District Plan contemplates~~ed~~ the use of private plan changes~~s~~ procedures under the Act as the method by which to expand townships. Any person may request a plan change to rezone their land at almost any time. The plan contains~~ed~~ a **'private plan change' or 'market-led'** policy framework to guide decisions to rezone land, to ensure it promotes~~ed~~ 'sustainable management'. The policy framework for rezoning land as Living or Business, and the Councils' reasons for using this method, are outlined in Part B, Section 4.3.

In order to address the issues arising from a continuing population growth rate and an absence of strategic planning in the provision of appropriate affordable infrastructure, including good connectivity and linkages through and between developments, and retaining the character of townships, the Council is now to take a directive role in determining where, and in what fashion, urban growth is to occur (i.e. a change from a 'market-led' to a 'community-led' approach).

In this respect, the Council has been involved in the development of the Greater Christchurch Urban Development Strategy, which is to provide a direction and planning framework for managing population growth and its impacts in the Greater Christchurch area (including Selwyn District) over the next 35 years (to 2041). The change to a community-led approach is being initiated through the preparation of structure plans for those larger townships within the Greater Christchurch area, including Lincoln, Rolleston and Prebbleton.

The Council also intends to adopt a strategic approach to managing growth in other townships in the district (outside the Greater Christchurch area). It will continue to manage the design and layout of subdivision, and the availability of services, within existing zoned areas and assessing any private plan change request to re-zone land for residential or business purposes against the relevant township policy framework, together with the broader objectives and policies of the Plan relating to the overall strategic provision of infrastructure, and the Selwyn Growth Model. This approach is to be applied until such time as a structure plan (or other strategic planning tool) has been prepared for these townships, either individually or collectively.

Some areas in townships which have been zoned as Residential, Commercial or Rural-Residential in the past have not retained these zonings in the Plan. This does not mean that these areas cannot be rezoned as Living or Business if there is a proposal to develop the area for these purposes **and such development will not compromise the strategic growth of the township.**

Arthur's Pass, Darfield, Springfield and Springston have areas of land which are no longer needed for their designated purpose, but do not have any new, proposed use. Those areas have been excluded from the respective township in the interim, except for an area at Darfield, which has been zoned a combination of Living 1, Business 1 and Business 2.

TOWNSHIP VOLUME - PART B – 3 PEOPLE’S HEALTH, SAFETY AND VALUES

PAGE B3-035

QUALITY OF THE ENVIRONMENT – OBJECTIVES

Objective B3.4.1

The District’s townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

Objective B3.4.3

“Reverse sensitivity” effects between activities are avoided.

Objective B3.4.4

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.

Explanation and Reasons

Townships in the Selwyn District are pleasant places to live and work in with, generally, low levels of pollution or nuisance effects and high aesthetic and amenity values, compared with metropolitan areas. Objective B3.4.1 is to maintain this quality of the environment.

Many townships in the District often have a variety of activities intermixed, rather than separated into residential and business areas. The small scale of many activities means this mixing can occur without creating adverse effects. Objective B3.4.2 recognises and provides for this land use pattern, provided potential, adverse effects are managed.

Some townships in Selwyn District have 'reverse sensitivity' issues. These are usually caused between ‘industrial type’ and ‘residential type’ activities, but may also arise when residential development or other noise sensitive activities establish within the 50 dBA Ldn noise contour of Christchurch International Airport. They arise when either:

- The industry or Christchurch International Airport alters its operation and its effects increase; or
- The township grows and residents live closer to the industry or within the 50 dBA Ldn noise contour of the Christchurch International Airport; or
- New residents arrive who object to the industry or operations of the Christchurch International Airport.

Objective B3.4.3 recognises and addresses this effect.

Objective B3.4.4 recognises and provides for greater management of urban development whilst providing for anticipated population growth through a diversity of housing options and living environments, including medium density housing types. A compact urban form restricts the amount of land used for residential activities whilst providing for an increasing population. Medium density developments provide for a greater diversity of living environments catering for a variety of housing choices for residents. Medium density developments are to be developed in accordance with Outline Development Plans to ensure that such areas are appropriately located within a wider development and are located in close proximity to public amenity areas such as open space reserves and/or shops and services.

Residential developments that have strong transport connections with small, easily navigable blocks encourage the use of a variety of forms of transport. Objective B3.4.5 seeks to ensure that new developments are well integrated with the existing urban form.

The objectives are achieved using policies and rules. A regulatory approach is used for three reasons:

- These effects are often not factored in to people's decisions about where to locate activities.
- The effects are adverse enough that they need to be addressed under the Act.
- Regulations to protect the quality of the environment and amenity values in townships, have been successful to date.

QUALITY OF THE ENVIRONMENT – POLICIES AND METHODS

ZONES

Policy B3.4.1

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

Policy B3.4.2

To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.

Explanation and Reasons

Policies B3.4.1 and B3.4.2 provide for the use of zones to manage the quality of the environment and amenity values in townships. Policy B3.4.1 provides for maintaining the existing character and amenity in existing areas. To achieve a more compact urban form and provide for anticipated population growth, sites in greenfield areas of existing townships in the Greater Christchurch area have been identified for medium density developments as specified in Outline Development Plans. This policy allows for the character of these areas to differ from the low density character that is typical of the existing townships and will enable development opportunities in association with ODPs to be taken up while maintaining high levels of amenity. Policy B3.4.2 recognises that any activity may locate in a zone, provided that its effects do not detract from the quality of the environment or the amenity values in that zone. For example, small businesses and community facilities such as schools, halls and recreation grounds are part of the environment in Living zones.

Changing the zoning of land to provide new areas for Living or Business zones is addressed in Part B, Section 4.3 – Residential and Business Development.

Methods

District Plan Maps

- Identify zones

District Plan Provisions

- Zone policies
- Policies for quality of environment and amenity values in different zones
- Rules for effects in each zone
- Medium Density Design Guide
- Subdivision Design Guide
- Township Structure Plans

Policy 3.4.3

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; and
- 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 **limits minimises (Recommendation no. 12)** 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.

Explanation and Reasons

Living zones are the zones which have character and quality of the environment most compatible with residential activities. Other activities can be located in Living zones, provided their effects do not detract from the amenity values of the zone. All townships in Selwyn District have a Living zone. In most townships, that zone has a variety of residential, business and community activities.

The policy seeks to ensure that the Living zones provide for a variety of high quality living environments that cater for the housing choices and needs of residents. This includes providing for medium density residential areas identified in Outline Development Plans. These medium density developments encourage urban consolidation and provide for greater diversity in housing to respond to a variety of lifestyle choices to accommodate the needs of residents.

The policy seeks to ensure that medium density developments are located within close proximity of open spaces, community facilities, or Neighbourhood Centres. The co-location of medium density developments with open space seeks to ensure that new developments achieve a balance between the built environment and open space to ensure compatibility with the existing “spacious” low density amenity values in the townships. Further, locating medium density close to community facilities or Neighbourhood Centres improves access to services and efficient movement of people, reduces the daily travel distance for residents and encourages more sustainable forms of transport, including a more effective and efficient public transport system.

The policy seeks to provide a healthy and safe living environment that reflects the lifestyle choices and needs of the community. This can be achieved through the design of new developments that respond to the surrounding natural environment, provide public and private

open spaces, are easily accessed and navigated, and are positioned to make the most of sunlight.

The integration of new developments with surrounding neighbourhoods can be achieved through the creation of a variety of transport connections. The key design elements to achieve greater connectivity include providing multifunctional thoroughfare streets, a variety of transport linkage options, including access to public transport, walking and cycling routes, and green networks and neighbourhood blocks that are pedestrian friendly. To provide a high quality medium density environment the design of the development must consider street design and the layout of blocks to take advantage of the natural and physical elements of the site. This can include creating long narrow blocks to ensure that all properties receive sunlight and daylight into living areas and private open space, designing streets to respond to the landscape, and providing a strong interface with open spaces.

It is important that at higher densities new developments deliver high amenity outcomes. Medium density developments shall maintain amenity values through well designed buildings and streets that are compatible with the existing character of the township. Compatibility is to be retained through limiting building heights and scale of medium density houses. Medium density housing shall be designed to be in keeping with the surrounding environment by providing space between houses or blocks of terraces to provide privacy, sunlight and daylight access and to maximise access of private and public open space. Further, quality medium density residential development shall address and engage the street and the public realm through quality urban design at the interface. Housing developments need to be designed with sufficient variety in building form, alignment, materials and colour to achieve an attractive composition as a whole.

Retaining existing natural, historical and other unique features of the area within the development provides a sense of identity and uniqueness to a new development.

Each of these elements when combined contribute to creating opportunities for neighbours to meet, provide opportunities for passive surveillance and contribute to a positive sense of place, community and identity for the area.

Method

- District Plan Rules
- Living Zone
- Medium Density Design Guide
- **Subdivision Design Guide (Recommendation 10)**

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PART B

4 GROWTH OF TOWNSHIPS

B4.1 RESIDENTIAL DENSITY – ISSUES

- **The need for a range of section sizes and living environments in Selwyn District, while maintaining the spacious character and amenity values of townships.**

What are the Issues?

In a survey of township residents carried out by the Council (November 1998 and April 1999) respondents consistently identified that larger section sizes than those found in Christchurch City and the corresponding impression of “spaciousness”, as important. Many respondents also suggested the existing District Plan did not make sufficient provision in townships for either:

- Flats and small sections; or
- A range of section sizes.

As lifestyles change and the population ages, not all people want or can manage a large section. At the same time, the amenity values associated with larger sections and spaciousness have been identified by people in several forms as an important part of the character of the small rural towns in Selwyn.

Part of promoting sustainable management of natural and physical resources involves both:

- Enabling people and communities to have the living environments and section sizes which suit their needs; and
- Maintaining the spacious character and amenity values of townships.

How a new residential area is designed, the layout and size of sections, and access to open space and outlooks affect how pleasant the place is to live in. For example, if a residential area does not include enough open space or reserve areas and has small section sizes, it will create more of an impression of being a ‘built up’ or ‘metropolitan’ area, than one that has more open space and larger section sizes.

If a township has a local stream or river, public access along that waterbody may enhance the amenity values of the new residential area. Trees, bush, and pasture often add to the amenity values of a township, even when they are on private land. The loss of pasture land is inevitable if the area is used for residential development, but it may be possible to retain trees or bush areas as part of the new residential development. The LTCCP Development Contribution Policy allows for consideration of retained trees and vegetation as a credit towards development contributions for reserves.

This section addresses issues relating to residential density: section sizes; site coverage; and open space; as part of residential growth in townships. Part B, Section 4.2 deals with subdivision of land and Part B, Section 4.3 deals with areas for new residential or business development in the District. Part B, Section 4.4 addresses financial contributions.

RESIDENTIAL DENSITY – STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues of residential density:

- Zones used to provide for living environments with differing residential density.
- Existing residential areas have a similar density in the new plan, to the existing density. The residential density in new Living zones or undeveloped Living zones (Living X) is determined by the subdivider, but is not more dense than the density in the Living 1 Zone for the township. **The exception is in Living Z Zones and Medium Density areas where greater densities are anticipated. These areas are subject to additional regulatory controls which will ensure high quality urban design outcomes to maintain the amenity of the towns (Recommendation 10).**
- The Plan provisions provide for a range of section sizes in Living zones by having an average lot size, not a minimum.
- Spaciousness is managed through site coverage (small section/small house; large house/large section).
- Increased site coverage for smaller sections and flats is allowed in Living 1 Zones for a percentage of sections. The percentage is managed through a resource consent, to keep overall spaciousness.
- Density in Living 2 Zones is kept low thus reflecting the rural character by maintaining a sense of open space, panoramic views and rural outlook.
- There is no limit on building density and site coverage in Business 1 Zones, with the exception of the Business 1 Zone bounded by State Highway 1, Rolleston Drive and Dick Roberts Place and the Business 1A Castle Hill Zone.
- Open space areas are provided to mitigate effects of building density.

RESIDENTIAL DENSITY – OBJECTIVES

Objective B4.1.1

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

Objective B4.1.2

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

Explanation and Reasons

To enable people and communities to provide for their well-being, the District Plan provides for a range and variety of section and house sizes in existing townships. Overall, larger section sizes than those found in Christchurch need to dominate townships, to maintain spaciousness thus reflecting something of the rural character by a sense of open space, panoramic views and rural outlook that attract residents to these townships. The market is the best determinant of the range and variety of section and house sizes that should be provided – what people choose to

meet their needs. This includes alternative housing forms such as comprehensive residential development provided the spacious character and amenity values associated with adjoining and surrounding low density living environments are maintained. The role of the District Plan is twofold:

- To set 'bottom lines' or base requirements to maintain the overall spacious character.
- To ensure there are not any unnecessary rules or regulations that stop people from choosing the appropriate section or house sizes they want.

The plan sets these 'bottom lines' through policies and rules for average allotment sizes and for site coverage.

For some locations in and around townships, a low density Living 2 environment which result in a compact town form and is consistent with preferred growth direction for townships, may be appropriate. Such a low density residential area will add to the range of living environments within the District.

Medium Density areas are to be identified in Outline Development Plans to provide for anticipated population growth within a consolidated urban area and provide choice and opportunity for a variety of housing types. The provision of medium density areas will result in a more urban character that is nonetheless anticipated to provide a high quality living environment, albeit with a less spacious character than the typical low density environments that currently exist. Any new living zones shall be consistent with the General Policies, Town Form policies and any relevant Specific Township policies by which all plan change requests are judged.

At some locations around townships, a low density Living 2 environment may be appropriate on the edge of towns. Within such low density living environments particular regard should be had to reducing the potential for reverse sensitivity by increasing the size of allotments at the rural interface, reducing the number of people exposed to potential reverse sensitivity effects and in turn providing an appropriate buffer between the rural area proper and the more concentrated township areas.

New residential areas should be attractively laid out, with allotments of an appropriate shape to build a house, and with access to sunlight. As well as functional utilities, new residential areas need some open space, plantings and landscaping to make them aesthetically pleasing. Objective B4.1.2 is to ensure future residential areas maintain the current attractive layout of Selwyn's townships. For low density Living 2 Zones, the careful consideration and application of design treatment to such matters as road formation, kerbs, letterboxes, power supply, entry treatment, fencing, landscaping, lighting and the like will ensure the retention of open, spacious rural character. The market can be relied on to achieve this to a certain extent – many people won't buy sections in an unattractive area. However, not all people have the money to choose allotments in more attractive subdivisions. The District Plan provisions set some "bottom lines" to ensure all new residential areas achieve a standard of aesthetic appeal.

RESIDENTIAL DENSITY – POLICIES AND METHODS

Policy B4.1.1

Provide for a variety of allotment sizes for erecting dwellings in Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships,

except within Medium Density areas identified in an Outline Development Plan where a higher density of development is anticipated.

Explanation and Reasons

Policy B4.1.1 and associated rules allow for a variety of section sizes when land is subdivided to erect dwellings in Living 1 Zones, provided small sections are balanced with larger ones. This keeps residential density more spacious than in Christchurch City. **However, in the Medium Density areas identified on Outline Development Plans, developments are encouraged to accommodate anticipated urban growth, retain a compact urban form, and provide for housing diversity through a higher residential density.** Subdivision rules include an average section size for each Living zone. The rules allow for a smaller average section size for flats or townhouses. The number of these allotments in each zone is controlled through the resource consent process **or through an Outline Development Plan.** There is no average section size in Business zones.

Method

District Plan Rules

- Subdivision (Living zones)

Policy B4.1.2

Maintain Living 2 Zones as areas with residential density which is considerably lower than that in Living 1 Zones.

Explanation and Reasons

Living 2 Zones replaced rural-residential zones in the Transitional District Plan, where these zones adjoin townships. Average section sizes in these zones vary from 0.5 to 1 hectare. Roads and other utilities have been designed for a population of that density to reflect the sense of open space and 'spaciousness' anticipated by persons wishing to live in a low density residential environment.

Policy B4.1.2 retains Living 2 Zones areas with lower residential density than Living 1 Zones. The policy refers to 'considerably lower' which acknowledges that low density living zones be spacious and reflect something of the rural characteristics in which they are located. Currently they are from 6 to 12 times lower. The Council suggests average section sizes would need to remain between 3 and 6 times lower than that of Living 1 Zones, to have a visually discernible difference in residential density. If more intensive residential density than this is desired in Living 2 Zones, the area should be rezoned to another Living zone.

In recent years the Council has received applications from landowners in Living 2 zones to subdivide their sections. The information supplied in those applications and in response to the Council's township surveys (November 1998 and April 1999) suggest that 1 hectare or even 0.5 hectare allotments are larger than necessary to meet at least some of the demand for larger residential sections. However some proposals for further subdivision of allotments in Living 2 Zones have been opposed by surrounding residents, who have purchased properties in that area because the residential density is one house per hectare or 0.5 of a hectare.

Subdivision of land into smaller allotments in Living 2 Zones may be desirable if it:

- Makes more efficient use of the land;
- Enables people to provide for their economic well-being by selling surplus land; or

- Improves the amenity values of the area because allotments are easier to maintain.

When considering adverse effects on amenity values the consent authority should consider that a change in residential density per se, is not necessarily an adverse effect. For example, if people are having difficulty maintaining larger allotments, drains or water races or vehicular accessways, increasing residential density may improve the amenity of the area.

Method

District Plan Rules

- Subdivision (Living 2 Zones)

Policy B4.1.3

To allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they will achieve the following:

- **A compact township shape;**
- **Consistent with preferred growth options for townships;**
- **Maintains the distinction between rural areas and townships;**
- **Maintains a separation between townships and Christchurch City boundary;**
- **Avoid the coalescence of townships with each other;**
- **Reduce the exposure to reverse sensitivity effects;**
- **Maintain the sustainability of the land, soil and water resource;**
- **Efficient and cost-effective operation and provision of infrastructure.**

Explanation and Reasons

Low density living zones reflect a desire by some to live on a small holding while undertaking only limited “farming” if desired. It is essentially a life-style rather than occupation and has both urban and rural characteristics. While this form of low density living need not necessarily adjoin an existing township, it must be consistent with the objectives and policies of the District Plan including developing a compact and consolidated township shape, and be consistent with preferred growth options for townships.

It is possible to accommodate this type of residential activity selectively in the District, while minimising the use of versatile soils thereby sustaining the productivity of the District. However, the location and extent of the low density living environment must take account a number of factors including: effluent treatment and disposal (water quality), water supply, accessibility and walkability to community services and facilities, natural hazards, and compatibility with surrounding rural activities.

Low density living environments need to be provided with adequate and safe road access in order to reduce any impacts on the functioning of the roading network, both locally and further a field. Similarly servicing by an acceptable means will be required to adequately dispose of sewage and stormwater to protect the quality of surface and underground waters. An adequate and reliable water supply must also be provided.

In some areas a low density living environment may detract from rural character and amenity associated with a rural area. People who live in rural areas value their sense of open space, panoramic views and rural outlook and low density living development should reflect something of the rural character they are associated with. It is also desirable to avoid coalescence of townships and of townships with Christchurch City. It is appropriate that low density living environments do not result in a blurring of the distinction between the rural, township, and Christchurch City.

Proposals for low density living environments must have regard to compatibility with existing rural and rural related uses, such as intensive livestock production, boarding and keeping of animals, recreational uses, machinery depots and effects from day to day rural activities including noise and smell. Existing rural and rural related activities, while having adverse effects in themselves, may also have their operations duly impinged upon by inappropriately located low density living environments. Effort should be made to reduce the potential for reverse sensitivity effects by increasing lot sizes and reducing the number of people exposed to effects.

Policy B4.1.6

In Living 1, and X zones and Medium Density areas identified in an Outline Development Plan in Living Z zones, allow site coverage to exceed that for permitted activities, provided any adverse effects on the overall residential density of the area are avoided, remedied or mitigated.

Policy B4.1.7

Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500m², unless any adverse effects on the spacious character of the area will be minor.

Explanation and Reasons

Site coverage is the ratio of building area to land area on a site. It is site coverage, not section size, that affects how 'built up' an area looks. For example, a small house on a small section may look more 'spacious' than a large house on a large section.

The site coverage rules for Living 1 and X Zones maintain the "status quo" for residential areas. Policy B4.1.6 allows site coverage to be exceeded on allotments in these zones, **and also within Medium Density areas identified in an Outline Development Plan in Living Z zones,** to make provision for flats and large houses on small sections. The number of sections on which site coverage is exceeded and the extent is managed through the resource consent process, to avoid cumulative adverse effects on the overall residential density of the area.

Adverse effects in residential density may be addressed in several ways: for example: the small number of sites on which site coverage is exceeded; high site coverage is offset by low site coverage on surrounding lots; or the area already has high residential density and has lost its 'spacious' character; **or in the case of Medium Density areas a higher density of development and a less spacious character is anticipated albeit that opportunities for garden planting, private outdoor living space, and an open and attractive streetscene should still be maintained.** Whether exceeding site coverage will have adverse effects may vary between townships and between areas within townships.

Policy B4.1.7 maintains low site coverage in Living 2 Zones. The very rationale for Living 2 Zones is to provide a low density, residential area. The policy does include some flexibility to accommodate small increases in site coverage. Any effects on the 'spacious' look of the area **in Living 1, X and Z zones** should be minor. There are no limits on site coverage in Business zones.

A greater level of site coverage has been allowed for in the Living 1 and 2 Zones for emergency services recognising their importance to the community and provides scope for development or redevelopment of such sites. Their limited number will ensure that the character of surrounding areas is maintained.

Method

District Plan Rules

- Site Coverage (Living zones)

Policy B4.1.8

Manage the number of sites with more than one dwelling in Living 1 or X Zones, to maintain the overall residential density of the zone.

Policy B4.1.9

Avoid erecting more than one dwelling per site in low density living (Living 2) Zones.

Explanation and Reasons

A dwelling is defined in Part D of the Plan.

Policy B4.1.8 restricts the number of sites on which multiple dwellings can be erected in Living 1 or X Zones. This enables some provision to be made for flats/townhouses or a lifestyle village (as a restricted discretionary activity) but manages the number to avoid cumulative effects on residential density.

Provision is made for comprehensive residential development (discretionary activity) on land zoned Living 1A5 in Prebbleton, recognising the unusual characteristics of this area namely; the area is currently occupied by a non-residential activity, surrounded by existing low density residential development, and is located in close proximity to the township centre. The focus is on site and building design in an integrated and comprehensive manner to achieve a high quality urban environment while maintaining low density character and amenity.

Policy B4.1.9 is to avoid multiple dwellings in low density living (Living 2) Zones. The rationale for these zones is to provide a low density, residential area. There is no restriction on the number of dwellings per site in Business 1 Zones.

Method

District Plan Rules

- Number of Buildings per Site (Living zones)

Policy B4.1.10

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

Explanation and Reasons

The provision of land or money for reserve areas has been a long standing requirement upon the subdivision and development of land for residential or business activities. Reserve areas have a dual function of:

- Providing for the needs of residents for outdoor places for recreation, and
- Mitigating against the visual and psychological effects of the loss of 'open space' as land is built on.

Therefore reserve requirements vary depending on how dense the new residential area is and whether people have sufficient sized sections that neighbourhood reserves are not needed for recreation. The provision of reserves and esplanade reserves for recreational needs is addressed in Part B, Section 2.3 – Community Facilities (and Reserves).

The provisions to take land or cash for reserve or open space contributions are included in the LTCCP Development Contribution Policy. v30

Method

- LTCCP
- Development Contribution Policy

Policy B4.1.11

Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- **Retaining existing trees, bush, or other natural features on sites; and**
- **Landscaping public places.**

Explanation and Reasons

Trees, bush and other natural features can add to the amenity values of an area, even if they are on private land. Similarly, simple landscaping of public spaces can improve the aesthetics of an area. At the same time, any features or areas to vest in the Council need to be cost-effective to maintain.

Policy B4.1.11 is primarily implemented by advocacy. The LTCCP Development Contributions Policy provides a process for taking development contributions for the provision of network and community infrastructure and reserves. v30

Method

Advocacy

- Encourage initiatives by property developers to promote high standards of urban design

Policy B4.1.12

Discourage high and continuous fences or screening of sites in Living zones that have frontage but no access on to Strategic Roads or Arterial Roads.

Explanation and Reasons

In some cases, sections in Living zones will have frontage on to a road, but are not allowed access on to that road for traffic safety reasons (see Part B, Section 2.1 – Transport Networks). New roads or vehicular accessways are built, as part of the residential development. People often fence or screen the property frontage along the road they cannot have access to. This effect can reduce the aesthetic values of the area, as viewed from that road, and the “feeling” of personal safety for pedestrians and cyclists.

Policy B4.1.12 is to discourage this practice in favour of lower fences and landscaping. The policy is implemented through conditions on consents for subdividing land.

Method

District Plan Rules

– Subdivision

Policy B4.1.13

To ensure that development in Medium Density areas identified in an Outline Development Plan provides a high quality living environment and achieves a good level of urban design, appearance and amenity. Relevant urban design considerations include:

- **That the design of medium density developments is of a high quality, with a good balance of consistency and variety in form, alignment, materials and colour and a sufficient level of architectural detailing;**
- **That residential units provide an open and attractive streetscene through being oriented towards the street or other adjacent public spaces, have low or no front fencing, front facades that are not dominated by garaging but instead have clearly visible pedestrian front entrances and a balanced ratio of glazing to solid walls;**
- **That opportunities for landscaping and tree planting is provided, commensurate with a medium density living environment;**
- **That opportunity for comprehensive developments are provided, including the ability to erect short terraces or share internal side boundary walls;**
- **That medium density developments make provision for adequate, well located and well designed private outdoor living areas;**
- **That internal amenity is provided for occupants through levels of privacy and access to sunlight appropriate to a medium density living environment;**
- **That the appearance of cramped development is avoided by limiting site coverage and ensuring there is open space between houses, duplexes or blocks of terraces, particularly at first floor level.**

Explanation and Reasons

This policy seeks to ensure that medium density housing developments in areas identified on Outline Development Plans are well designed and provide a high level of amenity for residents whilst also providing an attractive and open streetscene.

Encouragement for good design is to be achieved through the use of both rules in the Plan and the preparation and promotion of non-regulatory methods such as medium density and subdivision design guidelines. Such guidelines can identify in broad terms, principles involved in designing compatible buildings, for the benefit of both developers and residents. Within the medium density areas, rules relating to the provision of private outdoor living space, low front fencing, the location of garages, and building and window boundary setbacks, have all been designed to facilitate good quality medium density living environments. The rules also allow comprehensive developments with small average lot sizes to also be assessed against urban design principles to ensure that a good standard of urban design, appearance and amenity is provided, whilst freedom of choice in specific architectural styles is maintained.

The management of buildings to ensure privacy is particularly important in maintaining amenity in higher density development. Windows that look into windows (interlooking) at close distances and windows that overlook private outdoor space of neighbouring properties should be avoided. The plan in general manages these issues by requiring separation distances between windows and balconies above the ground floor and boundaries, with recession plane and boundary setback controls also having a role to play in providing a degree of separation.

Method

District Plan Rules

- Medium Density Design Guide
- Subdivision Design Guide

RESIDENTIAL DENSITY – ANTICIPATED ENVIRONMENTAL RESULTS

The following results should occur from implementing Section B4.1:

- A range of living environments is provided for in townships.
- The spacious character of townships in Selwyn District is maintained.
- Residential density in Living 1 Zones is more spacious than in residential areas in Christchurch, but there are some sections with flats, townhouses or large houses on small sites.
- **Medium Density areas are identified in Outline Development Plans to accommodate anticipated population growth and to provide a diversity of housing sizes and types.**
- Living 2 Zones are low density residential areas.
- Section sizes in some Living 2 Zones may decrease.
- Higher density living areas may develop in the Business 1 Zones of larger towns such as Lincoln and Rolleston.
- Comprehensive residential development achieving high quality urban design that will not adversely impact on surrounding living environments of low density character and amenity.

- Low density living environments are only created in appropriate locations in and around townships to achieve a compact township shape and maintain the surrounding rural character of the locality.

B4.2 SUBDIVISION OF LAND – ISSUES

- **Expectations associated with subdivision.**
- **Effects of subdivision on residential growth and changes in land uses.**
- **Effects of subdivision on town form, transportation and amenity.**

What is Subdivision?

Subdivision is a confusing term, because it has two meanings:

Legally

It is the process whereby areas of land are divided into separate allotments with separate Certificates of Title, which can be sold. Section 218 of the Act defines ‘subdivision’. It includes:

- creating new allotments
- leasing of parts of allotments for more than 35 years; and
- company leases, cross leases and unit titles

Common Language

In common language people refer to a ‘subdivision’ as an area of new residential development, including: the survey of land into allotments; and erecting of new houses and associated infrastructure.

In many townships in the District and in metropolitan centres such as Christchurch City, most new residential development involves subdivision of either:

- rural land on the edge of the town (‘Greenfields’ subdivision); or
- further subdivision of existing residential sections (‘in-fill’ subdivision).

In this plan, subdivision has the meaning set out in Section 218 of the Act, i.e. the legal process of dividing land into separately saleable allotments. New residential development is addressed in Section B4.1 and B4.3.

What are the Issues?

Subdivision, as a legal process, has no physical effects on land or other resources. It simply redefines the legal boundaries of allotments for separate sale. However, land is often subdivided as a primary step for new residential or business development, in townships. It has associated or consequent activities and effects.

Expectations from Subdivision

Town planning in New Zealand has traditionally managed residential development by controlling the subdivision of land. This has two results:

- The popular expectation that if one buys an allotment, one can build a house on it.
- Subdivision rules in district plans focus on subdividing land to build houses and are inflexible for subdivision for other purposes.

Under the Act, District Plan provisions should focus on managing effects of activities on the environment. Some parties argue that District Plans should not control subdivision because it does not have any effects. Effects of residential development should be managed at the land use stage (when houses are built). Subdivision may not have any direct physical effects on land, but it is an integral part of much residential or business development, particularly with regard to matters such as movement connectivity and permeability within and between subdivisions, open space, and the future character of the area. Therefore, the policies and rules relating to subdivision in the Plan, affect residential development in the District. In addition, a separate “Design Guide for Residential Subdivision in the Urban Living Zones” has been adopted by Council which provides guidance as to the sorts of outcomes sought in new subdivisions.

Subdivision – Utilities and Reserves

Most houses and buildings erected in townships need utilities and facilities such as: roads or vehicular accessways, water supply and effluent disposal. These utilities and facilities are shared, - they are not exclusive to each household. Therefore, it is easier and more cost-effective to provide for utilities and facilities for a whole area, before the new allotments are sold.

Installing utilities and preparing land for subdivision can also have adverse effects on the environment, such as: dust from earthworks, noise and vibration, and disturbance of sites of special ecological, heritage or cultural value. These effects are often managed as part of the subdivision process.

Subdivision is the process under which the consent authority can take land for esplanade reserves and esplanade strips, in accordance with rules in the Plan.

The LTCCP Development Contribution Policy provides a process for taking development contributions for the provision of network and community infrastructure and reserves.^{V30}

Residential Growth without Subdivision

There are townships in the Selwyn District where residential growth may occur without subdivision. These townships have either:

- Vacant allotments which can be bought and built on; or
- Underlying survey plans which can have Certificates of Title issued for the allotments without any subdivision of the land (section 226 of the Act).

The effects of residential development on these sites and the provision of utilities and facilities need to be managed, even though subdivision is not part of the process.

Subdivision and the RMA

District Councils may control subdivision under the Act (section 31(2)). Land may not be subdivided, unless it is allowed by a rule in a plan or a resource consent (section 11).

Section 106 of the Act restricts the subdivision of land subject where ‘natural hazards’ may result, even if it complies with rules in the Plan.

SUBDIVISION OF LAND – STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues associated with the subdivision of land:

- Subdivision continues to be managed through the resource consent process.
- The Plan has different rules for subdivision, depending on the intended use of the allotment and thus matters that need to be addressed as part of the subdivision.
- The Plan has separate rules for installing utilities and erecting houses which apply whether the land is subdivided or not.
- When land is subdivided for residential growth, the subdivision rules link into the land use rules, to ensure people do not buy allotments unaware that they may not be suitable for building houses.
- Guidance is provided on the sorts of outcomes anticipated through subdivision applications within Living zones through the “Design Guide for Residential Subdivision in the Urban Living Zones”, which sits outside the District Plan.

Subdivision is a restricted discretionary activity. Applications will mostly be non-notified and will not require the written approval of affected parties. This approach allows the Plan to be flexible on matters such as allotment size and supplying utilities, to recognise different purposes for subdividing land. In exchange for this flexibility, the consent authority needs to retain its discretion to decline an inappropriate subdivision application. The rules include clear criteria for approving and declining applications (matters over which discretion is restricted).

NOTE: Where subdivision of land is proposed within an Outline Development Plan area, as shown on Planning Maps and contained within the Appendices, the provisions of Section 4.3 Growth of Townships are also applicable.

SUBDIVISION OF LAND – OBJECTIVES

Objective B4.2.1

Subdivision of land for various purposes is recognised and provided for.

Objective B4.2.2

New allotments created have appropriate characteristics and facilities for their intended or likely uses.

Objective B4.2.3

The maintenance and enhancement of amenities of the existing natural and built environment through subdivision design and layout.

Objective B4.2.4

That subdivision provides for variety and efficiency in its design, form and function.

Explanation and Reasons

Most subdivision of land in townships in the Selwyn District is to create new allotments to be sold for residential or business development. Subdivision of land for other purposes can occur. For example: to create separate allotments for utilities and reserves; adjusting the boundaries between existing allotments; or cross-leasing of all or part of a building. The Plan provisions for subdivision need to be flexible enough to deal with subdivision for a variety of purposes, efficiently.

Objective B4.2.2 recognises that where land is subdivided for new residential or business development, it is usually more efficient and effective to provide allotments with the utilities and facilities which activities will need at the time the land is subdivided, not when the building is erected. This is particularly so for: reticulated services; access; or subdivision of land in areas where services or utilities may be difficult or unusually costly to provide. Alternatively, some notation must be placed on the Certificate of Title for the new allotment(s) alerting any prospective purchaser to the work that is needed before the allotment may be built on.

Objective B4.2.3 recognises that it is desirable to maintain and enhance the amenity values of areas when subdivision takes place. The particular characteristics (and constraints) of a site often provide opportunities for the creation of development with a “sense of place”. Subdivision design should also pay close regard to important natural features, cultural heritage resources, waterways and public access linkages. The retention of mature existing trees where they form a core part of the surrounding character of the area, should be investigated and encouraged within public spaces and residential areas.

Traditional approaches to subdivision tend to prioritise the movement of vehicles above other movement functions and tend to follow basic design standards within the District Plan e.g. some recent subdivision within Rolleston has created similar sized lots and dwellings with relatively poor connection links for pedestrians and cyclists.

Objective 4.2.4 seeks to provide opportunity and flexibility for developers to express greater innovation, while satisfying the engineering requirements of the Plan. Such matters include roading design and layout, the shape and size of allotments, particularly to allow for low and medium density development within Living Z ODP areas, protection of views, and an open space network within the subdivision to provide good connectivity for pedestrians, cyclists and motorists. Subdivision also provides opportunities for tree planting alongside formed roads and recreation reserves.

SUBDIVISION OF LAND – POLICIES AND METHODS

Policy B4.2.1

Provide for the subdivision of land for uses other than new residential development, in townships.

Explanation and Reasons

New residential development is the most common purpose for subdivision in townships. Sometimes land is subdivided for other purposes, such as: where a house and business are separately funded, or an allotment is to be used for a reserve, utility or vehicular accessway.

These activities do not have the same associated effects as subdivision to create allotments for new house sites. They should be assessed under rules which are relevant to their effects.

Method

District Plan Rules

- Subdivision: Boundary Adjustments
- Access, Reserve and Utility Allotments

Policy B4.2.2

Ensure any allotment created by subdivision (including any balance allotment) has the services, facilities and characteristics, appropriate to the proposed likely use of the land.

Explanation and Reasons

The subdivision of land and the proposed use of the resulting allotment are two separate activities. However, it does not promote sustainable management of natural and physical resources to subdivide land into allotments which are of an inappropriate size, shape or condition for the intended use or which cannot be supplied with the utilities or facilities required for any future use. Where land is being subdivided without a specific, intended use of the resulting allotment, the Plan assumes that the allotment may be used to erect a house or building, in townships. The utilities and facilities required in townships are addressed in Part B, Sections 1.2 – Water; 2.1 – Transport Networks; 2.2 – Utilities; 2.3 – Community Facilities (and Reserves); 2.4 – Waste Disposal; and 4.1 – Residential Density.

Method

District Plan Rules

- Subdivision
- Boundary Adjustments
- Access, Reserve and Utility Allotments
- General
- Heritage Structures and Sites
- Subdivision Design Guide
- Engineering Code of Practice for subdivision

Policy B4.2.3

Ensure any new allotment on which a building may be erected has all of the following features:

- **Access to sunlight;**
- **Adequate size and appropriate shape for a building platform;**

- Adequate size and shape for outdoor living space in Living zones or car parking and storage space in Business zones; and
- Easy and safe access for motorists, pedestrians and cyclists.

Explanation and Reasons

How allotments are designed, their shape, orientation to the sun and proximity to roads, reserves and walkways, affects the final shape and form of a residential neighbourhood or a business area. It is important that residential buildings maximise the ability to receive sunlight in living areas which helps to achieve energy efficiency and maintain associated amenity values. Building density is specifically addressed in Part B, Section 4.1. Direct site access onto limited access roads or State Highways is not generally possible, however allotments that adjoin main roads within urban areas should be designed so as to gain access from those roads rather than 'turning their back' to main roads.

Method

District Plan Rules

- Subdivision: General

Subdivision Design Guidelines

Policy B4.2.4

Encourage the retention of natural, cultural, historic and other features within a subdivision and for allotment boundaries to follow natural or physical features where it maintains the amenity of an area.

Explanation and Reasons

It is desirable to maintain and enhance any existing natural, historic or other features within the subdivision area, including the retention of existing mature trees or other characteristic features. In addition, subdivision layouts that maximise the amenity value of water races and views to the Southern Alps and Port Hills, should be incorporated into the subdivision design where possible to maintain a sense of uniqueness and distinctiveness that is characteristic of the surrounding area.

Allotment boundaries that follow rather than traverse natural or physical features such as roads and waterbodies are easier to define and manage on the ground. In townships, it is also important to ensure the allotment has adequate space to erect houses and provide outdoor living space. Policy B4.2.4 only applies where there are natural or physical features present that can be used to form an appropriate allotment boundary. Consideration of the protection of heritage sites and buildings and of archaeological sites is also a factor in determining allotment boundaries.

Methods

District Plan Rules

- Subdivision: General
- Outline Development Plans

- **Subdivision Design Guide**

LIMs

- Archaeological Sites

Policy B4.2.5

Ensure any temporary, adverse effects from the preparation of land for subdivision or installing utilities, are avoided, remedied or mitigated.

Explanation and Reasons

Preparing land for subdivision and installing utilities can create adverse effects such as: dust from earthworks noise and vibration. The policies and methods for transport networks and utilities in Part B, Section 2.2 address this issue, specifically.

Method

District Plan Rules

- Subdivision
- Earthworks
- Quality of the Environment: Blasting
- Utilities
- Utilities – Transport

Policy B4.2.6

Require some form of notification to alert potential buyers if an allotment is created which will not comply with the District Plan rules for erecting a house, as a permitted activity.

Explanation and Reasons

The District Plan rules do not specify minimum allotment sizes for subdivision. This is to enable land to be subdivided for a variety of purposes and to encourage variety in section sizes in Living zones. However, the Plan has rules for site coverage, setbacks and utilities required, to erect buildings. If an allotment is created which is unable or unlikely to have a building erected on it in compliance with the rules in the District Plan for permitted activities, this information should be available to any person wanting to buy the allotment.

Methods

Resource Consent

- A condition of the subdivision consent may require a Consent Notice to be registered on the Certificate of Title.

LIM

- Any Land Information Memorandum (LIM) for the allotment may note that erecting a house on the allotment is not a permitted activity.

Policy B4.2.7

Provide for the consideration of the form of land to be taken under the LTP Development Contribution Policy, when land is subdivided.

Explanation and Reasons

The consent authority may take development contributions under the LTP for the cost of providing growth-related network and community infrastructure, and reserves for open space and recreation. The provisions allow development contributions to be taken at either the subdivision consent stage, building consent stage, or at the time of service connection, depending on when the consent authority thinks it is the most appropriate time for them to be paid. While the area/value of land to be provided as a development contribution for reserves is determined under the LTP Development Contribution Policy process, it is necessary to consider the form of the land to be provided as reserves, including consideration of the location, size, layout, topography, etc, of that land at the time of subdivision consent. This is achieved through reference to the “Criteria for Taking Land Instead of Cash” policy in the Development Contribution Policy in the 2006 – 2016 LTP.

Methods

LTCCP

- Development Contribution Policy

District Plan Rules

- Subdivision (all zones)

Policy B4.2.8

In limited circumstances and at the Council’s discretion, to apply the concept of “environmental compensation” where:

- **land of high landscape or natural value is protected or made available for public use; or**
- **significant public benefit will be gained from hazard mitigation measures which would substantially enhance amenity values.**

Explanation and Reasons

There is a strong link between subdivision of land and the subsequent impacts of land use development. Subdivision activity can, in some cases, provide an opportunity to enhance the environment through the protection of significant features or through the provision of additional areas of open space. The Plan provides for the consideration of environmental compensation at the time of subdivision or development proposals. In some circumstances development may be proposed on land, where there are significant open space or natural values, examples being portions of the Port Hills, Malvern Hills and the High Country. The ability to acquire or protect such land in exchange for development opportunities is an option the Council will explore in appropriate circumstances. However, it is important to bear in mind that environmental compensation does not form part of a proposals development contribution under the LGA.

The acquisition or protection of land having high landscape or natural values is often impractical on account of land purchase costs. The use of the concept of "environmental compensation" (public ownership or covenants) for development rights has to be approached with some caution, but does offer a cost effective means to the community of achieving environmental benefits. This may result in development in locations which may not meet all other policy criteria, but any such arrangement must still require permitted development to be sustainable and environmentally acceptable.

The acquisition of land by the Council as environmental compensation for development opportunities in terms of Policy B4.2.8 would generally be in addition to, and not instead of, any requirement to provide land or cash for reserves under the Council's Development Contribution Policy. The Development Contribution Policy requires provision for public reserves for open space and recreation at the time of any residential and/or business development and/or subdivision. However, the provision of environmental compensation may be a situation where it is appropriate for the Council to exercise its discretion to reduce the amount of development contribution payable under the remission provisions of its Development Contribution Policy.

Environmental compensation may also be appropriate in circumstances where a public benefit is obtained from hazard mitigation, but only where as a result of such measures, there is a significant enhancement of amenity values (eg plantings, or wetlands for flood retention). It would not apply to normal sound management practices which landowners can be expected to undertake. Environmental compensation would arise in circumstances requiring significant development proposals, which would arise through plan changes, variations or resource consents, the outcome of which would still be subject to rights of submission and appeal under the Act.

Methods

District Plan Rules

- Subdivision (all zones) ^{v30}

Policy B4.2.9

Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.

Explanation and Reasons

Limiting the scale of new residential blocks will encourage pedestrian, cycle and vehicular permeability within and through these living environments. Where this does not occur, pedestrians and cyclists will experience a higher degree of inconvenience than motorists, as extra distances prove a disincentive to use alternative modes of transport to private vehicles, including public transport systems. This subsequently increases the level of traffic on the road network, which in turn can adversely affect amenity values and create inefficiencies in the functioning of the township. Liberal use of cul-de-sac heads without provision for through connectivity may make it difficult to achieve sufficient permeability.

A greater sense of community can be achieved with good access and views to community features and facilities e.g. mature trees, water races, sports fields. Smaller and more walkable block sizes reduce car journeys and encourage residents to walk and cycle. Residential blocks with perimeters of 800m or less will provide permeability and a choice of routes. As stated within the "Design Guide for Residential Subdivision in the Urban Living Zones", an average dimension of up to 800m per block was traditional for many cities prior to widespread car ownership and therefore emphasised walking and cycle routes. Those blocks with larger perimeters e.g. 1000m or more, can therefore be a greater barrier to such movement. Development should ideally limit block sizes to perimeters of no more than 1000m, with an average perimeter of no greater than 800m to help achieve an appropriate scale for a residential environment. In addition and as also stated within the Design Guide, all cul-de-sacs should be limited in lengths, preferably no greater than 150m, and have access from a through road rather than another cul-de-sac. Long meandering cul-de-sacs make it difficult for people to determine where they are going, and can

limit connectivity. A safe pedestrian connection from the end of the cul-de-sac through to another road is often desirable, however a connection must be seen to serve a useful purpose in terms of connectivity to justify its future maintenance by Council.

Methods

- District Plan Rules
- Outline Development Plans
- Subdivision Design Guide

Policy B4.2.10

Encourage subdivision designs within Outline Development Plan areas to provide for a variety of section sizes that are designed to cater for different housing types.

Explanation and Reasons

A range of housing types are required to cater to different living requirements and different age groups within Outline Development Plan areas. It is likely that a person's housing needs will change throughout their life and it should be possible for them to meet their needs within the District. Policy B4.2.10 therefore seeks to ensure that new residential areas are designed to provide for housing diversity by creating variety in section sizes and subsequent housing types.

Methods

- District Plan Rules
- Outline Development Plans
- Subdivision Design Guide

Policy B4.2.11

Ensure that subdivision designs encourage strong, positive connections between allotments and the street and other features, whilst avoiding rear allotments where practical.

Explanation and Reasons

Ensuring that subdivisions are designed to encourage high levels of interaction between allotments, roads, reserves, existing urban properties and other features (e.g. schools, streams, water races, heritage or other cultural features) will enhance amenity values, encourage passive movement within and through the subdivision and support the fostering of a sense of community. Achieving this policy is important within Greenfield subdivision areas due to the opportunities available and relative absence of constraints, however it is acknowledged that this may be more difficult when redeveloping or intensifying existing urban areas, given the location of existing dwellings, roads or other features.

Streets perform a variety of functions and must provide for the appropriate movement of vehicles as identified within the road hierarchy in the Plan. This hierarchy identifies the mobility function

of arterial and collector roads, which carry significantly higher flows of vehicles than local roads and streets which provide property access and are therefore suitable for increased levels of interaction with adjoining properties.

Sufficient interaction for all allotments with road frontages can be achieved by minimising the number of rear lots served by individual driveways rather than shared access environments. The use of narrow rights of way to serve rear lots in developments has adverse effects on the function and amenity of the street environment. Serving each back lot by its own rights of way can be an inefficient use of land and create security and privacy issues. Rear lots should therefore only be created to reach awkward parts of a site where there is no alternative to develop the site. Where rights of way serving multiple properties are required, they should be designed to create a good level of amenity with sites having ample frontage and building setbacks to such rights of way.

Matters of discretion within the Plan encourage ease of access and views to community facilities and reserves to maximise their use and allow casual surveillance. Accordingly, new subdivisions should be designed so as to avoid undesirable connections such as dark, narrow corridors with poor visibility.

Where gated subdivisions are proposed, it will be necessary to balance any benefits of enclosing a subdivision against potential longer term issues for residents, such as maintenance costs of facilities, and costs to the wider community including lack of connectivity or viability of bus or car routes.

Methods

- District Plan Rules
- Outline Development Plans
- Subdivision Design Guide

SUBDIVISION OF LAND – ANTICIPATED ENVIRONMENTAL RESULTS

The following results should occur from implementing Section B4.2:

- Subdivision of land for other purposes than new residential or building development is easier.
- Greater variation in allotment size, shape and layout, while maintaining residential density standards and amenity values in townships.
- Allotments are created with the characteristics and services and facilities appropriate for the intended use of the land.
- On land identified as having significant open space or natural values, the Council has the ability to consider environmental compensation, depending on the circumstances of subdivision and development.^{v30}
- Subdivision outcomes that incorporate the design, form and function characteristics identified within the Design Guide for Residential Subdivisions in Living Zones including:

- Convenient access to community facilities;
- Efficient connectivity for walking, cycling and transport;
- Strong connections between allotments and the road frontage;
- Retention and enhancement of important or unique existing natural, cultural and heritage features;
- Sustainable, resource efficient development that avoids high maintenance features e.g. low maintenance roadside plantings rather than lawns in areas that are more difficult or costly to maintain.

SUBDIVISION OF LAND – MONITORING

Please refer to Part E, Appendix 1.

B4.3 RESIDENTIAL AND BUSINESS DEVELOPMENT

Introduction

This section specifically addresses issues associated with residential or business growth in townships in the District. Part A, Section 4.5 (Townships & Zones), Table A4.4 describes how townships are identified.

Part B, Sections 1.1 to 4.2 contain objectives and policies that apply to all activities generally and to residential or business growth specifically. This section collates these objectives and policies, and applies them to specific townships (policies B4.3.6 – B4.3.95). Town Form includes policies on the shape and pattern of land rezoned for new residential or business development. Appendix 14 contains a guide on information to be included with plan change requests to rezone land.

The Council has included a separate, specific section in the District Plan addressing this issue because it is a complex and significant resource management issue in the District.

RESIDENTIAL AND BUSINESS DEVELOPMENT – ISSUES

- **Effects on the environment from the location, amount and rate of residential or business growth in the District.**
- **How to provide for new residential and business growth in a way that is consistent, equitable between landowners, and makes an efficient use of resources achieves an integrated land use planning approach, while recognising that parts of the district are at different stages of strategic planning.**

Type of Growth

Residential or business growth in this section refers to the development or redevelopment of land and erecting buildings and associated infrastructure, to accommodate residential or business activities at a density, and with characteristics, found in an urban area.

~~Selwyn District has one of the fastest resident population growth rates in New Zealand. Between 1986 and 1996 the population residing in the District grew by 4098 people or 16.2%. From 1996 to 2011, the District's population is projected to grow by another 10,700 people or 36%.~~

~~(These figures are taken from New Zealand Census Statistics and projections by Statistics New Zealand. The relevant reports are:~~

- ~~—— Barber (1998) Residential Growth Estimates for Selwyn District; and~~
- ~~—— Barber (2000) Revised Resident Population Projections 2000).~~

~~The source of most of this population growth is people moving into the District to live. The main attraction appears to be larger residential sized sections (more than 600m²) or small rural allotments (up to 4 ha). The highest demand for residential and small rural sections occurs in an area within about 30km of Christchurch City. The areas with the highest (percentage) population projections are the Lincoln, Prebbleton, Rolleston and the West Melton areas.~~

~~Between 1986 and 1996, 62% of the District's population lived in the rural area, predominately on small allotments close to Christchurch. From 1996 to 2011, the largest demand for new residential development is projected to be in townships. This change is due to demographic factors such as the ageing of New Zealand's population and the trend towards living in smaller households (Barber 1998).~~

~~Increases in residential areas, particularly in townships, may result in new business growth to service those areas. A study carried out for the Council concluded that there is likely to be a demand for additional land for business activities at Rolleston and Lincoln in the next 15 years. [Barber (1998 (2)), Commercial and Industrial Growth Estimates for Selwyn District].~~

~~In other townships, additional residential growth may be serviced by existing businesses or new businesses occupying vacant sites. Other factors, such as the price and availability of land, may also attract other businesses to Selwyn District.~~

Selwyn District has one of the fastest resident population growth rates in New Zealand. Between 1996 and 2006 the population residing in the District grew by 34% or 8600 people (Statistics New Zealand, 2009). Population projections developed for Council by BERL show the District's population continuing to grow by a further 30,000 people over the next three decades (BERL, 2008).

Most of the population growth has occurred in the District's townships, with many residents attracted by the feel of a small town within a rural community whilst still enjoying proximity to Christchurch. The areas with the highest (percentage) population projections are Lincoln, Prebbleton, Rolleston and West Melton.

Between 1996 and 2006, approximately 60% of the District's population lived in the rural area, predominately on small allotments close to Christchurch. In recent years the largest demand for new residential development has been in Selwyn's townships. Smaller modern accommodation options in the townships are being developed and are becoming increasingly more attractive to some residents than the larger lifestyle blocks. It is anticipated that this demand will continue in the future.

The Selwyn District Council seeks to consolidate future residential growth in the existing townships of Lincoln and Rolleston, and to a lesser extent Prebbleton. This consolidation will provide housing for the increases in the population while creating a more compact urban form, in accordance with the guiding principles of the Greater Christchurch Urban Development Strategy (UDS) and Change 1 to the Regional Policy Statement.

Increases in residential areas, particularly in townships, will result in new business growth to service those areas. A study carried out for the Council more than 10 years ago concluded that there is likely to be increasing demand for additional land for business activities at Rolleston and Lincoln in the future. [Barber 1998]. The growing demand for reasonably-priced industrial land in the greater Christchurch area inspired the Council to initiate the Izone project at Rolleston in 2001. The Izone has grown from an initial 130 hectares in 2001 to 180 hectares in 2009, with further growth anticipated into the future, so that Izone is now one of New Zealand's largest industrial developments with the capacity to provide jobs for local residents.

Sources:

Barber, Max (1998 (2)) Commercial and Industrial Growth Estimates for Selwyn District. Prepared for the Selwyn District Council

BERL (2008) Residential Growth Estimates for Selwyn District. Prepared for the Selwyn District Council.

Statistics New Zealand (2009) Census data and population estimates at www.stats.govt.nz.

Greater Christchurch Urban Development Strategy

The Greater Christchurch Urban Development Strategy is a long-term planning project aimed at managing Greater Christchurch's population growth. The Strategy is a partnership between Environment Canterbury, Selwyn and Waimakariri District Councils, Christchurch City Council and the New Zealand Transport Agency (bringing together the former Transit New Zealand and Land Transport New Zealand entities). Through a set of agreed actions and a framework about how the Strategy will be managed, it sets out a settlement pattern for residential, commercial, business and rural residential growth to 2041.

The Strategy:

- Reinforces the Selwyn communities desire to maintain its uniqueness and individual character;
- Encourages townships to become more self-sufficient, without attempting to duplicate the range of facilities that are in Christchurch City;
- Sets a broad framework for growth within which Council can facilitate market driven township growth through mechanisms such as structure plans (and subsequent outline development plans as part of a change to the District Plan);
- Reinforces the principles of integrated land use, transport and water systems;
- Reinforces the Council policy of the Izone Southern Business Hub being the main industrial centre in the District, and encourages vibrant town centres in Rolleston and Lincoln through a range of mechanisms;
- Sets density targets to encourage a full range of section sizes in a township to accommodate all ages and the increase of single person households.
- Encourages new growth to be designed in a manner that integrates and connects to the existing township;

Implementing the Strategy requires changes to a number of policy and legislative documents, including the Regional Policy Statement and as a consequence, the District Plan. This approach reflects the Council's decision to take a more directive role in determining where, and in what fashion, urban growth is to occur (i.e. a change from a 'market-led' to a strategic approach).

Effects on the Environment

Residential or business growth may have adverse effects on the environment if:

- The site is unsuitable for the proposed activity.
- The capacity of existing utilities, services or facilities is inadequate; or
- The rate or amount of growth is greater than residents expect.

If an area is subject to flooding or slips, or has special landscape, ecological or heritage values, it may not be suitable for residential development. If the area surrounding a site is used for activities that are incompatible with residential activities such as a landfill or airport, 'reverse sensitivity' issues may develop. These issues are identified under various topic sections in Part B.

New residential or business development will use utilities such as: roads; water supplies; and effluent treatment and disposal systems; and community facilities such as reserves. The amount

of residential or business growth may create the need for additional utilities and facilities or upgrades to existing ones. These issues are identified in Part B, Sections 2.1 to 2.4.

The results of the Council's township surveys (November 1998 and April 1999) indicated that many residents are attracted to townships in Selwyn District because of their small size, compared with Christchurch City. In these surveys, in comments on the District Plan Discussion Papers and in submissions on proposals for new residential developments, some residents have objected to:

- Growth of their townships per se; or
- The rate at which residential growth is occurring.

The reasons given usually relate to; impacts on services and community facilities and loss of the 'village' or 'small town' character.

Providing for Residential or Business Growth

How the Council provides for new residential or business growth is also an issue. In particular:

- ~~Whether the method is consistent between townships, and between sites within townships.~~
- ~~Whether the method allows for efficient use of resources.~~
- ~~Whether the method is equitable, providing similar opportunities to people in similar situations.~~

Under previous legislation Councils had an explicit role to direct and control the growth the townships. Common practice was to predict the amount of land likely to be needed for new residential or business growth for the next 10 to 18 years and to zone land to meet that demand. This approach had both advantages and disadvantages. The main advantage was the certainty it provided for the community and for agencies supplying utilities, facilities and services. The main disadvantages were:

- The areas zoned were not always areas people wanted to live in, which created surpluses and shortages of appropriately zoned land in different places.
- Those landowners who had land zoned were given considerable economic advantage over those landowners who did not. Often there was little difference in the suitability of the sites.

~~The RMA puts greater emphasis on allowing the market to determine the rate and amount of residential growth in an area. The role of the Council is~~ District Plan ~~therefore~~ seeks to ensure that any proposed residential development occurs on sites and under conditions which promote sustainable management of natural and physical resources, including conformity with any approved outline development plan incorporated into the Plan.

However, a rapid population growth rate and a reliance on a private plan change approach has led to issues associated with the availability of, and ability of the Council to provide appropriate and affordable infrastructure; difficulties in integrating new development with existing townships resulting in a lack of cohesiveness; and retaining the open and spacious rural identity of the character of the District.

The Council is therefore to adopt a more strategic approach to managing urban growth. The change to a community-led approach is being initiated through (among other things) the preparation of structure plans for those larger townships within the Greater Christchurch area of the Urban Development Strategy, including Lincoln, Rolleston and Prebbleton. The purpose of each structure plan is to provide a strategic framework to guide development, including the setting of urban limits, which will then be used as a basis for future changes to the District Plan.

It is anticipated that new development within these townships will occur in accordance with an approved outline development plan, which demonstrates how the key principles of the structure plan are to be implemented. The preparation and subsequent implementation of each ODP area will also enable the Council to ensure that the development of these urban growth areas incorporates the principles of good urban design.

The Council also intends to adopt a strategic approach to managing growth in other townships in the district (outside the Greater Christchurch area) in order to promote an integrated land use pattern and the efficient provision of infrastructure. In these townships, the Council will continue to manage the design and layout of subdivision, and the availability of services, within existing zoned areas. Any private plan change request to re-zone land for residential or business purposes will be assessed against the policy framework for rezoning land specific to each township, together with the broader objectives and policies of the Plan relating to the overall strategic provision of infrastructure, and the Selwyn Growth Model. The Growth Model, adopted in April 2007, is a set of population and household projections with a planning horizon of 2041. It is based on known infrastructure capacity constraints and will be reviewed regularly as infrastructure is upgraded or replaced. This approach is to be applied until such time as a structure plan (or other strategic planning tool) has been prepared for these townships, either individually or collectively.

~~Whether land is zoned for residential development can make a big difference to the value of that land, especially in an area where demand for residential growth is high. It can also make a big difference to the time, cost and effort required to enable residential or business development to occur on that land. Therefore, it is important that the decisions the Council makes about allowing residential development on sites are consistent between landowners and related to environmental effects.~~

RESIDENTIAL AND BUSINESS DEVELOPMENT – STRATEGY

The Township Volume of the District Plan uses the following ~~basic~~ strategy to address residential and business growth issues:

- The Plan has policies which describe the effects that new residential or business development should not create.
- For those townships within the Greater Christchurch area, new areas for residential or business development will be created through the preparation of an outline development plan and associated rezoning of land to Living or Business zones.
- For those townships within the Greater Christchurch area, any new areas of residential or business development is to occur within the Urban Limits identified within the Regional Policy Statement.
- For those townships outside the Greater Christchurch area, Areas for any new areas for residential or business development are will be created by rezoning land Living or Business through a plan change request.
- ~~Land is rezoned Living or Business by people who believe they have a suitable site, and want to develop it, making requests to the Council.~~
- Each plan change request to rezone land is will be assessed against the policies in the Plan, including those relating to the strategic provision of infrastructure, to see if it is consistent with those policies (or alternatively, they are changed).
- ~~The Council has rezoned some land Living or Business in the Plan for one of the following reasons:~~

- ~~—— To rationalise town boundaries where pockets of ‘rural’ zoned land have become sandwiched.~~
- ~~—— If land was rezoned in the proposed plan 1995 and it is consistent with this plan’s policies.~~
- ~~—— To encourage the consolidated expansion of the Business 1 Zone at Lincoln.~~

The Council adopted this approach, instead of rezoning large areas of land in the Plan, for the following reasons:

- ~~—— Fairness — the same opportunity and process is available to all landowners.~~
- ~~—— Efficiency — land is rezoned where the demand is and where people want to develop it, as the need arises.~~
- ~~—— Cost Effectiveness — the party who benefits from developing the land pays the cost of rezoning it.~~
- ~~—— Outcomes — the suitability of each site and each proposal can be assessed ‘case by case’~~

RESIDENTIAL AND BUSINESS DEVELOPMENT — POLICY FRAMEWORK

INTRODUCTION

Any plan change request to rezone land for residential or business development should be either: consistent with the objectives and policies of the District Plan; or change the provisions with which it is inconsistent. If a plan change request seeks changes to the Plan’s objectives or policies, the request needs to show why the objective(s) or policy(ies) is not appropriate under the RMA. This is necessary so the Council can carry out its duties under section 32(1)(c) of the Act (see Part A, Section 3.2).

There are three sets of policies that apply to the growth of townships:

- General Policies**
 - The objectives and policies from Part B, Sections 1.1 to 4.2 and Section 4.4. Table B4.3.1 is a cross reference to the general objectives and policies which may be particularly relevant to rezoning land for residential or business development.
- Town Form Policies**
 - Policies B4.3.1 – B4.3.5 relate to township expansion in terms of the shape and form. They address potential adverse effects on: existing activities; infrastructure; and town ‘character’. These policies apply as well as the general policies from Part B, Sections 1.1 to 4.2 and 4.4.
- Specific Township Policies**
 - Policies B4.3.6 – B4.3.95 relate to the expansion of specific townships. The policies are derived from applying the General Policies in Part B, Sections 1.1 to 4.2 and the Town Form policies B4.3.1 – B4.3.5 to the specific townships. In some townships there are clear, preferred areas for expansion while in others there is not. The specific township policies are based on the circumstances of each township at the time of writing the Plan. If they become inconsistent with the General and Town Form policies the more general policies in those two Sections apply.

RESIDENTIAL AND BUSINESS DEVELOPMENT – OBJECTIVES

Objective B4.3.1

The expansion of townships does not adversely affect:

- Natural or physical resources;
- Other activities;
- Amenity values of the township or the rural area; or
- Sites with special ecological, cultural, heritage or landscape values.

Objective B4.3.2

For townships outside the Greater Christchurch area, New residential or business development adjoins existing townships at compatible urban densities or at low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.

Objective B4.3.3

Land is rezoned for new residential or business development by use of a consistent and equitable process. For townships within the Greater Christchurch area, new residential or business development is to be provided within the Urban Limits identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan.

Objective B4.3.4

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

Objective B4.3.5

Ensure that sufficient land is made available in the District Plan to accommodate an additional 11,040 households in the Selwyn District portion of the Greater Christchurch area between 2007-2041 through both greenfield growth areas and consolidation within existing townships.

Objective B4.3.6

Ensure that subdivision and development in Living Z zoned areas generally achieves an average net density over an Outline Development Plan area of at least ten household units per hectare.

Explanation and Reasons

Objective B4.3.1 outlines the types of effects that the expansion of townships should avoid. It includes both tangible effects on natural and physical resources; and intangible effects on the 'character' of both townships and rural areas. The intangible effects are often the most difficult

to manage. The plan does this using a zoning system to identify and manage areas based on their character. For example, Living zones provide an environment that is most pleasant for residential activities. Business zones accommodate the effects of business activities as well as residential activities.

Objective B4.3.2 seeks to maintain the distinction between ‘town and country’ in Selwyn District by promoting most residential and business development in or adjoining existing townships. **A more managed approach applies within the Greater Christchurch area, where new residential or business growth is to be contained within the Urban Limits identified in the Regional Policy Statement.** Residential and business development can occur in the rural areas but at densities and under conditions that maintain rural character. In particular, the maintenance of a ratio of buildings to ‘open space’ and dominance of vegetation cover rather than hard-standing **areas**.

Objective B4.3.2 also encourages the expansion of existing townships in preference to the creation of new settlement areas. **Additional controls apply to the expansion of those townships within the Greater Christchurch area, whereby residential or business development is to be contained within township urban limits to achieve a compact urban form.** Further, new low density living environments need not necessarily be adjoining townships but should be located around the edge of existing townships where they will promote a compact town shape and consolidated form. Selwyn District already has 22 townships. None are sufficiently large to provide employment for most residents. Many do not have sufficient population to sustain basic business services and community facilities, or to fund basic utilities, such as reticulated sewage treatment and disposal.

Objective B4.3.3 ~~recognises that rezoning land for residential or business development can significantly increase the value of a property, especially in an area where there is demand for land for this purpose. Therefore, any method to provide for the expansion of townships needs to be consistently applied to all landowners, and relate to effects on the environment. Objective B4.3.3 may be implemented through consideration of:~~ **seeks to ensure that sufficient land is provided within township Urban Limits (as identified within the Regional Policy Statement) to accommodate the projected growth of those townships within the Greater Christchurch area. It is anticipated that residential or business development within the Urban Limits is to occur in accordance with an Outline Development Plan that has been inserted into the District Plan. In Medium Density areas identified in Outline Development Plans, higher density development is provided for in order to accommodate anticipated population growth, whilst achieving both a compact urban form and a diversity of living environments.**—Submissions on this plan;

——Variations to the Proposed Plan;

——Proposed Changes to this plan once it has become operative (arising either by privately initiated request or on the Council's own motion);

——The objectives and policies of this plan as a guide to decision-making.

The relevant policies are outlined in the next three subsections.

Objective B4.3.4 recognises that the structure plan and subsequent Outline Development Plan and Plan Change processes provide a reliable mechanism for integrating future and anticipated urban development with infrastructure requirements. They also provide the mechanism for achieving the intensity, type and form of development necessary to accommodate urban growth in a sustainable way. In addition, Outline Development Plans provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with the development of an area are investigated, addressed, protected and provided for at the time of initial urban zoning.

Objective B4.3.5 recognises the need to ensure that sufficient land is made available to accommodate the anticipated number of new households within Selwyn District's portion of the Greater Christchurch area. Objective B4.3.6 seeks to ensure that in order for the new growth areas to accommodate the predicted growth in household numbers set out in Objective B4.3.5, development of those growth areas needs to generally achieve an average net density of 10 units per hectare. This density will be implemented through Outline Development Plans and subsequent subdivision consents.

The relevant policies are outlined in the next three subsections.

RESIDENTIAL AND BUSINESS DEVELOPMENT – GENERAL POLICIES

All objectives and policies in Part B, Sections 1.1 to 4.2 and 4.4 apply to the expansion of townships. Any variation or plan change request to rezone land should be either consistent with those objectives and policies, or seek to change them.

Table B4.3.1 provides cross references to the objectives and policies in Part B, Sections 1.1 to 4.2 and 4.4 which may be particularly relevant to rezoning land for new residential or business development. Table B4.3.1 does not limit the application of Part B of the Plan. It does not purport to be either complete or exclusive, and is included for ease of reference only.

Table B4.3.1 – Policy Framework for Expansion of Townships (Part B Objectives and Policies)

Plan Section	Objective / Policy
Land and Soil	Objectives B1.1.1 and B1.1.2 Policies B1.1.3, B1.1.7, B1.1.8
Water	Objectives B1.2.1 and B1.2.2 Policies B1.2.2 - B1.2.7, B1.2.9
Ecosystems	Objectives B1.3.1 and B1.3.2 Policies B1.3.1 - B1.3.3
Outstanding Natural Features and Landscapes	Objectives B1.4.1, B1.4.2 and B1.4.4 Policies B1.4.6, B1.4.10, B1.4.11, B1.4.13 - B1.4.17
Transport	Objectives B2.1.1 - B2.1.4 Policies B2.1.3, B2.1.4(a) & (b), B2.1.7, B2.1.9 - B2.1.11, B2.1.15, B2.1.17 - B2.1.20, B2.1.22 and B2.1.23
Utilities	Objective B2.2.1 Policies B2.2.1 - B2.2.3, B2.2.5, B2.2.6, B2.2.11
Community Facilities	Objective B2.3.1 Policies B2.3.1, B2.3.2, B2.3.4, B2.3.8 and B2.3.9
Waste Disposal	Objective B2.4.1 Policies B2.4.2, B2.4.4 and B2.4.5
Natural Hazards	Objective B3.1.1 Policies B3.1.2 - B3.1.5, B3.1.7
Hazardous Substances	Objective B3.2.1 Policy B3.2.2
Culture and Heritage	Objective B3.3.1 Policies B3.3.6 and B3.3.7

Plan Section	Objective / Policy
Quality of the Environment	Objectives B3.4.1 - B3.4.35 Policies B3.4.1, B3.4.3 – B3.4.7, B3.4.23, B3.4.35, B3.4.36, B3.4.38 and B3.4.39
Residential Density	Objectives B4.1.1 and B4.1.2 Policies B4.1.3, B4.1.4, B4.1.10 and B4.1.11
Subdivision	Objective B4.2.2 – B4.2.4 , Policies B4.2.1, B4.2.2 and B4.2.8 – 4.2.11

Methods

- Variations to the Proposed Plan; or
- Plan Changes once this plan is operative.

NOTE:

See guide in Appendix 14 for information to be included with plan changes.

RESIDENTIAL AND BUSINESS DEVELOPMENT – TOWN FORM POLICIES

Policies B4.3.1 to B4.3.5 of this section apply to rezoning of land for residential or business development in addition to the general policies in Part B, Sections 1.1 to 4.2 and 4.4. Any variation or plan change request should be consistent with each and every relevant policy in these two parts of the Plan or seek to change those policies with which it is not consistent.

Policy B4.3.1

Ensure new residential or business development either:

- **Complies with the Plan policies for the Rural Zone; or**
- **The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within the Urban Limit identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.**

Explanation and Reasons

Zoning is an integral part of the approach the District Plan uses to promote sustainable management of natural and physical resources. New residential or business activities need to occur on land which is appropriately zoned, to ensure the most appropriate policies and rules in the Plan apply to the activity. Additional requirements apply to those townships within the Greater Christchurch area, whereby new residential or business development within Greenfield areas is to be contained within the Urban Limits identified in the Regional Policy Statement and such development is to be carried out in accordance with an approved ODP that has been inserted into the District Plan. The purpose of these provisions is to consolidate and manage the rate of growth within these townships to ensure the integration of development with the appropriate provision of infrastructure, transport linkages, reserves and other community facilities.

Policy B4.3.2

In areas outside the Greater Christchurch area, Require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

Policy B4.3.3

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

Explanation and Reasons

To achieve Objective B4.3.2, any land rezoned for new residential or business development in areas outside the Greater Christchurch area should adjoin an existing township zone along at least one boundary, except in the case of low density residential development located around townships that achieve a compact and consolidated town shape. The new zoning pattern should also avoid leaving a patch of land zoned 'Rural' surrounded by Living or Business zones. Such a land zoning pattern can increase the potential for 'reverse sensitivity' issues between the site and adjoining zones. It also makes the provision of utilities and services more difficult, because it is uncertain whether this land will be rezoned in the future. In turn there are uncertainties about whether pipes and cables installed past the boundary should include capacity to serve the area, and, if so, who pays for it.

'Adjoining' land includes land separated by a road, water race, drain, easement or other vehicular accessway.

Policy B4.3.4

Encourage new residential or business development to occur on vacant land in existing Living or Business zones, if that land is available and appropriate for the proposed activity.

Explanation and Reasons

Many townships in Selwyn District have sites within existing Living or Business zones that may be able to be used for new residential or business activities. The Council encourages uses of sites, in existing zones, in the first instance, to encourage a consolidated township area. Consolidated Living or Business areas may have the following benefits:

- Reduced potential 'reverse sensitivity' issues with activities in the Rural zone by reducing the 'interface' of the zones.
- More efficient utilisation of infrastructure, especially reticulated utilities.
- Fostering of a 'village' atmosphere.

Policy B4.3.4 also recognises that sites in existing zones may not always be available for new activities. In addition they may not be available at an appropriate price, or be suitable for the proposed activity.

Policy B4.3.5

Encourage townships to expand in a compact shape where practical.

Explanation and Reasons

New residential or business development, Policy B4.3.5 promotes shapes and situations that foster a compact or consolidated town shape. Compact means zones of similar lengths and widths, rather than long, thin strips of land following a particular road, waterbodies or other feature.

A compact shaped township helps mitigate adverse effects in the following ways:

- Reduction of the number of allotments that share a boundary with the Rural Zone, and therefore the area for potential conflicts between incompatible activities.
- Facilitating of cost-effective provision of services such as reticulated water, sewage, roads and footpaths because more connections are provided, or houses served, per kilometre of pipe or road.
- Reduction in the distance of houses to businesses and community facilities, which may encourage people to walk or cycle rather than use motor vehicles for short trips. It may also help to facilitate the 'village' atmosphere of townships, such that the shopping centre and community facilities are close to all houses.
- Reduction in the impacts on the road network, and more opportunity to impose lower speed limits in the township (refer to Part B, Section 2.1).
- Maintenance of the visual distinction between the rural area and townships (refer to Part B, Section 3.4).

Policy B4.3.5 recognises that a compact shaped zone may not always be practical if there is a constraint to a zone expanding in a particular direction(s). Such constraints may include (but are not limited to) geographical features such as mountains, waterbodies, and transport routes.

Method

- Plan changes to rezone land

NOTE:

See guide in Appendix 14 for information to be included with requests for plan changes.

Policy B4.3.6

Living Z urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan and adequate infrastructure and servicing is available. Each Outline Development Plan shall:

- **Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps and Appendices.**
- **Be prepared in accordance with the matters set out in Policy B4.3.7.**
- **Take account of the Medium Density and Subdivision Design Guides.**

Explanation and Reasons

It is important to ensure that any areas identified in the District Plan as being suitable for urban growth are developed in a coordinated manner that achieves good levels of urban design and connectivity. The inclusion of an Outline Development Plan within the District Plan is therefore a key method for guiding development and achieving good environmental outcomes. Relevant urban design and subdivision design guidelines for Selwyn District are to be considered and

addressed in the creation of an Outline Development Plan. A singular plan is necessary for each ODP area to maintain good strategic outcomes.

Method

District Plan Rules

- Subdivision

District Plan Maps

- Identify ODP Areas

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.7

Each Outline Development Plan shall include:

- (i) **Principal through roads, connection and integration with the surrounding road network and strategic infrastructure;**
- (ii) **Any land to be set aside for**
 - **community facilities or schools;**
 - **parks and land required for recreation or reserves;**
 - **any land to be set aside for business activities;**
 - **the distribution of different residential densities;**
 - **land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; and**
 - **land reserved or otherwise set aside from development for any other reason, and the reasons for its protection.**
- (iii) **Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare ;**
- (iv) **Identify any cultural (including tangata whenua values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;**
- (v) **Indicate how required infrastructure will be provided;**
- (vi) **Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;**
- (vii) **Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;**
- (viii) **Include any other information which is relevant to an understanding of the development and its proposed zoning;**
- (ix) **Demonstrate that the design will minimise any reverse sensitivity effects.**

Explanation and Reasons

The preparation of an Outline Development Plan requires consideration and inclusion of many aspects, particularly the location of low and medium density housing areas, layout of

infrastructure and compatibility and connectivity with surrounding land uses. The phasing and general co-ordination of development is also an appropriate consideration for detailing how the ODP will be implemented.

Method

District Plan Rules

- Subdivision

District Plan Maps

- Identify ODP Areas

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.8

The phasing of any Living Z zone shown on the Planning Maps and Appendices occurs as follows:

- In Rolleston four Living Z zones have been identified as being deferred eleven Living Z areas have been identified, and an Outline Development Plan for six of these areas have been incorporated into the District Plan. The remaining five Living Z ODP Areas have been deferred. The deferment of each for of these four of these areas shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan. The fifth ODP Area (ODP Area 11) deferment shall be lifted in 2021, provided adequate infrastructure and servicing is available and an operative Outline Development Plan for this area has been included in the District Plan. (Recommendation 24, 25, 26, 27,28, 29 and 30)
- In Lincoln ~~five~~ six Living Z areas have been identified, and an Outline Development Plan for each area incorporated into the District Plan (except for ODP Area 5). Four of these Living Z ODP areas include a portion that is deferred. The deferment of these areas shall be lifted in 2021, provided adequate infrastructure and servicing is available and an operative Outline Development Plan for the stage has been included in the District Plan. A Business 2 zone has also been identified, with this zone deferred until an operative ODP has been included in the District Plan and adequate infrastructure and servicing is available. (Recommendation 40)

Explanation and Reasons

The phasing of development is crucial to ensuring that sufficient land is made available to accommodate the District's predicted household growth, whilst also enabling a consolidated urban form of the Greater Christchurch area that includes both Christchurch City and Waimakariri Districts. The District Plan provides sufficient land at Rolleston to meet the anticipated growth until 2020, however four of these growth areas require an operative Outline Development Plan to be included within the District plan to ensure their integrated development and have therefore been deferred until an ODP is included. Within Lincoln, sufficient land has been made available to accommodate predicted households until 2020. A number of ODP areas in Lincoln however cover land areas that are much larger than necessary for accommodating urban growth to 2020. These ODP areas have therefore been split into two phasing periods, with the land within the second period deferred until 2021 and until adequate infrastructure has been provided.

The Business 2 zoned area is not subject to a phasing criteria. However, the deferment cannot be lifted until an operative ODP has been included in the District Plan with adequate infrastructure and servicing available.

Method

District Plan Rules

- Subdivision

District Plan Maps

- Identify Phases within ODP areas

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.9

To ensure that the key principles and outcomes sought in operative Outline Development Plans are achieved and where development is proposed that is not in general accordance with an operative Outline Development Plan in the District Plan, consideration shall be given as to whether:

- (i) the proposed change will better achieve the key principles of the Outline Development Plan, as set out in Policy 4.3.7 and any specific ODP requirements set out in any area-specific ODP policy, than the land use pattern shown in the operative ODP;
- (ii) the proposed change will potentially compromise the outcomes sought within the remainder of the Outline Development Plan area. This is especially the case where changes are proposed that only cover a portion of an ODP area and/or have implications for other parts of the ODP area beyond the applicant's control. Where development that is not in general accordance with the ODP is proposed via a subdivision consent application, it is preferable that the application covers the entire ODP area so that the implications of such changes are able to be fully understood and assessed;
- (iii) adequate provision has been made to ensure that such changes are aligned with the corresponding land use provisions of the District Plan and that this is transparent to current and future landowners.

Explanation and Reasons

Outline Development Plans are a key method for achieving the integrated, sustainable development of Greenfield urban growth areas. It is therefore anticipated that development will be in general accordance with Outline Development Plans. It is nonetheless recognised that through the detailed preparation of subdivision consent applications or asset design processes there is the potential for alternative solutions or routes to be developed that better achieve the outcomes sought in ODPs than the broad land use pattern shown on the ODP. When assessing applications for development that is not in accordance with an ODP, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better achieves the key principles and outcomes sought in the ODP than the layout shown in the ODP. Such demonstration is made easier where the proposed development encompasses the entire ODP area so that the implications of the changes can be fully understood. Conversely, where the proposed development is for only a

portion of an ODP area the applicant will need to demonstrate that the outcomes sought for the entire ODP area will not be compromised.

Development that is not in general accordance with an ODP can also have implications for the rule package that will apply to that development over time. For example the Business 1 zone rules apply to neighbourhood business areas shown on ODPs, however if the final location of the centre changes, then the applicant will need to demonstrate that an appropriate mechanism such as consent notices on individual property titles is in place to provide certainty to future landowners regarding the relevant rule package.

Method

District Plan Rules

- Subdivision

District Plan Maps

- ODP areas

District Plan Appendices

- Operative ODPs

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.10

Provide Neighbourhood and Local Centres, as shown in operative Outline Development Plans, to satisfy the more localised and convenience needs of people and communities, whilst recognising that Neighbourhood and Local Centres are to complement existing Town Centres which shall remain the primary focus for commercial, social and community activity within each Township. (Recommendation 2)

Explanation and Reasons

The Town Centres within each township serve an important function as significant physical resources providing for the social, cultural and economic wellbeing of their respective communities of influence. Crucially such Town Centres serve as focal points in terms of providing important public and private services and facilities in the most efficient manner to the wider community, and should remain the focus of commercial, business and retail development in future.

The majority of such Town Centres are comprised of a core business area providing primarily retail, service and limited community activities. It is considered that over time that the range and diversity of such functions, including that of office and commercial activity will increase.

Whilst the Business 1 zone Objectives, Policies and Rules also apply to Neighbourhood and Local Centres shown on ODPs, the services and facilities provided for such centres are generally to have a more localised area of influence due to their limited range of activities and accessibility.

and accordingly need to complement existing Town Centres, and not compete with them in terms of being a substantial business or retail destination at a strategic level.

Accordingly, such Neighbourhood Centres, as identified by the ODPs should:

- Range in size, but generally comprise 1,000m² - 2,000m² total floorspace and include:
 - o up to 15 shops, with a maximum retail tenancy of 350m² GFA; and provide
 - o a limited range of community facilities (Recommendation 2)

Local centres, as identified by identified by the ODPs should:

- Range in size, but generally comprise up to 450m² total floorspace and include:
 - o 1 -5 shops, with a maximum retail tenancy of 350m² GFA; and provide
 - o a limited range of community facilities (Recommendation 2)

Method

District Plan Rules

- Subdivision
- Business 1 Zone rules (Recommendation 2)

TOWNSHIP VOLUME - PART B – GROWTH OF TOWNSHIPS

PAGE B4-0053

RESIDENTIAL AND BUSINESS DEVELOPMENT – SPECIFIC POLICIES FOR TOWNSHIPS

LINCOLN

~~Preferred Growth Option~~

~~The first preferred direction for any expansion of the residential area at Lincoln township is south of Gerald Street and east of Springs Road. (Recommendation No 6 and 32)~~

Specific Policies

Policy B4.3.50

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 B4.3.8 once adequate infrastructure and servicing is available.

Explanation and Reasons

The future urban growth of Lincoln has been identified through both the Regional Policy Statement and the Lincoln Structure Plan. These two processes have identified the Greenfield areas adjacent to Lincoln that are most suitable for urban growth and where the potential environmental effects of such growth are able to be sustainably managed. These growth areas are identified on the planning maps and in the appendices and will be sufficient to meet the foreseeable needs of the Lincoln community and will enable the efficient provision of infrastructure to service that growth.

~~Encourage rezoning of any land for new residential development at Lincoln to be in the area south of Gerald Street and east of Springs Road, if sites are available and appropriate for the proposed activity.~~

~~Explanation and Reasons~~

~~The area described in Policy B4.3.50 is preferred for residential development for the following reasons:~~

- ~~—— Surrounding land uses — this area adjoins existing Living and Business zones on three sides, see the Town Form Policy B4.3.3.~~
- ~~—— Access — this area can be accessed by traffic without using Gerald Street, see policies B2.1.8 and B2.1.9.~~
- ~~—— Soil type — this area is the only land adjoining Lincoln township which does not contain LUG Class I and II soils, see Policy B1.1.8.~~

~~— The land is not in that area identified in the RPS as being land between West Melton and Tai Tapu that should be maintained in recreational or rural uses (Objective 3 and Policy 5 of Chapter 12), see Policy B1.4.17.~~

~~Sites in this area must be appropriate for residential activities, in accordance with the objectives and policies of the District Plan.~~

Policy B4.3.51

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

Explanation and Reasons

Residents in Lincoln have expressed concerns about the effects, on pedestrian safety, of traffic along Gerald Street. The resulting ‘traffic calming’ works mean Gerald Street may not be as efficient for carrying vehicles ‘through’ the township as an alternative road intersecting directly with Springs Road, Ellesmere Road or Birches Road. This policy is consistent with policies B2.1.8 and B2.1.9.

Policy B4.3.52

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”.

Explanation and Reasons

Stormwater disposal at Lincoln is commonly disposed of by a reticulated system that drains into the LI or LII waterbodies. These waterbodies flow into Te Waihora/Lake Ellesmere. Stormwater runoff can adversely affect these waterbodies by changing the sediments and contaminants contained in the stormwater, or the rate at which stormwater runs off the land. Policy B4.3.52 is to ensure no adverse effects arise from these changes. It is consistent with Policy B1.2.2.

Policy B4.3.53

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

Explanation and Reasons

A study prepared for the Council (Barber, 1999: Demand for Land for Commercial and Industrial Uses in Selwyn District) indicates that if projected residential growth occurs at Lincoln, there will be a shortage of space for associated business activities in the current Business 1 Zone.

In submissions on private requests for plan changes to rezone land at Lincoln, residents have expressed concerns about the impacts of additional residents on schools and other community facilities. Policy B4.3.53 is consistent with Policy B2.3.1.

Policy B4.3.54

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 2 and 3 Zones or surrounding Rural Zone.

Explanation and Reasons

Activities in the Business 2 and 3 Zones and associated activities in the immediately adjoining Rural Zone may have effects that are incompatible with the amenity values of residential areas. An example is that sewage holding ponds south of the Living 1A Zone. To ensure existing activities in these zones continue relatively freely, residential development should be kept to the east of the Business 3 Zones, unless it is developed under conditions that ensure any potential ‘reverse sensitivity’ effects are minor. Policy B4.3.54 is consistent with policies B3.4.37 and B2.2.5.

Policy B4.3.55

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.

Explanation and Reasons

Objective 3 and Policy 5 of Chapter 12 of the RPS identify an area of land between Christchurch City and a line extending from West Melton to Tai Tapu as having important landscape and amenity values. The RPS seeks to maintain this land in “rural and recreational” areas. Policy B1.4.17 of the District Plan addresses this issue.

The area identified by the definition in Chapter 12, Objective 3 and Policy 5 of the RPS is currently to the north of Lincoln so that the present urban area is not constrained by that policy. If, however, Lincoln grows to the north it is likely that such future growth will need to take account of the RPS policy.

Policy B4.3.56

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

Lincoln

Outline Development Plan Area 1

- **ODP Area 1 to align with ODP Area 5;**
- **Provision of a main east-west road originating from Weedons Road, linking Springs Road to Moirs Lane in the southern area of ODP Area 1;**
- **Provision of secondary and tertiary roads connecting to the roading network within the adjoining subdivision to the north of the ODP area;**
- **Provision of main pedestrian and cycle links to the township and university;**
- **Provision of a comprehensive stormwater/wetland system, including stormwater wetland areas where required to accommodate necessary flows;**
- **Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main truck connections where necessary.**

- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows.
- Maintenance of the buffer zone (150m) around the perimeter of the sewerage treatment plant;
- Provision of a building setback and landscape buffer adjacent to Springs Road and between residential properties and the rural land to the south of the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 2

- ODP Area 2 to align with ODP Area 3;
- Provision of main east-west road linking Southfield Drive to Ellesmere Road south of Edward Street;
- Provision of main north-south road linking Edward Street to main east-west road west of Ellesmere Road;
- Provision of Rail trail route, and main pedestrian and cycle links to the township and university;
- Provision of main pedestrian and cycle links along the eastern side of the Liffey (L1) waterway and both sides of the L2 waterway;
- Provision of a comprehensive stormwater/wetland system, including stormwater wetland areas where required to accommodate necessary flows and secondary flow paths or flood capacity measures away from residential property;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary; Recommendation 37)
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision of a 20m reserve along the eastern side of the Liffey (L1) waterway and both sides of the L2 waterway;
- Provision of a building setback and landscape buffer adjacent to Ellesmere Road;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area;

Outline Development Plan Area 3

- ODP Area 3 to align with ODP Area 2 and ODP Area 4;
- Provision of a main north-south road linking Edward Street (aligning with Southfield Drive) and Birchs Road adjacent to ODP Area 4;
- Provision of a main road link from the main north-south road to link to Edward Street aligning with main road from ODP Area 2.
- Provision of Rail trail route, and main pedestrian and cycle links to township, including routes via 'Browns Lane' and adjacent to both Ellesmere Road and Edward Street (NOTE: The 'Browns Lane' route shall be deferred until residential development of the 'Duncan's Block' has occurred) – (Recommendation 38 - Lincoln ODPs);
- Provision of a comprehensive stormwater conveyance system to accommodate necessary flows within both the northern and southern catchment boundaries;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision for riparian corridor/reserve along stream to Ellesmere Road;
- Provision of a building setback and landscape buffer adjacent to Ellesmere Road and Edward Street;

- Provision of one Neighbourhood Centre (Recommendation 2);
- Provision for a new primary school and other community facilities including sports fields and playgrounds; (Recommendation 38)
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 4

- ODP Area 4 to align with ODP Area 3;
- Provision for a main road connection between Birchs Road and Boundary Road aligning with main road from ODP Area 3;
- Avoidance of any direct vehicular access onto Tancreds Road and the northern frontage of Birchs Road;
- Provision of main pedestrian and cycle links to the town centre;
- Interface with existing reserve areas;
- Provision for maintenance of capacity and flows of Paparua Water Race.
- The potential for reverse sensitivity with surrounding rural land which includes but is not limited to: dust (during cultivation and harvesting), spray drift, irrigation drift, noise from bird scaring devices, noise and headlight glare from machinery, smoke from “burn off”, and odour;
- Provision of a comprehensive stormwater/wetland system, including stormwater wetland areas where required to accommodate necessary flows;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision of a building setback and landscape buffer adjacent to Tancreds Road and the northern frontage of Birchs Road;
- Provision of a 20 metre (minimum) building setback and landscaped non-recreational buffer adjacent to ‘Smith’s Block’, with hedging by slow growing, tightly branched evergreen natives. (Recommendation 39)
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 5 (Recommendation 40)

- ODP Area 5 to align with ODP Area 1;
- Provision of a main road link originating from Weedons Road, linking to Springs Road aligning with the southern most east-west main road from ODP Block 2;
- Provision of main pedestrian and cycle links to university;
- Provision of landscaped buffer areas between industrial areas and adjoining land uses, including any specific District Plan provisions to address potential adverse amenity effects, where appropriate.
- For the Living Z Zone, provision of one roading connection off Springs Road to service the residential development only;
- For the Business 2 Zone, provision of one roading connection off Springs Road to service the business development only;
- No roading access between the Living Z and Business 2 zones;
- Provision of a 50m buffer between the Living Z and Business 2 zones to be used as a landscape buffer with the potential to become a limited access bypass road (subject to confirmation by the Selwyn District Council)
- Provision of pedestrian and cycle links within the ODP area that could connect with the adjoining urban area to the north and the east;

- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Provision for an integrated stormwater management system (Recommendation from Reconvened Hearing);
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a minimum net density of 10 households per hectare averaged over the Living Z zone.

Outline Development Plan Area 6

- Provision for a road extension from North Belt to the northern ODP boundary, aligning with William Street;
- Provision of main pedestrian and cycle links to the town centre;
- Provision for cycle and pedestrian facilities through to the Community Centre and Domain sites;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Provision for stormwater management system;
- Provision of a minimum net density of 15 households per hectare averaged over the ODP area.

Explanation and Reasons

A Structure Plan has been prepared to facilitate the integrated growth of Lincoln Township to accommodate an additional 3,900 households by 2041. The Lincoln Structure Plan is based on projected figures from the Urban Development Strategy and Regional Policy Statement, which identify Lincoln as a south-western growth centre.

Due to the large amount of land within the township Urban Limit, the Greenfield growth area has been broken into a number of Outline Development Plan (ODP) areas. Each area is to be developed in accordance with an individual outline development plan while achieving the strategic outcomes sought for the entire township.

Each ODP area has been identified predominately by using significant features that cause severance e.g. major roads or rivers, whilst also taking into consideration the ability to provide for infrastructure. Smaller ODP areas have generally been avoided as they will reduce the potential to achieve a strategic outcome. One exception in Lincoln is ODP Area 6, which due to its location adjacent to the Lincoln Community Centre and its use for medium density purposes only, is suited to a small ODP. Comparatively, providing one ODP for the entire area will create difficulties with multiple land ownership, zoning and staging such that the ability to readily implement future growth, particularly in the short term is likely to be heavily constrained by such difficulties. It is considered therefore that the approach taken with identified ODP areas is both the most practical in terms of maintaining the strategic objective and enabling development to continue in the short term. It is also considered that this approach is consistent with the Regional Policy Statement.

Whilst an ODP is generally conceptual in nature, some specific criteria have been listed which must be addressed in an ODP for any of the identified ODP areas. Each ODP area within Lincoln has specific requirements that have been identified through the Structure Plan process. Where an ODP is not already prepared, important infrastructure requirements have been listed under this specific criteria and these include matters such as roading links, water supply, stormwater management, wastewater treatment and disposal, Rail trail route, and pedestrian and cycle links to the town centre and university and esplanade reserves. These criteria must be addressed

when preparing an ODP within an ODP area in Lincoln. It is also relevant to consider this criteria where a change to an operative ODP is proposed, as noted in Policy B4.3.9.

General Policies

General policies which may be particularly relevant to Lincoln include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policies B1.1.3 and B1.1.8	Possible contaminated soil in areas used for agricultural research in the past. Lincoln is surrounded by “versatile soils” except to the south-west (LUC Class I or II)
1.2 Water	Policy B1.2.2 and B1.2.5	Stormwater disposal to LI and LII. Reticulated sewerage.
2.1 Transport	Policy B2.1.8 and B2.1.9	Community perceptions of traffic on Gerald Street. Impact of growth of Lincoln and road links into Christchurch City
2.2 Utilities	Policies B2.2.1 and B2.2.4	Impacts of rate of residential growth on Lincoln’s sewerage system
2.3 Community Facilities (and Reserves)	Policy B2.3.1	Impact of rate of residential growth at Lincoln on community facilities
3.4 Quality of the Environment	Policy B3.4.37	Reverse sensitivity issues, Business 3 and Rural zones

Reticulated Sewage

Reticulated sewage treatment and disposal is required at Lincoln. Increases in the capacity of the public system is currently limited by:

- An agreement between Christchurch City Council and Selwyn District Council over the volume of effluent that can be piped to the City and when it is sent.
- The capacity of the holding ponds at Lincoln and the reticulation system in Christchurch City.

RESIDENTIAL AND BUSINESS DEVELOPMENT – SPECIFIC POLICIES FOR TOWNSHIPS

ROLLESTON

Policy B4.3.68

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

Outline Development Plan Area 1

- Provision of local secondary road connections through the area to Dunns Crossing Road, Brookside Road, and Stonebrook Drive;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the east and south;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary (Recommendation no.16);
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Potential provision of primary school subject to agreement with Ministry of Education (Recommendation 17);
- Provision of one Local Centre (Recommendation 2);
- Provision of a 40m noise abatement zone from State Highway 1;
- Provision of local neighbourhood parks and a key open space corridor along the alignment of the unformed East Maddisons Road. Green pedestrian and cycle linkages are to be provided from the balance of the area to this open space corridor;
- Provision of a mix of housing densities within the area, with medium density housing to be located in close proximity to local parks and the central open space corridor;
- Provision of a minimum net density of 11 households per hectare averaged over the ODP area.

Outline Development Plan Area 2

- Vehicle access to be via a secondary road connection from the Markham Way cul-de-sac with no direct vehicle access onto Norman Kirk Drive or Rolleston Drive;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- The stopping of an unformed portion of road 'Dick Roberts Place' along the area's western boundary will need to be addressed through a separate road stopping procedure;
- Identification of the whole of this ODP area as a medium density housing area, apart from a strip adjacent to the existing dwellings to the west where lower density lots are to be located to provide an area of transition between the existing dwellings and higher density units;
- Provision of pedestrian and cycle link between Rolleston School and Markham Way (Recommendation 20)
- Provision of a minimum net density of 20 households per hectare averaged over the ODP area.

Outline Development Plan Area 3

- Provision of local east-west secondary road connections through the ODP area to the existing "Park Lane" subdivision;
- No direct vehicle access from State Highway 1 and restricted vehicle access from Levi Road, to maintain the operational status of these primary roads, with lots fronting Levi Road to have an alternative access such as slip lanes;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the west and the rural area to the east;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;

- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood parks, including a gateway reserve on the southeastern corner of the ODP area adjacent to Levi Road;
- Provision of larger lots of at least 1,000m² around the northern, eastern, and southern boundaries of the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 4

- Provision of a local secondary road connection to Levi Road and Lincoln Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the west and the rural area to the east;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 15 households per hectare averaged over the ODP area.

Outline Development Plan Area 5

- Provision of District-function recreation and open space facilities;
- Provision of a secondary school;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area and ODP area 6.

Outline Development Plan Area 6

- Provision of a main east-west primary road connection through the area from near the intersection of Goulds Road and East Madison Road to Springston Rolleston Road;
- Provision of two local north-south secondary road connections through the area, to provide connections between ODP area 5 to the north and the primary road noted above and future urban areas to the south;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area and ODP area 5;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of one Local Centre adjacent to ODP area 5;
- Provision of one partial (not exceed 1000m² gross floor area) Neighbourhood Centre in the vicinity of the intersection of Goulds Road and East Maddisons Road (Recommendation 2);
- Provision of local neighbourhood parks;
- Provision of a mix of low and medium density housing areas with a minimum net density of 13 households per hectare averaged over the ODP area.

Outline Development Plan Area 7 (Park Grove) – Living Z (Recommendation 29)

- Provision of a main east-west primary road connection through the area linking up to two access points off Overbury Crescent;
- Provision of a 40m noise abatement zone from State Highway 1;

- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 19 households per hectare averaged over the ODP area.

Outline Development Plan Area 8 (Park Lane) – Living Z (Recommendation 30)

- ODP Area 8 to align with ODP Area 3;
- Provision of main north-south primary road connection from Marlowe Place to Beaumont Drive;
- Provision of three local east-west secondary road connections to ODP Area 3 (including one connect from Shadbolt Drive to ODP Area 3);
- Provision of a 40m building setback from the State Highway 1;
- No direct access off State Highway 1;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 9 (Helpet Park) – Living Z Deferred (Recommendation 25)

- ODP Area 9 to align with ODP Area 11;
- Provision of a local north-south secondary road connection from Lowes Road to ODP Area 11;
- Provision of a local east-west secondary road connection from Springston Rolleston Road to Lincoln Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area.

Outline Development Plan Area 10 (East Maddisons / Goulds Road) – Living Z Deferred (Recommendation 27)

- ODP Area 10 to align with ODP Area 6;
- Provision of main east-west primary road connection from East Maddisons Road to Goulds Road;
- Provision of local east-west secondary road connections from East Maddisons Road to Goulds Road;

- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area).

Outline Development Plan Area 11 (Branthwaite Drive) – Living Z Deferred (2021) **(Recommendation 24)**

- ODP Area 11 to align with ODP Area 9;
- Provision of main north-south primary road connection from ODP Area 9 linking up with Branthwaite Drive and to future development to the south of ODP Area 11;
- Provision of main east-west primary road connection from Springston Rolleston Road to Lincoln Rolleston Road
- Provision of two local east-west secondary road connections from Springston Rolleston Road to Lincoln Rolleston Road
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Potential provision of two Local Centres
- Potential provision of one partial Neighbourhood Centre
- Provision of local neighbourhood parks
- Provision of a minimum net density of 14 households per hectare averaged over the ODP Area

Explanation and Reasons

A Structure Plan has been prepared to facilitate the integrated growth of Rolleston Township to accommodate an additional 5,375 households by 2041. The Rolleston Structure Plan is based on projected figures from the Urban Development Strategy and Regional Policy Statement, which identify Rolleston as a south-western growth centre.

Due to the large amount of land within the township Urban Limit, the Greenfield growth area has been broken into a number of Outline Development Plan (ODP) areas. Each area is to be developed in accordance with an individual outline development plan while achieving the strategic outcomes sought for the entire township.

Each ODP area has been identified predominately by using significant features that cause severance e.g. major roads, whilst also taking into consideration the ability to provide for infrastructure. Smaller ODP areas have generally been avoided as they will reduce the potential to achieve a strategic outcome. One exception in Rolleston is ODP Area 2 due to it being the last large vacant lot close to the existing town centre available for comprehensive development. Comparatively, providing one ODP for the entire Township will create difficulties with multiple land ownership, zoning and staging such that the ability to readily implement future growth, particularly in the short term is likely to be heavily constrained by such difficulties. It is considered therefore that the approach taken with identified ODP areas is both the most practical in terms of maintaining the strategic objective and enabling development to continue in

the short term. It is also considered that this approach is consistent with the Regional Policy Statement.

Whilst an ODP is generally conceptual in nature, some specific criteria have been listed which must be addressed in an ODP for any of the identified ODP areas. Each ODP area within Rolleston has specific requirements that have been identified through the Structure Plan process. Where an ODP is not already prepared, important infrastructure requirements have been listed under this specific criteria and these include matters such as roading links, water supply, stormwater management, wastewater treatment and disposal, and pedestrian and cycle links. These criteria must be addressed when preparing an ODP within an ODP area in Rolleston. It is also relevant to consider this criteria where a change to an operative ODP is proposed, as noted in Policy B4.3.9.

General Policies

General policies that may be particularly relevant to Rolleston include:

Plan Section	Objectives / Policies	Issue
1.1	Land and Soil Policy B1.1.8	'Versatile soils' are located north of the township (LUC Class I or II)
1.2	Water Policy B1.2.5	Reticulated sewage is required
2.1	Transport Policies B2.1.17, B2.1.22 and B2.1.23	Confining Rolleston to one side of SH1/SIMTL. Christchurch International Airport
2.2	Utilities Policy 2.2.1	Impact of rate of town growth on utilities
2.3	Community Facilities (and Reserves) Policy 2.3.1	Impact of rate of town growth on community facilities
3.4	Quality of the Environment Policies B3.4.35, B3.4.36 and B3.4.38	Consolidating Business zones and reverse sensitivity effects
4.1	Residential Density Policies B4.1.2 and B4.1.3	Further subdivision, Living 2 zones

INTRODUCTION TO THE RULES

DEFERRED ZONES

In the Living Z Deferred zones shown on the Planning Maps, the provisions of the Rural (Inner Plains) zone shall apply until such time as an Outline Development Plan for the area has been made operative in the District Plan and sufficient infrastructure and servicing is available.

In the Business 2 Deferred zone in Lincoln shown on the Planning Maps, the provisions of the Rural (Outer Plains) zone shall apply until such time as an Outline Development Plan for the area has been made operative in the District Plan and sufficient infrastructure and servicing is available.

In the Living Z zones shown on the Planning Maps, any area shown within an Outline Development Plan as a **Neighbourhood or Local Centre (Recommendation 2)** is subject to the provisions of the Business 1 zone.

In the Living Z zones shown on the Planning Maps, once the deferral is lifted the provisions of the 'Medium Density areas' shall apply to any individual allotment **smaller than 500m²** and the provisions of the Living 1 zone shall apply to any individual allotment **larger than 500m²**.

4 LIVING ZONE RULES – BUILDINGS

4.6 BUILDINGS AND BUILDING DENSITY

Permitted Activities – Buildings and Building Density

4.6.1 The erection on an allotment (other than a site at Castle Hill) of not more than either:

- One dwelling and one family flat up to 70m² in floor area; or
- One principal building (other than a dwelling) and one dwelling,

shall be a permitted activity, **except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).**

4.6.2 The erection of not more than one principal building on any site at Castle Hill shall be a permitted activity.

Restricted Discretionary Activities – Buildings and Building Density

- 4.6.3 Except as provided in Rule 4.6.6 the erection of not more than two dwellings on an allotment in a Living 1 zone shall be a restricted discretionary activity.
- 4.6.4 Under Rule 4.6.3 the Council shall restrict the exercise of its discretion to:
- 4.6.4.1 Whether each dwelling has adequate outdoor living space for the exclusive use of that dwelling for residential activities; and
 - 4.6.4.2 Whether each outdoor living space will receive direct sunlight on the shortest day of the year; and
 - 4.6.4.3 Whether there is adequate privacy between the habitable rooms of the two dwellings erected on the same allotment; and
 - 4.6.4.4 The proportion of allotments in the street or subdivision where there is more than one dwelling or principal building; and
 - 4.6.4.5 Any adverse effects, including cumulative effects, on the residential density or sense of spaciousness of the area; and
 - 4.6.4.6 The need for a 'step in plan' to be provided at each 20 metre interval along a continuous building wall in order to mitigate any adverse effects of continuous 'building bulk' being close to the boundary of a neighbouring property. The step shall be of sufficient spacing, depth, and length to provide a well articulated façade that provides visual variety and relief from long monotonous buildings.

Note: Building density and site coverage rules both apply.

Discretionary Activities – Buildings and Building Density

- 4.6.5 Except as provided in Rule 4.6.6, the erection on any allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1 or Rule 4.6.3 shall be a discretionary activity in Living 1 zones.

Non-Complying Activities – Buildings and Building Density

- 4.6.6 The erection on an allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1 shall be a non-complying activity in the Living Z, 1A, 1A2, 1A3, 1A4 zones at Prebbleton and all Living 2 and 2A zones.

Note: There is no maximum number of accessory buildings allowed on an allotment, but Rule 4.7 – Site Coverage – applies to all buildings.

4.7 BUILDINGS AND SITE COVERAGE

Permitted Activities – Buildings and Site Coverage

- 4.7.1 Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity.

Table C4.1 Site Coverage Allowances

Zone		Coverage
Living 1	Including garage	35%
	Excluding garage	35% – 36m ²
	<u>Emergency Services</u> only	50%
Living 1A	Castle Hill	35%
Living 1A3	Lincoln	40%
Living 1A4	Lincoln	45%
<u>Living Z</u>	<u>Including garage</u>	<u>35%</u>
	<u>Excluding garage</u>	<u>35% - 36m²</u>
	<u>Medium Density</u>	<u>Including garage 35%</u> <u>excluding garage 35% - 18m²</u> <u>Where a site is located in a Medium Density area and forms part of a comprehensive residential development of 4 or more adjoining lots less than 350m² in size, the maximum site coverage shall be 40% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.</u>
Living 1A2	Prebbleton	35%
Living 1A5	Prebbleton	35%
		For comprehensive residential development, site coverage shall be applied over the whole Living 1A5 Zone
Living 2 and Living 2A (Blakes Road, Prebbleton)	Including garage	Lesser of 20% or 500m ²
	Excluding garage	Lesser of 20% - 36m ² or 500m ² – 36m ²
	<u>Emergency Services</u> only	40%
Living 2A	Prebbleton and West Melton	10% and a maximum additional area in hardsurfacing of 10%
	<u>Emergency Services</u> only	40%
Living 2A1	Darfield	10% and a maximum additional area in hardsurfacing of 10%
	<u>Emergency Services</u> only	40%

Note: the Living 2 requirement in Rule 4.7.1 does not apply to Dunsandel Primary School.

Temporary Activities

4.7.2 Maximum site coverage rules do not apply to:

- 4.7.2.1 Any building, tent, caravan, trailer or marquee erected for a temporary activity, provided the structure is removed within 2 days after the activity ceases; or
- 4.7.2.2 Any building erected for temporary accommodation associated with a construction project on the site, provided the building is removed within 12 months or when construction ceases, whichever is the shorter time.

Restricted Discretionary Activities – Buildings and Site Coverage

4.7.3 Any activity which does not comply with Rule 4.7.1 shall be a restricted discretionary activity if it complies with all of the following standards and terms:

- 4.7.3.1 The site is located in a Living 1-~~or~~, Living 1A, or Living Z zone and the maximum area of the site covered by a building (s) is:
 - (a) 40% - including a garage; or
 - (b) 40% - 36m² – excluding a garage; or
- 4.7.3.2 The site is located in a Living 1A3 or Living 1A4 zone at Lincoln and the maximum area of the site occupied by a building or buildings is:
 - (a) Living 1A3 Zone 45%; or
 - (b) Living 1A4 Zone 40%.

4.7.3.2 The site is located in a Living Z Medium Density area located within an Outline Development Plan and the maximum area of the site occupied by a building(s) is:

- (a) 40% - including a garage; or**
- (b) 40% - 18m² – excluding a garage; or**
- (c) part of a comprehensive residential development of four or more adjoining lots under 350m² in size, in which case the maximum site coverage shall be 45% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.**

4.7.4 Under Rule 4.7.3, any resource consent application shall not be notified and shall not require the written approval of affected parties, and the Council shall restrict the exercise of its discretion to consideration of:

- 4.7.4.1 The number of sites in the street or subdivision where site coverage already exceeds 35%.

4.7.4.2 Any adverse effects, singularly or cumulatively, on the residential density or 'spaciousness' of the area.

4.7.4.3 In any Living Z Medium Density areas located within an Outline Development Plan only:

- (a) the extent to which a complying outdoor living area and opportunities for tree planting and garden landscaping are to be provided;
- (b) whether there are any areas of communal or public open space in the immediate vicinity of the site.
- (c) the extent to which a balance is achieved between buildings and hardsurfacing, and landscaping and open space;
- (d) the avoidance of an appearance of cramped development that is out of keeping with an open and spacious streetscene; and
- (e) whether the visual effects of increased site coverage are offset by the provision of an attractive, well designed street frontage with good levels of architectural detailing and articulation and the siting of garaging and parking areas to the rear of the site.

Non-Complying Activities – Buildings and Site Coverage

4.7.5 Any activity which does not comply with Rules 4.7.3 shall be a non-complying activity.

4.8 BUILDINGS AND BUILDING HEIGHT

Permitted Activities – Buildings and Building Height

4.8.1 The erection of any building which has a height of not more than 8 metres shall be a permitted activity.

Discretionary Activities – Buildings and Building Height

4.8.2 Any activity which does not comply with Rule 4.8.1 shall be a discretionary activity.

Note

1. Any structure erected in the Living zones at Arthur's Pass or Castle Hill is also subject to Rule 11.1.

4.9 BUILDINGS AND BUILDING POSITION

Permitted Activities – Buildings and Building Position

The following shall be permitted activities:

Recession Planes

4.9.1 The construction of any building which complies with the Recession Plane A requirements set out in Appendix 11, except

~~4.9.1.1 In a Living Z Medium Density area located within an Outline Development Plan, the construction of any building is to comply with a recession plane angle of 45 degrees, with the starting point for the recession plane to be 4m above ground level; and (Recommendation 18)~~

4.9.1.2 where buildings on adjoining sites have a common wall along an internal boundary, the recession plane shall not apply along that part of the boundary covered by such a wall.

Setbacks from Boundaries

4.9.2 Except as provided in Rules 4.9.3 to 4.9.1825, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below.

Table C4.2 - Minimum Setbacks for Buildings

<u>Building Type</u>	<u>Metres from Boundary</u>	
	<u>Internal</u>	<u>Road</u>
<u>Dwelling or principal building</u>	2 m	4 m
Garage: Wall length 7m or less and vehicle door faces <u>road</u>	1 m	5.5 m
Garage: Wall length 7m or less and vehicle door faces <u>internal boundary</u>	1 m	2 m
Garage: Wall length greater than 7m and Vehicle door faces <u>road</u>	2 m	5.5 m
Garage: Wall length greater than 7m and Vehicle door faces <u>internal boundary</u>	2 m	4 m
<u>Accessory Building</u> with wall length not more than 7m	1 m	2 m
<u>Accessory Building</u> with wall length greater than 7m	2 m	4 m
<u>Utility Structures</u>	0 m	0 m

Note: Where a garage is proposed on a corner site i.e. has two road frontages, only one wall may be located up to 2m from a road boundary, provided that that wall does not contain a vehicle door and is less than 7m in length. All other walls are to be set back at least 4m from the road boundary, with walls containing a vehicle door set back 5.5m from the road boundary

Common Wall

4.9.3 Buildings may be sited along an internal boundary of the site if the building shares a common wall with another building.

Castle Hill

- 4.9.4 Buildings or structures shall be setback not less than 6m from the south eastern boundaries of Lots 1 and 2 DP 22544 in the Living 1A Zone at Castle Hill Village.
- 4.9.5 Buildings or structures shall be setback not less than 1.5 metres from all internal and road boundaries within the Living 1A Zone at Castle Hill, except that:
- 4.9.5.1 Along the Living 1A Zone boundaries the minimum setback shall be 3 metres; and
- 4.9.5.2 Where an internal boundary is also the boundary of a reserve (other than a road reserve) exceeding 1 metre in width or of an access lot or right of way there shall be no minimum setback.

Prebbleton

- 4.9.6 Any building in the Living 1A Zone at Prebbleton shall be setback from the road boundary of Trices Road by not less than 10 metres. The 10 metre area shall be landscaped.
- 4.9.7 Any building shall be setback not less than 6 metres from the north east or north west zone boundaries of the Living 1A2 Zone at Prebbleton.
- 4.9.8 Any dwelling shall be setback not less than 3 metres from an internal boundary in the Living 1A2, 1A3 and 1A4 Zones in Prebbleton.
- 4.9.9 Any dwelling in the Living 2A Zone in Prebbleton shall have:
- 4.9.9.1 A setback from any internal boundary other than the southern zone boundary of not less than 6 metres.
- 4.9.9.2 A setback from the southern zone boundary of not less than 20 metres.
- 4.9.10 Any dwelling shall be set back not less than 15 metres from the north eastern boundary of the Living 2A (Blakes Road) Zone.
- 4.9.11 Any dwelling shall be set back not less than 48.2m from the north eastern zone boundary of the Living 2A Def Zone in Prebbleton, as identified in Appendix 19.

West Melton

- 4.9.12 Any dwelling within the area shown in Appendix 20 (Living 1B and Living 2 zones) shall be set back at least 40 metres from State Highway 73.
- 4.9.13 Any dwelling in the Living 2A Zone at West Melton shall have:
- 4.9.13.1 A setback from any internal boundary of not less than 6 metres.
- 4.9.13.2 A setback from any road boundary of not less than 10 metres.

Leeston

- 4.9.14 Any dwelling in the Living 2A Zone at Leeston shall have a setback from any Business Zone boundary of not less than 20 metres.

Living Z Medium Density areas located within an Outline Development Plan

- 4.9.15 Any dwelling or principle building shall be set back a minimum of 3m from any road boundary.
- 4.9.16 Where an allotment has legal access to a private Right of Way or shared access, any dwelling or principle building on that allotment shall be set back a minimum of 3m along the entire length of the boundary with that private Right of Way or shared access.
- 4.9.17 Any garage where a vehicle door faces the road, a private Right of Way or shared access shall be set back a minimum of 5.5m from the road boundary, private Right of Way, or shared access.
- 4.9.18 No garage or accessory building is to be located between the front facade of the dwelling and the road boundary, or the private Right of Way or shared access by which the allotment is accessed.
- 4.9.19 Any dwelling or principle building, excluding garages or accessory buildings, shall be set back a minimum of 2m from any internal boundary. Buildings may however be sited along an internal boundary if the building shares a common wall with another building on an adjoining site.
- 4.9.20 No set back is required for any garage or accessory building from an internal boundary, provided that the total length of garages or accessory buildings adjacent to the internal boundary do not exceed 7m and provided those garages or accessory buildings comply with a 45 degree recession plane measured from 2.5m above ground level at the boundary.
- 4.9.21 All balconies at first floor level and above may only be located in a façade that faces a road boundary or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/ strip purposes.
- 4.9.21.1 Any windows at first floor level or above must:
- face a road boundary, or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/ strip purposes; or
 - Be set back a minimum of 10m from an internal boundary; or
 - Have a sill height of at least 1.6m above internal floor level; or
 - Be obscure glazed, and either non-opening or top- hinged, and be associated with a bathroom, toilet, or hallway.

Temporary Activities

- 4.9.1522 Rule 4.9.2 does not apply to the siting of any building, tent, caravan or trailer on a site if:
- 4.9.1522.1 The building, tent, caravan or trailer is erected for a temporary activity; and
- 4.9.1522.2 The building, tent, caravan or trailer is removed within 2 days of the activity ceasing.

4.9.1623 Rule 4.9.2 does not apply to the siting of any building on a site which is for temporary accommodation associated with a construction project on the site if:

4.9.1623.1 The building is removed within 12 months or when construction ceases, whichever is the shorter time.

Setback from Lincoln Sewerage Treatment Plant

4.9.1724 Any dwelling in the Living 1A and Living Z Zone at Lincoln shall be setback not less than 150 metres from the boundary of the area designated for the Lincoln Sewage Treatment Plant, as identified on Planning Map 116.

Rolleston

4.9.1825 Any dwelling **(other that those within ODP Area 3 and ODP Area 8 in Rolleston – Recommendation 21)**, family flat, and any rooms within accessory buildings used for sleeping or living purposes shall be located no closer than 40m from the State Highway 1 carriageway. Except that this distance can be reduced where the dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes has been acoustically insulated or subject to mounding or other physical barriers so that traffic noise from State Highway 1 is limited to levels set out below, with all external doors and windows closed:

	Day-time (0700-2200 hours)	Night-time (2200-0700 hours)
Within Bedrooms	35 <u>dBA</u> (Leq 1 hour)	30 <u>dBA</u> (Leq 1 hour)
Within Living Area Rooms	40 <u>dBA</u> (Leq 1 hour)	35 <u>dBA</u> (Leq 1 hour)

Living Area rooms means any room in a dwelling other than a room used principally as a bedroom, laundry, bathroom, or toilet.

4.9.26 In ODP Area 3 and ODP Area 8 in Rolleston, no dwelling shall be located closer than 40m (measured from the nearest painted edge of the carriageway) from State Highway 1. (Recommendation 21).

4.9.27 In ODP Area 3 and ODP Area 8 in Rolleston, for any dwelling constructed between 40m and 100m (measured from the nearest painted edge of the carriageway) from State Highway 1:

- Appropriate noise control must be designed, constructed and maintained to ensure noise levels within the dwelling meet the internal design levels in AS/NZS2107:2000 (or its successor) – ‘Recommended design and sound levels and reverberation times for building interiors’;
- Prior to the construction of any dwelling an acoustic design certificate from a suitable qualified and experienced consultant is to be provided to Council to ensure that the above internal sound levels can be achieved.” (Recommendation 21)

Restricted Discretionary Activities – Buildings and Building Position

4.9.1926 Any activity which does not comply with Rule 4.9.1 shall be a restricted discretionary activity.

4.9.2027 Under Rule 4.9.1926 the Council shall restrict the exercise of its discretion to consideration of:

4.9.~~2027~~.1 Any adverse effects of shading on any adjoining property owner; or on any road or footpath during winter.

4.9.~~2128~~ Any activity which does not comply with Rule 4.9.2 and Rules 4.9.4 to 4.9.~~1421~~ and 4.9.~~1825~~ shall be a restricted discretionary activity.

4.9.~~2229~~ Under Rule 4.9.~~2128~~ the Council shall restrict the exercise of its discretion to consideration of:

4.9.~~2229~~.1 Internal Boundary

Any adverse effects on the:

- (a) privacy
- (b) outlook
- (c) shading; or
- (d) amenity values

of the adjoining property, its occupiers and their activities; and

4.9.~~2229~~.2 Road Boundary

Any adverse effects on:

- (a) the character of the street
- (b) safety and visibility of pedestrians, cyclists and motorists, and
- (c) shading of the road or footpath in winter;
- (d) methods to mitigate any adverse effects of traffic noise on the occupants of a dwelling; and

4.9.~~2229~~.3 Any reverse sensitivity issues at the southern zone boundary of the Living 2A zone at Prebbleton.

Discretionary Activities – Buildings and Building Position

4.9.~~2330~~ Any activity which does not comply with Rule 4.9.3 shall be a discretionary activity.

Non-Complying Activities – Buildings and Building Position

4.9.~~2431~~ Any dwelling which does not comply with Rule 4.9.~~1724~~ shall be a non-complying activity.

4.10 RELOCATED BUILDINGS

Note: Any relocated building in the Living zones at Arthur's Pass or Castle Hill is also subject to Rule 11.1.

Permitted Activities – Relocated Buildings

4.10.1 The erection of any relocated building shall be a permitted activity if one or more of the following conditions are met:

- 4.10.1.1 The relocated building is a garage or accessory building; or
- 4.10.1.2 The building is moved from one position to another within the same site; or
- 4.10.1.3 The building is relocated on to a site for a temporary activity and is removed from the site within 2 days of the activity ceasing; or
- 4.10.1.4 The building is relocated on to a site to provide temporary accommodation during a construction project on the site, and the building is removed from the site within the lesser of a 12 month period or when the construction work ceases.
- 4.10.1.5 The building is being relocated within or between schools.

Controlled Activities – Relocated Buildings

- 4.10.2 Any activity which does not comply with Rule 4.10.1 shall be a controlled activity which shall not be notified and shall not require the written approval of affected parties. The matters the Council has reserved control over are:
 - 4.10.2.1 The time period within which the building is to have its new foundations established and covered; and
 - 4.10.2.2 The time period within which any repair work to the exterior of the building is to be repaired; and
 - 4.10.2.3 The standard to which the exterior of the building is to be finished; and
 - 4.10.2.4 Whether any bond is required to cover the cost of reinstatement works in relation to matters listed under Rules 4.10.2.1 to 4.10.2.3, and the type of bond.

4.11 COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN PREBBLETON

Discretionary Activities – Comprehensive Residential Development in Prebbleton

- 4.11.1 In the Living 1A5 Zone in Prebbleton, comprehensive residential development shall be a discretionary activity where Council shall take into account, but not be limited to, the following:
 - 4.11.1.1 Effects associated with the width, location, form and layout of accesses and roads on the amenity of the area;
 - 4.11.1.2 Effects of vehicle parking and garaging on the amenity of the area or the enjoyment of neighbouring properties;
 - 4.11.1.3 The ability to provide adequate vehicle parking and manoeuvring on the site;

- 4.11.1.4 Impacts on the road network in traffic generation and traffic safety;
- 4.11.1.5 The extent to which levels of traffic generation or pedestrian activity will result that are incompatible with the character of the surrounding living environment;
- 4.11.1.6 Effects on the sense and spaciousness of the immediate area and wider neighbourhood;
- 4.11.1.7 The extent to which the scale, form, modulation, design, colours and materials of buildings will be compatible with other buildings in the surrounding area and will not result in visual dominance or incongruency;
- 4.11.1.8 The extent to which site layout and buildings have been designed to avoid adverse effects on the privacy, outlook, access to sunlight and daylight and other amenity values of neighbouring properties;
- 4.11.1.9 The amount of variety in design and size of dwellings on the site, in order to provide a choice of living accommodation;
- 4.11.1.10 Whether the dwellings are clustered in larger or smaller groups and the extent to which the grouping or spacing of dwelling units on the site leads to an attractive and varied development rather than a monotonous one;
- 4.11.1.11 The need for a 'step in plan' to be provided at 20 metre intervals along a continuous building wall in order to mitigate adverse effects of continuous 'building bulk' being close to the boundary of a neighbouring property;
- 4.11.1.12 The attractiveness of the street frontages of the site;
- 4.11.1.13 The extent to which mature vegetation is retained and the character of the site remains dominated by tree and garden plantings;
- 4.11.1.14 Privacy between habitable rooms of neighbouring dwellings;
- 4.11.1.15 The quality of landscaping and its effectiveness in mitigating adverse effects;
- 4.11.1.16 Impacts on the sense of spaciousness of the immediate area and wider neighbourhood;
- 4.11.1.17 The extent to which outdoor living space remains open and not contained or partitioned by fencing;
- 4.11.1.18 Whether the amount of outdoor living space is accessible to, and adequate for, the occupants of all dwellings and whether it will receive direct sunlight on the shortest day of the year.

4.12 COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN LIVING Z MEDIUM DENSITY AREAS LOCATED WITHIN AN OUTLINE DEVELOPMENT PLAN

Restricted Discretionary Activities – Comprehensive Residential Development in Living Z Medium Density areas located within an Outline Development Plan

4.12.1 In a Living Z Medium Density area located within an Outline Development Plan, comprehensive residential development shall be a restricted discretionary activity, which shall not be notified and shall not require the written approval of affected parties. Under Rule 4.12.1 the Council shall restrict the exercise of its discretion to consideration of:

4.12.1.1 Context and Spaciousness

The extent to which comprehensive development responds to the existing context through:

- (a) Providing compatibility in scale between the new development and any neighbouring buildings;
- (b) Being oriented towards adjoining public spaces such as roads, parks, or reserves and presents a front façade with a good level of glazing. Visible pedestrian front entrances and low front fencing;
- (c) Providing dwellings which relate to each other and surroundings in terms of regularity of features such as window height and detailing and a consistency in roof slope and form.

4.12.1.2 Attractive Street Scene

The extent to which the public interface and external appearance of buildings in comprehensive developments:

- (a) Provides dwellings with visual interest when viewed from any public spaces through articulation, roof form, openings and window location;
- (b) Provides visible entry to the dwelling when viewed from the road or the main public access to the development;
- (c) Provides a good level of glazing and overlooking from habitable rooms towards the road and any adjacent public open spaces.
- (d) Building design provides a balance of consistency and variety in the street scene.
- (e) Provides open frontages which will not be enclosed by fences over 1m in height.

4.12.1.3 Dwelling design, position and orientation

The extent to which the dwelling design, position and orientation of buildings in comprehensive developments:

- (a) Locates and orientates dwellings to define external spaces, to allow adequate sunlight and daylight into main living rooms and private outdoor spaces;

- (b) Positions dwellings to ensure that dwellings front on to, and are accessed from, the road, private Right of Way, or shared accessways;
- (c) Positions dwellings to capitalise on any views or natural features;
- (d) Minimises the visual dominance of garaging and vehicle parking areas, especially as viewed from the street or public open spaces. The use of rear courtyards for parking is encouraged.
- (e) Incorporates attractive detailed design including provision of mailboxes and space for bin storage and collection
- (f) Provides attractive and efficient shared parking where required.

4.12.1.4 Visual and acoustic privacy

The extent to which buildings in comprehensive developments achieve visual and acoustic privacy through:

- (a) Avoiding or minimising direct views from the windows of one dwelling into another at distances less than 20m through the use of the following design devices:
 - The shape and position of the buildings
 - The location of windows e.g. off set windows and high sill windows
 - Intervening screening e.g. 1.8 metre high fences (not on road boundary or frontage with accessways), hedges, trees
 - Screening devices on balconies to ensure that they do not overlook windows or private spaces
- (b) The provision of acoustic treatment between dwellings through enhancing separation between openings, effective solid acoustic screening and by locating noise sensitive spaces from noisy activities (e.g. separation of bedrooms from service areas and garages).

4.12.1.5 Private outdoor living spaces

The extent to which comprehensive developments provide private outdoor living spaces that:

- (a) Have the primary outdoor living space directly accessible from an internal living room;
- (b) Have any secondary outdoor living spaces such as balconies directly accessible from living rooms or bedrooms;
- (c) Are located so that the principle private outdoor living space will receive sunshine for a reasonable portion of the day in winter;
- (d) Are located so that the principle outdoor living space is not directly overlooked by windows or balconies of neighbouring dwellings;
- (e) The extent to which communal outdoor living space is provided within a comprehensively designed development and the

functionality of that space for meeting the likely needs of future occupants.

- (f) Are located to the side or rear of the dwelling and not adjacent to the road boundary.

4.12.1.6 Safety and security

The extent to which comprehensive developments are designed to reduce the fear and incidence of crime through:

- (a) The avoidance of narrow alleyways and places of entrapment;
(b) A clear definition between public and private spaces;
(c) The ability to provide casual surveillance of public space from private property and vice versa.

4.12.1.7 Accessibility and connectivity

The extent to which comprehensive developments are designed for accessibility and connectivity through:

- (a) Providing for the safe and efficient movement of pedestrians, cyclists and motorised vehicles within and through the development and to surrounding residential areas and commercial and community facilities;
(b) Providing direct pedestrian and cycle linkages from developments to and between any adjoining reserves and open spaces.

4.13 BUILDINGS AND STREETSCENE

Permitted Activities – Buildings and Streetscene

For all residential development located within a Living Z zone

- 4.13.1 The maximum height of any fence between the front building façade and the street, or a private Right of Way or shared access over which the allotment has legal access, shall be 1m. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m.
- 4.13.2 Garages are to occupy no more than 50% of the width of the building façade facing the road, or a private Right of Way or shared access over which the allotment has legal access.

Restricted Discretionary Activities - Buildings and Streetscene

- 4.13.3 Any activity which does not comply with Rule 4.13.1 and Rule 4.13.2 shall be a restricted discretionary activity.
- 4.13.4 Under Rule 4.13.1 the Council shall restrict the exercise of its discretion to consideration of:

4.13.4.1 The degree to which an open streetscene is maintained and views between the dwelling and the public space, private Right of Way or shared access are retained.

4.13.4.2 The extent to which the visual appearance of the site from the street, or private Right of Way or shared access over which the lot has legal use of any part, is dominated by garden planting and the dwelling, rather than front fencing.

4.13.4.3 The extent to which the proposed fence is constructed out of the same materials as the dwelling and incorporates steps in plan, landscaping, and see-through materials such as railings or trellis.

4.13.5 Under Rule 4.13.2 the Council shall restrict the exercise of its discretion to consideration of:

4.13.5.1 The extent to which the front façade is dominated by habitable rooms and glazing rather than garaging.

4.13.5.2 The extent to which the opportunity for passive surveillance and overlooking of the street, private Right of Way, or shared access from the dwelling is provided.

4.14 BUILDINGS AND PRIVATE OUTDOOR LIVING SPACE

Permitted Activities – Buildings and Private Outdoor Living Space

Living Z Medium Density areas located within an Outline Development Plan

4.14.1(a) In Living Z Medium Density areas located within an Outline Development Plan, each dwelling shall be provided with a private outdoor living space with a minimum area of 50m² and a minimum dimension of 4m.

(b) Where a dwelling forms part of a comprehensive residential development, the minimum area of private outdoor living space is to be 20m² with a minimum dimension of 3m (Recommendation 13).

(c) Any area provided by balconies with a minimum dimension of 1.5m counts towards the minimum required area of outdoor living space.

(d) The outdoor living space (excluding balconies) is not to be located between the front building façade and the road boundary.

Restricted Discretionary Activities – Buildings and Private Outdoor Living Space

4.14.2 Any activity which does not comply with Rule 4.14.1 shall be a restricted discretionary activity which shall not be notified and shall not require the written approval of affected parties. Under Rule 4.14.1 the Council shall restrict the exercise of its discretion to consideration of:

4.14.2.1 The degree to which any reduction in outdoor living space will adversely affect the ability of the site to provide for the outdoor living needs of residents of the site.

4.14.2.2 The extent to which any outdoor living space intrudes in front of any residential unit such that it would be likely to give rise to pressure to erect high fences between the dwelling and the street, to the detriment of an open street scene.

4.14.2.3 The degree to which large areas of public open space are provided within very close proximity to the site.

4.14.2.4 The degree to which any communal outdoor living areas are proposed where individual dwellings form part of a comprehensive residential development.

4.14.2.5 The degree to which a reduction in outdoor living space would contribute to a visual perception of cramped development or over-development of the site.

4.125 SETBACKS FROM WATERBODIES

Permitted Activities – Setbacks from Waterbodies

4.125.1 The siting of any dwelling or principal building or any other structure shall be a permitted activity if it is setback not less than either:

4.125.1.1 20m from the edge of any waterbody listed in Appendix 12; or

4.125.1.2 10m from the edge of any other waterbody (excluding aquifers).

Discretionary Activities – Setbacks from Waterbodies

4.12.2 Any activity which does not comply with Rule 4.125.1 shall be a discretionary activity.

Notes

1. Rule 4.125 does not apply to walkway facilities; utility structures attached to existing buildings or structures; or signs which are permitted activities under Rule 7.
2. The edge of any waterbody is measured from the edge of the bed of the river. The bed is defined in section 2 of the Act as “the space of land which the waters of the river cover at its fullest flow, without overtopping its banks”.
3. Rule 4.125 shall not apply on any allotment adjoining an esplanade reserve or strip along a waterbody where the reserve or strip has previously been vested in the Council.

Reasons for Rules

Natural Hazards

Rules 4.1.1 and 4.1.2 identify Tai Tapu as a township where there is a significant known risk of damage to people or property from flooding and ponding. Rule 4.1.1 does not necessarily

prevent earthworks and building in the township of Tai Tapu; rather, the rule requires a resource consent application for a restricted discretionary activity for larger scale activities, so the nature and level of any risk of hazard, and any mitigation measures proposed, can be assessed.

Rule 4.1.4 prohibits dwellings and principal buildings from being erected between a waterbody and its stopbank. This is due to the high risk in this area of the flooding or ponding of water occurring. Other townships will be affected by this rule if they contain certain land between a waterbody and an associated stopbank.

Rule 4.1.3 restricts dwellings, parts of dwellings and other principal buildings in an area known to be subject to flooding from the Rakaia River.

It is known by the Council that other townships in Selwyn District are likely to be affected by natural hazards. While information is lacking, these include Whitecliffs and Hororata. The objectives and policies section for Natural Hazards (Part B, Section 3.1) identify that the preferred methods to address this issue in such townships is through reliance on the Building Act and section 106 of the Resource Management Act, and by relevant hazard information held by the Council being provided as part of a request for Land Information Memoranda.

Landscaping

A common feature of residential areas is a tidy area between the house and road frontage. There is a 'market' incentive for home owners to keep this area tidy, as it can add value to the house and property. There is not, however, such a direct market incentive for other activities, such as businesses and community facilities, to retain a tidy 'front yard'. The objective of Rule 4.2 is to ensure non-residential activities locating in Living zones maintain this feature of residential areas.

Water Supply

Every house is required to have a potable water supply and effluent disposal, in order to be 'habitable' under the Building Act 2004. The rules in the District Plan set out additional conditions, such as whether the service must be reticulated, to avoid effects on natural and physical resources such as groundwater and amenity values.

Sewage Treatment and Disposal

The townships listed in Rule 4.5.1 either have a reticulated sewerage treatment and disposal system, or need such a system to avoid adverse effects on groundwater. The Council is currently pursuing options for public reticulated sewerage treatment and disposal at Southbridge.

West Melton township does not have reticulated sewerage treatment and disposal, however, it is considered that this is necessary given the position of Environment Canterbury in relation to the rezoning of land at West Melton for residential development.

Rule 4.5 should not be interpreted as an indication that reticulated sewerage will not be needed in other townships in the future, such as Darfield or Kirwee. Environment Canterbury (the Regional Council) is responsible for issuing discharge permits to allow on-site effluent treatment and disposal. If, in the future, permits are no longer issued for a particular township, a reticulated sewerage system may be required.

Building Density

The site coverage rules only apply to the proportion of an allotment at ground level, that is covered in building. Site coverage rules therefore are unable to control the effects on amenity values of higher density forms of residential development above ground level. Rule 4.6 is

intended to manage the effects of such developments as multi-storey block of flats and apartments.

The District Plan recognises that there may be a demand of higher density forms of residential development in townships of the District, particularly in the form of student accommodation at Lincoln. The Plan provides for this is a permitted activity in Business 1 zones, where higher building density is more compatible with commercial amenity values.

The District Plan is not intended to preclude, in Living 1 zones, the erection of medium density housing developments such as small blocks of flats or townhouses. Rule 4.6 therefore provides for this intensity of development as restricted discretionary or discretionary activities, subject to the relevant assessment matters and objectives and policies of the Plan, and the mitigation of any adverse effects on the environment.

In some Living 1 zones, however, the provision of more than one dwelling on an allotment is a non-complying activity. This is because these zones were created as a result of plan changes to the former District Plan. An outcome of the plan change process in those cases was the decision that residential density should be limited to one dwelling per allotment. The new District Plan carries over these decisions.

Due to the lower density environments of the Living 2 zones, it is generally considered inappropriate for there to be more than one dwelling per allotment.

Site Coverage

Rule 4.7 is designed to maintain 'spaciousness' in the Living zones of Selwyn District. It does this by controlling the ratio of land to building rules. The rule does not affect the size of an allotment (only the extent of the lot that can be covered in buildings), therefore a variety of allotment sizes may be provided for. An exemption has been made for Dunsandel Primary School from the maximum building floor space requirement of the Living 2 Zone to bring it into line with other schools which are subject to a percentage of site covered, rather than a maximum floor area figure.

Rule 4.7.3 provides for some allotments to have higher site coverages, as restricted discretionary activities. This enables the Council to meet the demand for small, easy care sections while managing the number of such allotments, so as to maintain overall spaciousness. The rule only applies in Living 1, **and** 1A zones **and Living 2 Medium Density areas located within an Outline Development Plan** because Living 2 zones are distinguished from Living 1 zones by their lower residential density.

Higher levels of site coverage have also been provided for emergency services recognising their importance to the community. Their general one-off locations throughout the district's townships will ensure any impact of increased density on the overall character of an area is minimal.

Significant new development in West Melton will adjoin State Highway 73. The volume of traffic using this road, mainly at "open road" speed limits, requires a degree of physical separation which

Rule 4.7 is designed to maintain 'spaciousness' in the Living zones of Selwyn District. It does this by controlling the ratio of land to building rules. The rule does not affect the size of an allotment (only the extent of the lot that can be covered in buildings), therefore a variety of allotment sizes may be provided for. An exemption has been made for Dunsandel Primary School from the maximum building floor space requirement of the Living 2 Zone to bring it into line with other schools which are subject to a percentage of site covered, rather than a maximum floor area figure.

Building Height

Rule 4.8 sets maximum height requirements for buildings and structures, to ensure they are in keeping with the visual character of the Living zones.

Part of the amenity values of townships in Selwyn District is relatively low density of buildings and views across the townships to rural areas, the Southern Alps/Kā Tiritiri o te Moana and the Port Hills. Rule 4.8 helps to maintain those values by limiting the height of buildings and structures.

In consultation on the district plan (township surveys and public workshops), residents and ratepayers identified that 'sky scrapers', 'office towers' and other multi-storey buildings are not part of the landscape and amenity values of the District. However it was identified that some tall structures, such as power poles and grain silos, are. To that end, Rule 4.8 differentiates between the height of buildings and the height of other structures.

Buildings or structures that cannot comply with Rule 4.8 may be able to be erected in Living zones under an application for a discretionary activity if potential adverse effects on visual character and amenity values are able to be adequately mitigated, remedied or avoided.

Building Position

Rule 4.9 is intended to give property owners maximum flexibility over the use of space on their properties, while affording neighbours adequate protection in relation to sunlight, privacy and outlook. Setback distances are not used to maintain 'spaciousness'. This is done by site coverage while recession planes control shading, and setback distances control privacy and outlook.

In the Living Z Medium Density areas included within an Outline Development Plan, buildings are required to be set back a minimum of 3m from the road boundary, or shared Rights of Way and shared accessways by which the site is accessed. The road boundary setback is smaller than that required for sites in the lower density Living zones in recognition of the higher density character anticipated in the Medium Density areas and the need to enable smaller sites to be used in an efficient manner. Some setback is however still necessary to provide the opportunity for some landscaping and tree planting along the road frontage, Rights of Way, and shared accessways and will help to maintain an open and pleasant street scene and to provide adequate levels of amenity and the opportunity for landscaping along shared driveways. The need for buildings to be set back from private Rights of Way and shared accessways is in recognition that these areas function as private lanes and as such there is a need to maintain adequate levels of amenity along such areas and to ensure that they are not overly dominated by buildings and blank, high boundary fencing.

Garages are required to be set no further forward than the front façade of the dwelling so that they are not visually dominant from the street, private Rights of Way, and shared accessways. Front facing garage doors are required to be set back at least 5.5m from road boundaries, private Rights of Way, and shared accessways to enable vehicles to be parked in front of the doors without intruding over footpaths, road reserve, or shared driveways, and to provide a second informal car parking space for occupants or visitors.

In the Medium Density areas, provision is also made for dwellings and primary buildings to be setback a minimum of 2m from internal boundaries to ensure a degree of daylight is available to ground floor windows. Garages are however able to be erected along the internal boundary in recognition that they are inherently single storey structures and do not contain habitable space, with a tighter recession plane control in place to ensure that they are single storey where they adjoin the boundary. Buildings are able to be built to an internal boundary where they will share a wall with a neighbouring building, in order to facilitate more intensive forms of housing such as semi-detached or terraced typologies. No recession planes apply over that portion of the

boundary where a common wall has been built as there will be no shading effects where buildings share the same wall. To facilitate more intensive forms of housing and to enable two storey dwellings to be designed on relatively small sites, the recession plane requirements start at 4m rather than 2.5m, with a standard 45 degree angle required from all boundaries. This will encourage buildings to be oriented towards the street and rear garden, rather than towards side boundaries.

In the Medium Density areas, balconies at first floor level and above are only permitted in facades that face road or reserve boundaries due to the potential for balconies to have a significant adverse effect on privacy if they are located overlooking internal boundaries. In more intensive residential areas where dwellings are in closer proximity to one another than low density zones and where there is a much greater likelihood of dwellings being higher than single storey, there is an increased need to maintain acceptable levels of privacy. Windows at first floor level or above are therefore only permitted if they either face a road or reserve boundary, are set back a minimum of 10m from an internal boundary (typically the rear garden boundary), or have a high level internal sill or are obscure glazed and are associated with bathrooms or hallways (thereby providing light but preventing overlooking).

Setbacks do not apply to utility structures because these structures have small bulk and are not occupied by people. However, they do apply to utility buildings which have a larger floor area, as such buildings have the potential to cause shading and loss of outlook. They are more likely to be occupied by people and, therefore, can affect privacy.

If the conditions for permitted activities are unable to be met, the proposed building may be able to proceed by application for a discretionary or restricted discretionary activity. The assessment matters for restricted discretionary activities are listed. A reverse sensitivity issue may arise if the 20 metre setback in Rule 4.9.9 for the Living 2A zone at Prebbleton is not met, due to the nature of adjoining rural land uses at the southern zone boundary. This rule was adopted in the decision on a plan change under the previous District Plan. Similarly, Rules 4.9.6, to 4.9.8 were adopted as a consequence of plan changes made operative under the previous District Plan, and those provisions have been carried over.

The siting of a dwelling less than 150m from the Lincoln Sewage Treatment Plant is a non-complying activity, and is therefore not generally considered appropriate. This rule was also adopted as a consequence of a plan change made operative under the previous District Plan.

Relocated Buildings

Generally, the district plan does not control the design and standard of buildings, except for in the alpine villages at Arthur's Pass and Castle Hill (refer to Part B, Section 1.4). Buildings which are relocated as a whole, or in parts, on to a site have to be set on a building pad or foundations and often require restoration work to repair minor damage. If relocated buildings are left sitting on blocks or unrepaired for long periods of time, they can detract from the amenity values of Living zones.

Rule 4.10 identifies minor activities involving relocated buildings for which resource consent is not required. Also set out are the matters the Council will consider for relocated buildings of a large scale or of a permanent nature. The matters include the nature of reinstatement works, the time needed to complete them, and the mechanism to give Council the surety they will be completed.

A controlled activity may not be declined by the Council. It may be approved subject to conditions relating to the matters over which the Council has reserved control.

Note: Rule 4.10 does not affect the ability of a subdivider to impose any private covenant on the new Certificate of Titles related to the style and age of buildings able to be established, or the relocation of existing buildings into their subdivision.

Comprehensive Residential Development in Living Z Medium Density areas located within an Outline Development Plan

Within comprehensive residential developments in Medium Density areas covered by an Outline Development Plan, the Plan enables higher density forms of development to occur. Due to their higher density, such developments need to be planned in a comprehensive manner to ensure that adequate levels of urban design and amenity are achieved. The Plan therefore requires resource consent as a restricted discretionary activity with the Council's discretion limited to the urban design, appearance, and amenity of the development. This provision has been inserted to ensure that the widespread community concerns that have been voiced in other Districts regarding poor quality high density developments are able to be avoided in Selwyn, whilst still enabling the provision of a wide range of housing choice for residents. This provision includes an extensive set of assessment matters to ensure that higher density development provides a good level of amenity for residents, neighbours and views from public places including streets.

Buildings and Streetscene

In the Living Z Zones, solid, high screening structures such as fences and walls that are erected on road boundaries of properties have the potential to cause adverse visual impacts on a pleasant and open streetscene along with other associated effects such as disconnection and reduction in the potential for passive security between dwellings and the street. The rule acknowledges that where sites have frontage to more than one road, the rule only applies to the façade that includes the front entrance to the allotment so that a reasonable degree of privacy is able to be achieved for corner sites or allotments that back onto a second road. On other sites, it is expected that subdivisions will be designed to ensure that privacy can be achieved on the lot and that buildings will have been positioned with the need for private outdoor space in mind.

Another key element in maintaining a pleasant and attractive streetscene is to ensure that developments are not visually dominated by garaging when viewed from the road, private Rights of Way, or shared accessways. The rule therefore limits the width of garages to no more than 50% of the front façade of the dwelling to ensure that front facades contain visual interest, and the opportunities for glazing and passive surveillance. In medium density areas this provision works in tandem with the requirement that garages not project forward of the front building façade to further minimise the visual impact of garaging.

Buildings and Private Outdoor Living Space

A minimum area and dimension of outdoor living space has been required for dwellings in Living Z Medium Density areas located within an Outline Development Plan to ensure that an area of each site is set aside which is sufficient to meet the outdoor living needs of current and future residents of the site. The rule only applies to Medium Density areas as smaller allotment sizes could result in relatively narrow strips of unbuilt land around dwellings that do not provide a useable outdoor living area, unlike larger allotments in the other living zones. The provision of an outdoor area also means that sites retain the opportunity for tree and garden planting which helps to balance the built appearance of higher density areas and visually soften the built environment.

A smaller area of outdoor living area is required for dwellings that form part of a comprehensive residential development due to such units generally being smaller than stand alone dwellings and in recognition that comprehensive residential developments require detailed plans to be assessed as part of a design and appearance consent where the location and functionality of outdoor living spaces can be assessed. Balconies can be counted towards the required outdoor living area in recognition of the positive role that well-located balconies can play in meeting the amenity needs of occupants and providing an alternative outdoor living area that may receive sun at a different time of the day. Balconies can also be a positive design element and are encouraged where they provide passive surveillance of the street or public open spaces without resulting in subsequent pressure from landowners to fence these boundaries to ensure privacy which can happen with ground level outdoor living areas.

Setbacks from Waterbodies

Locating structures close to waterbodies (excluding aquifers) may:

- Cause bank erosion: either on the site; or elsewhere if works have been undertaken on the site to prevent bank erosion;
- Create a potential natural hazard, should the bank be unstable or the waterbody overflow;
- Affect habitat values, and the natural character of the edge of waterbodies; and
- Restrict public access, where public access is provided for.

Rule 4.125 sets the distances for structures from waterbodies (excluding aquifers) as a permitted activity. The distance varies with the type of waterbody, its flood potential and its ecological and recreational values. Structures may be able to locate closer to the waterbody with a resource consent. However, the closer siting (less than 20 metres) of dwellings and principal buildings is generally recognised as inappropriate.

Note: An additional consent may need to be obtained from Environment Canterbury.

5 LIVING ZONE RULES – ROADING

5.2 VEHICULAR ACCESSWAYS

Permitted Activities – Vehicular Accessways

5.2.1 The forming of any vehicular accessway shall be a permitted activity if the following conditions are met:

5.2.1.1 The site has legal access to a formed, legal road; and

5.2.1.2 The site does not have access directly on to a Strategic Road or arterial road listed in Appendix 7; unless:

- (a) The speed limit on that part of the road to which access is gained is 70 km/hr or less; or
- (b) The site is used solely to house a utility structure; and
- (c) The site generates less than 100 equivalent car movements per day; and

5.2.1.3 The vehicular accessway is formed on land which has an average slope of less than 20°; and

5.2.1.4 The vehicular accessway does not have a gradient greater than:

- (a) 1:6 vertical; or
- (b) 1:20 horizontal; and

5.2.1.5 The vehicular accessway is not located closer than:

- (a) 20m to any waterbody listed in Appendix 12; or
- (b) 20m to a site listed in Appendices 3 or 4; and

5.2.1.6 The vehicular accessway is formed to the relevant standards in Appendix 13; and

5.2.1.7 The vehicular accessway complies with the relevant standards in Appendix 13 for distance from intersections.

Restricted Discretionary Activities – Vehicular Accessways

5.2.2 Any activity which does not comply with Rule 5.2.1.2 shall be a restricted discretionary activity.

5.2.3 Under Rule 5.2.2 the Council shall restrict its discretion to consideration of:

5.2.3.1 Whether the site can have access from another road which is not a Strategic Road or arterial road listed in Appendix 7.

5.2.3.2 The design and location of the vehicle crossing.

5.2.3.3 The number and type of vehicles or pedestrians, and using the access.

5.2.3.4 Any adverse effects, including cumulative effects, on traffic safety or flow on the Strategic Road or arterial road.

Discretionary Activities – Vehicular Accessways

5.2.4 Any activity which does not comply with any of Rules 5.2.1.3 to 5.2.1.7 inclusive shall be a discretionary activity.

Non-Complying Activities – Vehicular Accessways

5.2.5 Any activity which does not comply with Rule 5.2.1.1 shall be a non-complying activity.

5.4 VEHICLE PARKING AND CYCLE PARKING

Permitted Activities – Vehicle Parking and Cycle Parking

5.4.1 Any activity which provides for car parking, cycle parking, vehicle loading and parking access in accordance with the following conditions shall be a permitted activity:

Car Park Spaces

5.4.1.1 The number of car parks provided complies with the relevant requirements for the activity as listed in Appendix 13; and

5.4.1.2 All car parking spaces and vehicle maneuvering areas are designed to meet the criteria set out in Appendix 13 for residential activities and Appendix 13 for all other activities; and

Loading Space

5.4.1.3 Each site that is used for an activity which is not a residential activity and which generates more than 4 heavy vehicle movements per day has one on-site loading space which complies with the requirements set out in Appendix 13. The loading space does not count as a car parking space for the purpose of complying with Rule 5.4.1.1; and

Note: Rule 5.4.1.3 does not apply to emergency services facilities.

Strategic Roads

5.4.1.4 Each site which is accessed from a road listed as a strategic road in Appendix 7 is designed so that a motor vehicle does not have to reverse on, or off, the strategic road.

Mobility Impaired Parking

5.4.1.5 Each site that is used for an activity other than a residential activity has one car park space for mobility impaired persons for the first 10 car

parking spaces, and one additional car park space for a mobility impaired person for every additional 50 car parking spaces; and

- 5.4.1.6 Car parking spaces for mobility impaired persons are:
- (a) Sited as close to the entrance to the building or to the site of the activity as practical; and
 - (b) Sited on a level surface; and
 - (c) Clearly marked for exclusive use by mobility impaired persons; and

Cycle Parking

- 5.4.1.7 Cycle parking spaces are provided in accordance with the standards in Appendix 13.

Discretionary Activities – Vehicle Parking and Cycle Parking

5.4.2 Any activity which does not comply with Rule 5.4.1 shall be a discretionary activity.

Reasons for Rules

Roads and vehicular accessways need to be designed and formed to a standard appropriate for the number of vehicles they are likely to carry. The purpose of Rules 5.1 to 5.2.5 is to manage: the safety of motorists and pedestrians; the efficient flow of traffic; and the maintenance and repair of the road or vehicular accessway.

Rules 5.1.1.1, 5.1.1.3, 5.2.1.3 and 5.2.1.5 manage the effects of forming roads and vehicular accessways on slopes, and near waterbodies and special sites. These rules do not prevent roads and vehicular accessways being formed in these areas, but require an application for resource consent (or designation), so potential adverse effects on these more sensitive areas can be addressed.

All sites need legal access. This is usually secured at the time of subdivision but some existing allotments in the District have access on to unformed roads or over other land which is not formally legalised to provide that access.

The Strategic Roads and arterial roads listed in Appendix 7 are the only roads in Selwyn District where the safety of traffic travelling along the routes is given primacy over the other uses of roads, such as the use of roads for property access. This is because of the higher volumes of traffic using those routes and the higher speed of the vehicles. Access to allotments on Strategic Roads may be granted, as a restricted discretionary activity, where there is no alternative road access and the consent authority is satisfied the access can be designed, sited and managed to reduce traffic safety hazards.

Similarly, resource consent for a non-conforming vehicle crossing may be granted as a restricted discretionary activity, if the consent authority is satisfied the vehicle crossing can be designed and sited to mitigate any potential adverse effects on road safety, maintenance, and residential amenity values.

On-site car parking is desirable to reduce potential adverse effects on traffic flow and safety, especially on Strategic Roads. On-site car parking also avoids the potential adverse effects of having vehicles constantly parked outside people's houses. Such effects include lack of on-site parking for visitors, loss of 'street outlook' and reduced privacy. **Within Living Z Medium Density areas located within an Outline Development Plan, the minimum on-site car parking standard**

has been reduced in recognition of the more built-up character of these areas, the potential for smaller dwellings with fewer occupants, and to provide increased design flexibility for small sites. The requirement for a 5.5m setback between garage doors and the boundary with a road, private Right of Way, or shared access means that this area can be used as an informal second parking space for residents or visitors.

Mobility impaired car parking spaces are desirable to make access to activities and facilities easier for people with reduced mobility.

Activities that do not comply with the vehicle and cycle parking rules may be allowed as a discretionary activity if any potential adverse effects associated with the non-conformance are able to be adequately mitigated.

A lack of visibility for road/rail level crossings raises implications for road users and traffic safety.

For that reason, buildings and tree plantings are not permitted if they encroach within the line of sight of a railway crossing as shown in Appendix 13 (Section E13.3.3). This rule reflects the importance of maintaining lines of sight for traffic safety.

12 LIVING ZONE RULES – SUBDIVISION

Notes:

1. The subdivision of any land is not a permitted activity. (This means that subdivision requires a resource consent).
2. If a subdivision is a controlled or restricted discretionary activity, the Council will restrict its discretion to the matters listed in the relevant rule under the heading “Matters over which the Council has restricted the exercise of its discretion”.
3. If subdivision is a discretionary or a non-complying activity, the Council is required to consider all relevant matters under Sections 104, 104B and 104D of the Act.
4. Rule 12 applies to the subdivision of land, within the meaning of Section 218 of the Act.
5. The design of any road, vehicular accessway, right of way or vehicle crossing must comply with Rule 5: Roading.
6. Any earthworks associated with subdivision of land must comply with Rule 2: Earthworks.
7. Erecting any dwelling or other building on any land must comply with Rule 4: Buildings or Rule 6: Utilities.
8. Underlined words are defined in Part D of the Plan.
9. The subdivision of any land adjoining a State Highway which is a Limited Access Road (LAR) firstly requires consent obtainable from Transit New Zealand. This is in addition to the subdivision application that is made with the Selwyn District Council. For any other LAR the consent is required from the Selwyn District Council in addition to the subdivision application.
10. Development contributions under the LTCCP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.^{V30}
11. If a subdivision completed under 12.1 creates a land use activity which no longer complies with the district plan provisions for a permitted activity, a separate land use consent may be required for the land use activity.
12. The Selwyn District Council “Design Guide for Residential Subdivisions in the Urban Living Zones” and “Engineering Code of Practice” should be consulted when preparing subdivision applications.

12.1 SUBDIVISION – GENERAL

Restricted Discretionary Activities – Subdivision – General

- 12.1.1 A subdivision of land, which is not a subdivision under Rules 12.2 or 12.3, shall be a restricted discretionary activity if it complies with the standards and terms set out in Rule 12.1.3.
- 12.1.2 Any subdivision subject to Rule 12.1.1, and which complies with 12.1.3, shall not be notified and shall not require the written approval of affected parties. The Council

shall restrict the exercise of its discretion to consideration of the matters listed in Rule 12.1.4 following Table C12.1.

12.1.3 Standards and Terms

Access

- 12.1.3.1 Any allotment created, including a balance allotment, has legal access to a legal, formed road; and

Water

- 12.1.3.2 Except in Doyleston, any allotment created is supplied with a reticulated water supply which complies with the current New Zealand Drinking Water Standard; and

Effluent Disposal

- 12.1.3.3 Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu or West Melton is supplied with reticulated effluent treatment and disposal facilities; and

Solid Waste Disposal

- 12.1.3.4 Any allotment created is supplied with a facility or service to dispose of solid waste off the site; and

Size and Shape

- 12.1.3.5 Any allotment created, including a balance allotment, contains a building area of not less than 15m x 15m, **except for sites greater than 350m² in area in a Medium Density Area located within an Outline Development Plan where the minimum building area shall be not less than 10m x 15m. For sites that form part of a comprehensive residential development in a Medium Density Area located within an Outline Development Plan there shall be no minimum building area requirement** and;
- 12.1.3.6 Any allotment created, including any balance allotment, complies with the relevant allotment size requirements set out in Table C12.1

Coalgate

- 12.1.3.7 In the Living zones at Coalgate, no allotment has vehicular access directly on to Homebush Road; and

Darfield

- 12.1.3.8 No subdivision of land in any of the areas labelled “Areas 1–5” as shown in Appendix 25, shall take place until:
- (a) A potable water supply is available which is capable of serving the lots within the subdivision; and
 - (b) An Outline Development Plan addressing those matters identified in the explanation and reasons to Policy B4.3.22, Darfield Specific Policies has been incorporated into the District Plan for the area

as identified in Appendix 25 within which the subdivision is proposed.

- 12.1.3.9 Where a potable water supply is available which is capable of serving the lots within the subdivision, and there is an Outline Development Plan which has been incorporated into the District Plan for the area identified in Appendix 25 within which the subdivision is proposed, the subdivision complies with the layout and contents of the Outline Development Plan for that area.
- 12.1.3.10 The subdivision of land shown in Appendix 27 (east of Clintons Road) is in accordance with the plan shown in that Appendix.

Dunsandel

- 12.1.3.11 In the deferred Living Zone (Area A) at Dunsandel, no subdivision of land shall take place until:
- (a) An acceptable effluent disposal system has been identified and/or established; and
 - (b) An appropriate level of density has been identified and a subsequent living zone incorporated into the Plan; and
 - (c) A potable water supply is available which is capable of serving the potential lots within the subdivision; and
 - (d) Investigations are undertaken into any reverse sensitivity issues with the adjoining Business 2 Zone; and
 - (e) An Outline Development Plan has been incorporated into the District Plan identifying; a buffer strip or some other form of mitigation between the new zone and the Business 2 Zone should any reverse sensitivity issues be identified as a result of (d) above, and indicative road layout and pedestrian access between the Living 2 Zone and the domain.
- 12.1.3.12 In the deferred Living Zone (Area B) at Dunsandel, no subdivision of land shall take place until:
- (a) An acceptable effluent disposal system has been identified and/or established; and
 - (b) An appropriate level of density has been identified and a subsequent living zone incorporated into the Plan; and
 - (c) The impact of the subdivision on the intersection of the Browns Road extension with State Highway 1 has been assessed and considered to be acceptable; and
 - (d) A potable water supply is available which is capable of serving the potential lots within the subdivision; and
 - (e) Investigations are undertaken into any reverse sensitivity issues with the adjoining Rural zone; and
 - (f) An Outline Development Plan has been incorporated into the District Plan identifying; a buffer strip or some other form of mitigation between the new zone and the Rural zone should any reverse sensitivity issues be identified as a result of (e) above and an indicative road and pedestrian access layout.

- 12.1.3.13 Upon uplifting of the deferral of Area A or B any subdivision complies with the layout and contents of the Outline Development Plan for that area.

Kirwee

- 12.1.3.14 In the Living 2A zone at Kirwee, no more than 3 allotments have vehicular access to Dawn Place; and

Lincoln

- 12.1.3.15 In relation to the Living 1A Zone at Lincoln:

- (a) a road of at least 20 metres in width is provided to the following points:
 - The western boundary of the zone, 180 metres from the southern boundary of Lot 13 DP 73009.
 - The eastern boundary of the zone, within 50 metres of the southern boundary of the zone; and
- (b) The intersection between Kildare Terrace, South Belt and the South Belt road entrance to the zone is in accordance with the drawing attached as Appendix 18; and

- 12.1.3.16 In the Living 1A Zone at Lincoln, any subdivision plan submitted to the Council is accompanied by a landscape plan detailing plantings to be undertaken and reserve areas to be established generally in accordance with the Concept Plan, C1, C2 and C3, in Appendix 18. The plan is to include a reserve area that extends to the western boundary of the zone below Lot 13 DP 73008. It is to be certified by a Council officer as to its design, layout and location and the extent of reserves, and types of plantings proposed; and

~~12.1.3.17 The cycleway/walkway linking Springs Road to Douglas Street identified in Appendix 18 shall be constructed prior to any other development taking place.~~

- 12.1.3.1817 In relation to the Living 1A1 Zone at Lincoln, any new road intersection onto Edward Street is in accordance with the drawing attached as Appendix 16; and

- 12.1.3.1918 In relation to the Living 1A2 Zone at Lincoln, any new road intersection onto North Belt is in accordance with the drawing attached as Appendix 17; and

- 12.1.3.2019 In relation to the Living 1A, 1A1 and 1A2 zones at Lincoln, any subdivision plan submitted to the Council for consent provides for a minimum of 31 lots; and

Prebbleton

- 12.1.3.2120 In the Living 1A1, 1A2, 1A3, 2A, and any deferred living zone at Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19; and

- 12.1.3.~~22~~**21** In the Living 1A3, 1A4 and 2A zones or any deferred living zones at Prebbleton, no allotment has vehicular access directly onto Springs Road, except for:
- (a) A road or indicative road identified on an Outline Development Plan in Appendix 19; or
 - (b) Any allotments(s) that are wholly contained within the Banham & Tapp Outline Development Plan in Appendix 19, and containing an existing dwelling that utilises an existing vehicular access onto Springs Road; and
- 12.1.3.~~23~~**22** For the Living 1A5 (Deferred) Zone at Prebbleton, until the passing of a Council resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service that land for comprehensive residential development, the rules of the Living 1A2 Zone shall apply to that land and for the avoidance of doubt that land may be developed in accordance with the rules of the Living 1A2 Zone.
- 12.1.3.~~24~~**23** For the Living 1A5 (Deferred) Zone at Prebbleton, upon the passing of a Council resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service that land for comprehensive residential development, the Living 1A5 (Deferred) Zone shall cease to be deferred and the rules of the Living 1A5 Zone will apply to that land, and the rules of the Living 1A2 Zone will cease to apply, without further formality.
- 12.1.3.~~25~~**24** In the Living 1A5 Zone at Prebbleton, subdivision for comprehensive residential development shall be a restricted discretionary activity where a land use consent for a comprehensive residential development has been obtained.
- 12.1.3.~~26~~**25** In the Living 2A Zone at Prebbleton, the maximum number of allotments is 32, and the maximum number of lots on the south side of Trices Road is 8; and
- 12.1.3.~~27~~**26** In relation to the Living 2A (Blakes Road) Zone at Prebbleton, Lots 56, 57, 59 and 60 shall have no vehicular access directly on to Blakes Road; and
- 12.1.3.~~28~~**27** In the Living 2A (Blakes Road) Zone at Prebbleton, the roads and walkways are laid out and formed in substantial accordance with the development plan in Appendix 19. No kerb and channel is constructed over the site beyond the entrance to the site and areas identified in the development plan as requiring footpaths. A footpath between the Living 2A (Blakes Road) Zone and connecting into the existing Prebbleton footpath of Blakes Road is laid and formed.
- 12.1.3.~~29~~**28** For the Living 2A (Deferred) Zone at Prebbleton, prior to the issue of any completion certificate under section 224 of the Act for subdivision of Certificate of Title CB41C/255 (comprising part of the land shown on the Outline Development Plan for the Shaw Block in Appendix 19) a restrictive covenant over the remaining Rural (Inner Plains) zoned land in the form of an appropriate legal instrument acceptable to the Council shall be registered in favour of the Council, the Canterbury Regional

Council and the Christchurch City Council to prevent subdivision of the remaining Rural (Inner Plains) zoned land below 4 hectares.

12.1.3.3029 Until either the passing of a Council resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service any particular area of land subject to a deferred living or until all necessary resource consents have been obtained for a method of treatment and disposal of sewage/ stormwater from a particular area of land subject to a deferred living the rules of the Rural Zone (Inner Plains) shall apply to that land; and

12.1.3.3130 Upon either the passing of a Council resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service any particular area of land subject to a deferred living zone, or until all necessary resource consents have been obtained for a method of treatment and disposal of sewage/stormwater from a particular area of land subject to a deferred living zone, the living zone shall cease to be deferred and the rules of the relevant living zone will apply to that land, and the rules of the Rural Zone (Inner Plains) will cease to apply, without further formality.

12.1.3.3231 In the Living 2A (Blakes Road) Zone, any subdivision of land within the area shown in Appendix 19 shall be in substantial accordance with the development plan shown in that Appendix. Prior to the issue of any completion certificate under section 224 of the Act, a restrictive covenant in the form of an appropriate legal instrument in a form acceptable to the Council shall be registered in favour of the Council and the Canterbury Regional Council and the Christchurch City Council to prevent the further subdivision of Lots 1-7 on the development plan in Appendix 19.

Springston

12.1.3.3332 In relation to the Living 1A Zone at Springston:

- (a) only one access point is provided to Ellesmere Junction Road
- (b) when the single access point is created, the following formation aspects are developed on Ellesmere Junction Road:
 - Southern side: a 2.5 metre wide deceleration lane consisting of two 50 metre long taper lengths and a 50 metre straight.
 - Northern side: a 2.5 metre wide deceleration lane consisting of two 50 metre long taper lengths and a 30 metre straight; and

West Melton

12.1.3.3433 Any subdivision of land within the area shown in Appendix 20 (Living 1, Living 1B, Living 2, Living 2A or Rural Zones) at West Melton complies with the layout and contents of the Outline Development Plan shown in Appendix 20; and

12.1.3.3534 Any subdivision of land within the area shown in Appendix 20 shall:

- (a) provide a bund for mitigation of traffic noise along the frontage of State Highway 73 to a height of not less than 2 m and a width of not less than 8.5 m, which shall be landscaped by retention of existing hedges or new planting of sufficient height to visually screen dwellings from the highway;
- (b) provide a pedestrian/cycle underpass beneath State Highway 73 between the Living 1 and Living 2 Zones, prior to titles being issued for more than 30 dwellings in the Living 2 Zone.

12.1.3.3635 In the Living 2A Zone at West Melton, the maximum number of allotments is 10.

12.1.3.3736 No subdivision of land in the Living 1 (Deferred) or Living 2 (Deferred) Zones at West Melton shall take place until:

- (a) A reticulated community potable water supply is available which is capable of serving the entire lots within the subdivision; and
- (b) A reticulated community sewage effluent treatment and disposal system is available which is capable of serving the entire lots within the subdivision; and
- (c) An Outline Development Plan has been incorporated into the District Plan for the development of all land zoned Living 1 or 2 Deferred west of Weedons Ross Road.

Outline Development Plans

12.1.3.37 Any subdivision within a Living Z Zone that is subject to an operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan and shall comply with any standards referred to in that Outline Development Plan. (Recommendation 4)

Table C12.1 – Allotment Sizes

Township	Zone	Average Allotment Size Not Less Than
Arthur's Pass	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Castle Hill	Living 1A	500m ² , and a minimum <u>allotment</u> size of 350m ²
Coalgate	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
	Living 2	1 ha
Darfield	Living 1	650m ²
	Living 2	5,000m ²
	Living 2 (Deferred)	Refer to Subdivision – General Rules. 5,000m ² if criteria met.

Township	Zone	Average Allotment Size Not Less Than
	Living 2A (Deferred)	Refer to Subdivision – General Rules. 1 ha if criteria met.
	Living 2A1	2 ha
	Living X (Deferred)	Refer to Subdivision – General Rules. What the subdivider nominates, but not less than the average for the Living 1 Zone in the <u>township</u> (650m ²) if criteria met.
Doyleston	Living 1	650m ²
Dunsandel	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
	Living 2	1 ha
	Living (Area A) (Deferred)	Refer to Subdivision – General Rules. Final density still to be determined.
	Living (Area B) (Deferred)	Refer to Subdivision – General Rules. Final density still to be determined.
Glenntunnel	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Hororata	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Kirwee	Living 1	800m ²
	Living 2	1 ha
	Living 2A	1 ha 2 ha for lots along the northern and eastern boundaries of the zone that abuts a Rural Zone.
Lake Coleridge Village	Living 1	800m ²
Leeston	Living 1	650m ²
	Living 1 (Deferred)	4 ha until deferral lifted, then 650m ²
	Living 2	5,000m ²
	Living 2 (Deferred)	4 ha until deferment lifted, then 5,000m ²
	Living 2A	5,000m ²
	Living XA	What the subdivider nominates, but not less than the average for the Living 1 Zone in the <u>township</u> (650m ²)

Township	Zone	Average Allotment Size Not Less Than
Lincoln	Living 1	650m ²
	Living 1A	850m ² Minimum of 31 lots for any subdivision plan
	Living 1A1	650m ² Minimum of 31 lots for any subdivision plan
	Living 1A2	650m ² Minimum of 31 lots for any subdivision plan
	Living 1A3	500m ²
	Living 1A4	1,500m ²
	Living 2	3,000m ²
	Living X	2,000m ²
	<u>Living Z</u>	<u>600m², with a minimum individual allotment size of 500m² (Recommendation 38), except that allotments within a Medium Density area located within an operative Outline Development Plan shall have a maximum average allotment size of 450m² and a minimum individual allotment size of 350m².</u> <u>These requirements exclude any allotment that forms part of a comprehensive residential development identified by a consent notice on the subdivision consent and located within a Medium Density area where there shall be no minimum site size. Subsequent subdivision consent within a comprehensive residential development shall however only be granted following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided, with that subsequent subdivision to have a maximum average density of no more than 350m² per unit.</u>
Prebbleton	Living 1	800m ²
	Living 1A	2,000m ²
	Living 1A (Deferred)	4 ha

Township	Zone	Average Allotment Size Not Less Than
	Following either the Council passing a resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service a particular area of land subject to deferred living zoning, or following all necessary resource consents having been obtained for a method of treatment and disposal of sewage/stormwater from a particular area of land subject to a deferred living zone, the living zone shall cease to be deferred and the rules of the Living 1A Zone will apply.	
	Living 1A1	800m ²
	Living 1A2	800m ² and no more than 10 % at less than 700m ²
	Living 1A3	800m ² and no more than 10 % at less than 700m ²
	Living 1A4	800m ² and no more than 10 % at less than 700m ²
	Living 1A5	800m ² and no more than 10 % at less than 700m ² . For <u>comprehensive residential development</u> , the minimum average area shall be 350m ² .
	Living 1A5 (Deferred)	800m ² and no more than 10 % at less than 700m ²
	Following the passing of a Council resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service that land for <u>comprehensive residential development</u>, the Living 1A5 (Deferred) Zone shall cease to be deferred and the rules of the Living 1A5 Zone will apply. For the avoidance of doubt that land may be developed in accordance with the rules of the Living 1A2 Zone.	
	Living 2	5,000m ²
	Living 2A	5,000m ² Maximum number of allotments is 32, and on the south side of Trices Road the maximum number of allotments is 8
	Living 2A (Blakes Road)	5,000m ² Subdivision shall proceed in substantial accordance with the development plan in Appendix 19
	Living 2A (Deferred)	4 ha
	Following either the Council passing a resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service a particular area of land subject to deferred living zoning, or following all necessary resource consents having been obtained for a method of treatment and disposal of sewage/stormwater from a particular area of land subject to a deferred living zone, the living zone shall cease to be deferred and the minimum <u>allotment</u> size shall be 1.5 ha.	

Township	Zone	Average Allotment Size Not Less Than
	Living X	What the subdivider nominates, but not less than the average for the Living 1 Zone in the <u>township</u> (800m ²)
	Living X (Deferred)	4 ha
	Following either the Council passing a resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service a particular area of land subject to deferred living zoning, or following all necessary resource consents having been obtained for a method of treatment and disposal of sewage/stormwater from a particular area of land subject to a deferred living zone, the living zone shall cease to be deferred and the rules of the Living X Zone will apply.	
Rakaia Huts	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Rolleston	Living 1	750m ²
	Living 1A	Minimum lot area of 300m ²
	Living 1B	1,200m ² with a minimum lot area 750m ²
	Living 1B Deferred	5,000m ² until deferral lifted in January 2010, then 1,200m ² with a minimum lot area of 750m ²
	Living 2	5,000m ²
	Living 2A	1 ha
	<u>Living Z</u>	<u>750m², with a minimum individual allotment size of 550m², except that allotments within a Medium Density area located within an operative Outline Development Plan shall have a maximum average allotment size of 450m² and a minimum individual allotment size of 350m².</u>
		<u>These requirements exclude any allotment that forms part of a comprehensive residential development identified by a consent notice on the subdivision consent and located within a Medium Density area where there shall be no minimum site size. Subsequent subdivision consent within a comprehensive residential development shall however only be granted following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided, with that subsequent subdivision to have a maximum average density of no more than 350m² per unit.</u>

Township	Zone	Average Allotment Size Not Less Than
Sheffield	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
	Living 1A	The size needed for on-site effluent disposal but not less than 800m ²
Southbridge	Living 1	650m ²
Springfield	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Springston	Living 1	800m ²
	Living 1A	800m ²
Tai Tapu	Living 1A	800m ²
	Living 2A	5,000m ²
Waddington	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
West Melton	Living 1	1,000m ²
	Living 1 Deferred	Refer to Subdivision – General Rules. 800m ² if criteria met.
	Living 1B	2,800m ²
	Living 2	5,000m ²
	Living 2 Deferred	Refer to Subdivision – General Rules. 5,000m ² if criteria met.
	Living 2A	Maximum number of allotments is 10, and a minimum <u>allotment</u> size of 1 ha.
Whitecliffs	Living 1	The size needed for on-site effluent <u>disposal</u> but not less than 800m ²
Township	Zone	Average Allotment Size Not Less Than
All <u>Townships</u>	Heritage Buildings listed in Appendix 3	Listed in Appendix 3. The <u>building</u> , curtilage and any other area needed to: - mitigate adverse effects; or - maintain the heritage values of the site
	Community Reserves, Community Facilities and <u>Point Strips</u>	No minimum area
All Living Zones	Calculating <u>Allotment</u> Sizes	

Township	Zone	Average Allotment Size Not Less Than
		The average <u>allotment</u> size shall be calculated as a mean average (total area of allotments divided by the number of allotments). The total area and number of allotments used to calculate the mean shall exclude areas used exclusively for <u>access</u>, reserves or to house <u>utility structures</u>, or which are subject to a designation. Any <u>allotment</u> which is twice or more the size of the average <u>allotment</u> required in the zone, shall be calculated as being: 2 x average <u>allotment</u> size for that zone – 10 m²; or as its actual size, if a covenant is placed on the Certificate of Title to prevent any further subdivision of that land.
All <u>Townships</u>		<u>Allotment</u> sizes for Flats/Townhouses – Living 1 In any Living 1 zone, where two or more <u>dwelling</u>s have been erected on an <u>allotment</u> the average <u>allotment</u> size per <u>dwelling</u> shall be 0.5 x the average <u>allotment</u> size listed in this table for the Living 1 zone in that <u>township</u>.

12.1.4 Matters over which the Council has restricted the exercise of its discretion:

Access

- 12.1.4.1 If any allotment has access on to a State Highway or Arterial Road listed in Appendix 7:
- (a) Any adverse effects, including cumulative effects, on traffic safety and traffic flow on the Strategic Road; and
 - (b) The design and location of the vehicular accessway and vehicle crossing; and
 - (c) Whether access to the allotment(s) can be obtained off another road which is not a Strategic Road either directly or by an easement across other land.

Water

- 12.1.4.2 The provision of water for firefighting; and
- 12.1.4.3 In relation to any new bore to provide a potable water supply:
- (a) Whether the protection zone is located outside of the plume of influence of any sewage treatment and/or disposal system; and
 - (b) The need for the protection zone to be confined to within the boundaries of an allotment; and
 - (c) Any measures proposed to mitigate the potential for any adverse effects on the quality of the water supply.

Solid Waste Disposal

- 12.1.4.4 The appropriateness of the proposed facilities for solid waste collection or disposal, considering:
- (a) The number of allotments; and

- (b) The type of accommodation (permanent or holiday); and
- (c) The distance to a public solid waste collection service or disposal facility.

Utility Cables

- 12.1.4.5 Whether any utility cables shall be laid underground.

Telephone and Power

- 12.1.4.6 Whether telecommunication and electricity connections shall be made available to any allotment; and, if not, the mechanism(s) used to alert prospective buyers of an allotment that these connections are not installed to.

Stormwater Disposal

- 12.1.4.7 The method(s) for disposing of stormwater; and
- 12.1.4.8 Any adverse effects of stormwater disposal on any land drainage scheme which is administered by Selwyn District Council; and
- 12.1.4.9 The quantity and rate of stormwater disposed into any land drainage scheme which is administered by Selwyn District Council.

On-Site Effluent Disposal

- 12.1.4.10 In the Living zones at Arthur's Pass, Coalgate, Darfield, Dunsandel, Glentunnel, Hororata, Kirwee, Rakaia Huts, Sheffield and Waddington, Springfield and Whitecliffs:
 - (a) Whether any allotment is of an appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

Note: The consent authority shall use the requirements of the relevant regional plan and the New Zealand Building Code to measure when on-site effluent treatment and disposal is satisfactory.

Geotechnical Assessment

- 12.1.4.11 The outcome of a comprehensive geotechnical investigation and assessment to assess the risk of liquefaction and lateral spread undertaken in accordance with the most recent NZ Geotechnical Society Guidelines or New Zealand Standard; or an equivalent guideline/standard adopted by the District Council or the New Zealand Government. Where such a hazard is identified, the development shall be designed and constructed to ensure that the magnitude of any liquefaction ground damage and/or lateral spread is reduced to below acceptable levels for both SLS(serviceability limit state) and ULS (ultimate limit state) seismic events. This shall take into consideration potential impacts on land, properties, utility services, roading, buildings and houses.**

12.1.4.12 The method(s) by which prospective purchasers of allotments are to be informed of any fiscal obligations or geotechnical constraints arising from the geotechnical assessment. (Recommendation refer to Decision Page 24)

Roads, Reserves and Walkways/Cycleways

~~12.1.4.11~~13 The provision, location, co-ordination, layout and formation of all roads and vehicular accessways, reserves and walkways/cycleways; and

12.1.4.1214 The avoidance of areas which could create unsafe situations e.g. dark corridors, a lack of natural surveillance or clear sightlines across pedestrian and cyclist routes, or where a safe and secure environment may be compromised; and

~~12.1.4.13~~15 **Whether the design and layout of roading, footpath patterns, and layout of allotments complements the natural characteristics of the site and the design and layout of any adjoining urban areas; and**

~~12.1.4.14~~16 **The length of cul-de-sacs and whether a pedestrian connection is appropriate from the end of the cul-de-sac through to another road; and**

~~12.1.4.15~~17 **The access to cul-de-sacs being from a through road rather than another cul-de-sac; and**

~~12.1.4.16~~18 **The balance of benefits of enclosing a subdivision i.e. gated subdivisions against potential longer term issues for residents, such as maintenance costs of facilities, and costs to the wider community including lack of connectivity or viability of public transport; and**

~~12.1.4.12~~19 The provision, location, coordination, layout and formation of any land required for reserves, which is to comply with the 'Criteria for Taking Land Instead of Cash' clause of the 'Reserves Specific Issues regarding Development Contributions Assessment' in the Development Contribution Policy of the 2006-2016 LTCCP; and ^{v30}

~~12.1.4.13~~20 The provision of footpaths, lighting and street furniture; and

~~12.1.4.14~~21 Any landscaping and tree planting required in the road reserve, recreational reserves, and the margins of cycleways/walkways; and

12.1.4.22 Whether roads and reserves have a coherent and logical layout to facilitate connectivity, legibility and permeability e.g. desire lines are provided to cater for cyclists and pedestrian users.

Note: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Standards (2000) where appropriate, in using its discretion under Rules 12.1.4.~~12~~11 to 12.1.4.~~15~~20.

Special Sites

~~12.1.4.15~~23 For the subdivision of land which contains or adjoins any waterbody (excluding aquifers) any mitigation to protect the hydrological characteristics and any ecological values of the waterbody (excluding aquifers).

12.1.4.1624 If the land to be subdivided contains any place or item which is listed in Appendix 3 as a Heritage, Cultural or Ecological site, or in Appendix 2 as a Designation:

- (a) Any effects (adverse or beneficial) which subdividing the land may have on the values of the site, which are identified in the District Plan; and
- (b) Any proposed mitigation measures to lessen any adverse effects on the site; and
- (c) Whether public access to the site is desirable and, if so, how this may be improved as part of the subdivision; and
- (d) Whether the size and shape of the allotment area is appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site or features on the site.

Size and Shape

12.1.4.1725 The size and shape of allotments in accordance with Rules 12.1.3.5 and 12.1.3.6; and

12.1.4.1826 The size and shape of allotments for the subdivision of a heritage building or site listed in Appendix 3; and.

12.1.4.1927 The shape and alignment of allotments with respect to the potential that dwellings erected on them will have to gain orientation to the sun; and

12.1.4.2028 If any allotment is to be created which is too small to enable a dwelling to be erected on it as a permitted activity under the district plan rules; and

12.1.4.2129 The mechanism(s) used to alert any prospective buyer(s) of the allotment.

12.1.4.30 Whether residential blocks achieve an average perimeter of 800m and maximum perimeter of 1000m, unless precluded by an existing pattern of development. NOTE: Section 4.6 of the “Design Guide for Residential Subdivision in the Urban Living Zones” can be referred to for other examples of how residential blocks can be measured.

Note: The consent authority shall consider a dwelling as being a minimum of 150m² in gross floor area (except in Medium Density areas located within an Outline Development Plan where the minimum gross floor area shall be 80m²), when using its discretion under Rules 12.1.4.1823 to 12.1.4.2228 for compliance with District Plan rules.

Residential Allotments

12.1.4.31 Whether the creation of rear allotments occurs only where it is necessary to reach awkward parts of a site and there is no practical alternative to develop the site; and

12.1.4.32 The design of accessways serving four or more allotments with respect to the creation of an open street environment and whether sites have sufficient frontage to such accessways; and

12.1.4.33 Whether the total number of allotments with no frontage to an adopted road exceeds 20% of the lots in any one Greenfield subdivision and the total number of rear allotments (served by an accessway serving less than four allotments) exceeds half of the 20% allowance. The potential adverse effects of which are related to the lack of an open street environment and/or concentrating small sections as rear allotments; and

12.1.4.34 A variety in sections sizes whilst maximising orientation to the sun.

Context

12.1.4.35 The extent to which the subdivision relates well to its surroundings, cultural features, and makes use of existing features and amenities, such as the retention of trees and water features, view shafts to mountains, or good use of the rural interface to enhance the urban area; and

12.1.4.36 The convenience to community infrastructure such as schools, shops, sports fields and medical facilities; and

12.1.4.37 The location of water races in prominent locations such as along the front of lots rather than along rear boundaries.

12.1.4.38 The retention of existing mature trees within public spaces, but also within residential areas where it is practical to do so e.g. the tree species does not have a tendency to drop debris and sufficient space can be practically retained around the tree to prevent it dying.

12.1.4.39 The retention of shelter belts where they serve to maintain rural character but do not cause excessive shading or maintenance issues on residential properties.

12.1.4.40 The extent to which stormwater treatment contributes to an attractive public realm or provides ecological value.

Utilities and Facilities

12.1.4.2241 The design, siting, layout and construction of any roads, reserves, or other utilities or facilities which shall either:

- (a) Vest in Selwyn District Council as owner or manager; or
- (b) Connect to any road, reserve or other utility which is owned, managed by or otherwise vested in Selwyn District Council; and

12.1.4.~~2342~~ For other utilities and facilities:

- (a) The method(s) by which the operation, maintenance, repaired and any upgrades to those systems shall be managed; and
- (b) The method(s) by which prospective purchasers of allotments are to be informed of any fiscal or managerial responsibilities they have for those services and facilities.

Note: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Standards (2000) where appropriate, in using its discretion under Rule 12.1.4.~~2340~~.

Construction of any Works

12.1.4.~~2443~~ Any measures to mitigate potential adverse effects on people or other parts of the environment from all engineering works associated with preparing land, creating allotments, and installing associated utilities.

Fencing

12.1.4.~~2544~~ Any measures to avoid or mitigate the potential adverse visual effects of 1.8 metre high (or higher) solid fencing being erected along road boundaries where subdivisions "back onto" roads.

Easements

12.1.4.~~2645~~ Any easements or other mechanism(s) needed to obtain or maintain legal access to land or utilities.

High Voltage Transmission Lines

12.1.4.~~2746~~ Where any part of any proposed allotment lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

Esplanade Reserves

12.1.4.~~2847~~ Whether esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12;

12.1.4.~~2948~~ Whether any esplanade strip will be created on any allotment to protect the natural character of the margins of any river, lake or stream listed in Appendix 12.

Prebbleton

12.1.4.~~3049~~ In the Living 1A2, 1A3, 1A4 and 2A zones at Prebbleton, the retention of existing trees that are considered "significant" in terms of the Prebbleton Townscape Plan; and

12.1.4.~~3150~~ In the Living 1A2 Zone at Prebbleton, the retention of the existing stream; and

- 12.1.4.~~3251~~ In the Living 1A2 Zone at Prebbleton, the achievement of a graduated density of allotment sizes such that average lot size generally increases in a southward direction; and
- 12.1.4.~~3352~~ In the Living 1A2 Zone at Prebbleton, without compromising Rule 12.1.4.32, the location of larger sized lots along the north west and north boundaries of the zone; and
- 12.1.4.~~3453~~ In the Living 1A3 Zone at Prebbleton, the necessity for larger allotments along the boundary of the zone adjoining Meadow Mushrooms, so as to mitigate minor odour and noise effects; and
- 12.1.4.~~3554~~ In the Living 1A4 Zone at Prebbleton, the necessity for the Ministry of Education to acquire part of the zone to accommodate the future needs of Prebbleton Primary School.
- 12.1.4.~~3655~~ In the Living 2A Zone at Prebbleton, the need for an interim walkway/cycleway linkage to Springs Road via the north west corner of the zone until such time as a linkage on the land between the Living 1A2 and Living 2A zones is able to be achieved.

Note: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Standards (2000) where appropriate, in using its discretion under Rule 12.1.4.~~3753~~.

Rolleston

- 12.1.4.~~3756~~ The extent to which failure to provide a pedestrian linkage identified in Appendix 23 will result in increased use of private motor vehicles within Rolleston;
- 12.1.4.~~3857~~ The degree to which pedestrian and cycle access throughout Rolleston may be enhanced from an efficiency and amenity perspective through the provision of cycleways and walkways;
- 12.1.4.~~3958~~ The need to provide linkages (road, cycle, walkways) to schools, business areas, community facilities and reserves to ensure that the town develops in an integrated manner;
- 12.1.4.~~4059~~ The need to provide for pedestrian and cycle movement within the road reserve;
- 12.1.4.~~4160~~ The extent to which failure to provide walkways/cycleways may result in a loss of opportunity to enable non-vehicular access by children to and between residential areas, schools and community facilities;
- 12.1.4.~~4261~~ The need for local reserves;
- 12.1.4.~~4362~~ The extent to which failure to provide walkways/ cycleways may result in a loss of pedestrian safety and amenity;
- 12.1.4.~~4463~~ The design guidelines contained in Appendix 23;
- 12.1.4.~~4564~~ The extent to which a failure to conform with the roading pattern identified in Appendix 23 will adversely affect:

- (a) ease of access within and an efficient road network throughout Rolleston; and
- (b) bus routes; and
- (c) the ability of nearby landowners also to conform with the indicative roading layout and the degree to which access (actual or potential) to nearby properties may be changed or compromised.

12.1.4.4665 The extent to which a failure to provide a linkage will adversely affect the future integration of Rolleston in terms of ease of vehicular and non-vehicular access to and between residential areas, business and community facilities.

12.1.4.4766 In the Living 1A and 1B zones every allotment shall be served with underground electric power and telephone services in accordance with the standards specified by the relevant network utility operator.

Tai Tapu

12.1.4.4867 If the land to be subdivided is located in an area which is identified on the planning maps as being in the Living 1A or Living 2A zones at Tai Tapu:

- (a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and
- (b) Any measures proposed to mitigate the effects of a potential natural hazard, including:
 - Building platforms within each allotment, of sufficient size to accommodate a dwelling and associated curtilage; and
 - The filling (with inert hardfill) of any low lying area; and
- (c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.

Restricted Discretionary Activities – Subdivision – West Melton

12.1.5 The following activities shall be restricted discretionary activities:

- 12.1.5.1 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.3451.
- 12.1.5.2 The exercise of discretion shall be restricted to the matters listed in 12.1.5.3 to 12.1.5.6 below.
- 12.1.5.3 Whether any amendments to the roading pattern will retain connectivity and avoid piecemeal and uncoordinated subdivision patterns;
- 12.1.5.4 Whether any amendments to the subdivision would still enable efficient and coordinated provision of services;
- 12.1.5.5 Whether any amendments to the subdivision layout will provide adequately for reserves, pedestrian or cycle linkages;

- 12.1.5.6 Whether any amendments to the subdivision will ensure that there are not an excessive number of lots reliant on a single access point to an adjoining road.

Discretionary Activities — Subdivision – General

12.1.6 The following activities shall be discretionary activities:

- 12.1.6.1 Any subdivision subject to Rule 12.1.1 which does not comply with Rules 12.1.3.9 or 12.1.3.10.
- 12.1.6.2 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.13.
- 12.1.6.3 Any subdivision in the Living 2 Zone at Coalgate or Dunsandel with an average allotment size of less than 1 hectare.
- 12.1.6.4 Any subdivision in a Living 2 zone other than at Kirwee, Coalgate, Dunsandel or Lincoln with an average allotment size of less than 5000m².
- 12.1.6.5 Any subdivision in the Living 2 zone at Lincoln with an average allotment size of less than 3,000m².
- 12.1.6.6 Any subdivision in a Living Z Zone that is not in general compliance with an operative Outline Development Plan.**

In the event that a medium density residential subdivision is proposed outside a Medium Density area shown on an operative Outline Development Plan, and is assessed by the Council as being acceptable, then a consent notice or similar mechanism shall be registered on the title of those lots indicating that the District Plan controls relating to those sites are to be those applying to the Living Z Medium Density areas. Conversely, in the event that lower density subdivision within an area shown on an operative Outline Development Plan as a Medium Density area is assessed as being acceptable then a consent notice or similar mechanism shall be registered on the title of those lots indicating that the District Plan controls relating to those sites are to be those applying to the Living Z lower density areas.

Non-Complying Activities — Subdivision – General

12.1.7 Except as provided for in Rules 12.1.5 and 12.1.6, the following activities shall be non-complying activities:

- 12.1.7.1 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.
- 12.1.7.2 Upon deposit of a Plan of subdivision, any further subdivision (other than by way of boundary adjustment) of any allotment within that Plan of subdivision (other than a balance lot) in the Living 1A Zone at Lincoln.
- 12.1.7.3 In the Living 1A5 Zone at Prebbleton, subdivision for comprehensive residential development shall be a non-complying activity where a land

use consent for a comprehensive residential development has not been obtained.

12.1.7.4 Any subdivision within a Living Z or Living Z (deferred) Zone shown on the Planning Maps shall be a non-complying activity where it does not comply with the provisions of the Rural (Inner Plains) Zone, unless the District Plan contains an operative Outline Development Plan for the area.

12.1.7.5 In a Living Z Medium Density area located within an Outline Development Plan, any subdivision to create an allotment less than 350m² that is not part of a comprehensive residential development shall be a non-complying activity. Subdivision of a comprehensive residential development to create individual lots smaller than 350m² shall be a non-complying activity prior to the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.

Reasons for Rules

Land is usually subdivided, in townships, to create new allotments to be sold as sites for new residential or business development. Subdivision has been the process used in New Zealand to ensure new allotments have appropriate facilities and features to house new buildings. The District Plan continues to manage these effects at subdivision stage because:

- (a) The 'public' expectation is that if an allotment is purchased, it can be built on – especially in townships.
- (b) It is usually more efficient and effective to ensure utilities and facilities are installed when land is subdivided, rather than when each allotment is sold and built on, particularly reticulated services, roads and reserves.

Rule 12.1 identifies the facilities and other conditions necessary to ensure allotments in each township are suitable for building on. The Plan recognises, in Rules 12.2 and 12.3 that some allotments are not subdivided to house new buildings. Rule 12.2 provides separate, less stringent conditions, for the alternation of boundaries between adjoining allotments, where no new allotments are created. The subdivisions provided for in Rules 12.2 and 12.3 are recognised as having less potential effects on the environment than those in Rule 12.1.

Rules 12.1 and 12.2 make subdivision a restricted discretionary activity if the activity complies with all relevant standards and terms. The resource consent application is not notified and does not require the written approval of affected parties. These rules are slightly different from the more common controlled activity for two reasons:

- (a) The consent authority has the discretion to decline 'inappropriate' proposals. Given that the subdivision rules offer increased flexibility for developers in the design and servicing of their subdivisions than was previously the case, this is considered necessary and reasonable.
- (b) A controlled activity is required, under the Act, to be approved. This sometimes resulted in an 'inappropriate' proposal being approved with conditions imposed that, in effect, meant the consent could not be given effect to in terms of the original application (that is, the consent authority was actually declining the application). A restricted discretionary classification avoids this situation.

Outline Development Plans are required in a number of circumstances where the area to be developed is large, or is in multiple ownership. The purpose of Outline Development Plans is to

ensure coordinated development, particularly in terms of roading, pedestrian and cycle links; to improve subdivision design; to assist with staging of subdivision; identifying the location of green space and reserves and access points to the adjoining road network; avoidance of adverse effects; and the retention of any key natural features or physical infrastructure.

Where new residential subdivisions are developed adjacent to strategic highways, noise from traffic can have adverse effects on adjoining dwellings, particularly where there are higher speed limits. In these circumstances noise bunding, building setbacks or other measures will be required.

In Living Z Medium Density areas that are located within an Outline Development Plan, provision has been made for comprehensive residential developments. Such developments are anticipated to result in lots that are generally smaller than 350m², and therefore the development needs to be built in an integrated manner to ensure that acceptable urban design and amenity outcomes are achieved. A minimum of four dwellings designed and built in a comprehensive manner is required to ensure that the building design and relationship to each other has a good standard of urban design. The Plan requires a building commitment to be in place prior to subdivision consent (typically unit titles) being granted to ensure that the lot boundaries are located in a logical position and to also control the creation of very small allotments below 350m² prior to building that could then potentially be sold and built individually, thereby frustrating the creation of a comprehensive, integrated development. Given that the intention of comprehensive residential developments is to facilitate higher density housing options, the final subdivision (post-building) should be such that subdivision does not exceed a maximum average of 350m² per allotment i.e. the comprehensive residential development provisions are to be used for small lots rather than large lot developments which would be counter to the purposes of a Medium Density area.

13 BUSINESS ZONE RULES – STATUS OF ACTIVITIES

1.1 STATUS OF ACTIVITIES

Note: Development contributions under the LTCCP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.

In the Business 2 Deferred zone in Lincoln shown on the Planning Maps, the provisions of the Rural (Outer Plains) zone shall apply until such time as an Outline Development Plan for the area has been made operative in the District Plan.

In the Living Z zones, any area shown within an Outline Development Plan as a **Neighbourhood or Local Centre (Recommendation No 2)** is subject to the provisions of the Business 1 zone, with a consent notice or similar mechanism to be registered on the Certificate of Title for these lots advising owners that the lot is subject to the Business 1 rule package.

22 BUSINESS ZONE RULES — ACTIVITIES

22.1 ACTIVITIES AND CONTAMINATED LAND

...

22.13 RETAILING WITHIN THE BUSINESS 1 ZONE AT ROLLESTON BOUNDED BY ROLLESTON DRIVE, STATE HIGHWAY 1 AND DICK ROBERTS PLACE

Non-Complying Activities: Retailing within the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place

22.13.1 Any retailing activity within the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place shall be a non-complying activity

22.14 RETAILING IN ODP NEIGHBOURHOOD AND LOCAL CENTRES WITHIN THE BUSINESS 1 ZONE

22.14.1 Any retailing activity within a Neighbourhood Centre as identified on ODP contained in Appendix 35 and 36 within either Rolleston or Lincoln with a total retail floor space in excess of 2000m² or individual retail tenancy area greater than 350m² GFA shall be a discretionary activity. (Recommendation 2).

22.14.2 Any retailing activity within a Local Centre as identified on ODP contained in Appendix 35 and 36 within either Rolleston or Lincoln with a total retail floor space in excess of 450m² or individual retail tenancy area greater than 350m² GFA, shall be a discretionary activity. (Recommendation 2).

REASONS FOR RULES

...

Development within the Business 2A Zone at Rolleston

The reasons for the restriction on activities (outdoor storage of materials and the establishment of impermeable surfaces) occurring within 5m of the existing primary shelterbelt is to ensure appropriate mechanisms are in place to maintain the health of the existing primary shelterbelt in instances where development occurs in close proximity to the existing primary shelterbelt.....

Retail Floor Areas within Business 1 zoned Neighbourhood and Local Centres Identified on ODPs

Whilst the Business 1 zone rules also apply to Neighbourhood and Local Centres shown on ODPs, the services and facilities provided for such centres are generally to have a more localised area of influence due to their limited range of activities and accessibility, and accordingly need to complement the existing Town Centres, and not compete with them in terms of being a substantial business or retail destination at a strategic level. Accordingly, such Neighbourhood Centres, as identified by the ODPs should:

Range in size, but generally be 1,000m² - 2,000m² total floorspace and include:

- up to 15 shops, with a maximum retail tenancy of 350m² GFA; and provide
- a limited range of community facilities (Recommendation 2).

Local Centres, as identified by identified by the ODPs should range in size, but generally be up to 450m² total floorspace and include:

- 1 -5 shops, with a maximum retail tenancy of 350m² GFA; and provide
- a limited range of community facilities (Recommendation 2)

24 BUSINESS ZONE RULES - SUBDIVISION

Notes

1. The subdivision of any land is not a permitted activity. (This means that subdivision requires a resource consent).
2. If a subdivision is a controlled or restricted discretionary activity, the Council will restrict its discretion to the matters listed in the relevant rule under the heading “Matters over which the Council has restricted the exercise of its discretion”.
3. If subdivision is a discretionary or a non-complying activity, the Council is required to consider all relevant matters under sections 104, 104B and 104D of the Act.
4. Rule 11 applies to the subdivision of land, within the meaning of section 218 of the Act.
5. The design of any road, vehicular accessway, right of way or vehicle crossing must comply with Rule 17: Roading.
6. Any earthworks associated with subdivision of land must comply with Rule 14: Earthworks.
7. Erecting any dwelling or other building on any land must comply with Rule 16: Buildings, Rule 18: Utilities or Rule 22: Activities.
8. Underlined words are defined in Part D of the Plan.
9. The subdivision of any land adjoining a State Highway which is a Limited Access Road (LAR) firstly requires consent obtainable from Transit New Zealand. This is in addition to the subdivision application that is made with the Selwyn District Council. For any other LAR the consent is required from the Selwyn District Council in addition to the subdivision application.
10. Development contributions under the LTCCP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B.4 for further information on development contributions.^{v30}

24.1 SUBDIVISION – GENERAL

Restricted Discretionary Activities – Subdivision – General

- 24.1.1 A subdivision of land, which is not a subdivision under Rules 24.2 or 24.3, shall be a restricted discretionary activity if it complies with the standards and terms set out in Rule 24.1.3.
- 24.1.2 Any subdivision subject to Rule 24.1.1, and which complies with 24.1.3, shall not be notified and shall not require the written approval of affected parties. The Council shall restrict the exercise of its discretion to consideration of the matters listed in Rule 24.1.4 following Table C24.1.

24.1.3 Standards and Terms

Access

- 24.1.3.1 Any allotment created, including a balance allotment, has legal access to a legal, formed road; and

Water

- 24.1.3.2 Any allotment created is supplied with a reticulated water supply which complies with the current New Zealand Drinking Water Standard; and

Effluent Disposal

- 24.1.3.3 Any allotment created in: Castle Hill, Doyleston, Leeston, Lincoln, Prebbleton, Rolleston or Southbridge is supplied with reticulated effluent treatment and disposal facilities; and

Solid Waste Disposal

- 24.1.3.4 Any allotment created is supplied with a facility or service to dispose of solid waste off the site; and

Size and Shape

- 24.1.3.5 Any allotment created, including a balance allotment, contains a building area of not less than 15m x 15m; and
- 24.1.3.6 Any allotment created, including any balance allotment, complies with the relevant allotment size requirements set out in Table C24.1; and

Outline Development Plan

- 24.1.3.7 Any subdivision within an area that is subject to an operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan. Any subdivision to create a Neighbourhood or Local Centre (Recommendation 2) shall have a consent notice registered on the titles indicating that the District Plan controls relating to those sites are to be those applying to the Business 1 zone.

Prebbleton

- ~~24.1.3.78~~ In the Deferred Business zones at Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19; and
- ~~24.1.3.89~~ Until either the passing of a Council resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service any particular area of land subject to a Deferred Business zone, or until all necessary resource consents have been obtained for a method of treatment and disposal of sewage/stormwater from a particular area of land subject to a Deferred Business zone, the rules of the Rural zone (Inner Plains) shall apply to that land; and

24.1.3.910 Upon either the passing of a Council resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service any particular area of land subject to a Deferred Business zone, or until all necessary resource consents have been obtained for a method of treatment and disposal of sewage/ stormwater from a particular area of land subject to a Deferred Business zone, the Business zone shall cease to be deferred and the rules of the relevant Business zone will apply to that land, and the rules of the Rural zone (Inner Plains) will cease to apply, without further formality.

Rolleston

24.1.3.1011 In that part of the business 2 Zone located south of Jones Road, Rolleston, as depicted on the Landscape development Plan at Appendix 28, no subdivision of land shall take place until all of the landscape planting, irrigation system, and fencing shown on the Landscape Development Plan on that allotment is completed.

24.1.3.1112 In the Business 2 Zone at Hoskyns Road – North, Rolleston as depicted on the Outline Development Plan at Appendix 33 road connections shall be provided to Hoskyns Road and the land to the west and north and a pedestrian link shall be provided to the adjacent Business 2 Zone to the west generally in accordance with those locations identified on the Outline Development Plan. The roads shall be constructed in general accordance with the road cross section examples also included in Appendix 33 (and where any conflict occurs with rule E13.3.1 these cross sections shall take precedence). Furthermore, lots created which abut Hoskyns Road in the locations shown on the Outline Development Plan at Appendix 33 should be designed in such a way that buildings will likely be encouraged to front onto and access onto Hoskyns Road.

24.1.3.1213 In the Business 2 Zone at Hoskyns Road – North as is depicted on the Outline Development Plan at Appendix 33 the following street plantings shall be planted in the roads prior to vesting of the roads in the Council.

(a) Boulevard Road:

- Planting in the median of the road.
- A planting strip of 2 metres down each side of the road.
- Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Business Zone Rule 16.1.5.1.

(b) Secondary roads:

- A planting strip of 2 metres down each side of the road.
- Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Business Zone Rule 16.1.5.1.

24.1.3.1314 The area between the common boundary of the Business 2 Zone and the Rural Zone, as depicted on the Outline Development Plan at Appendix 33, and the principal building shall be landscaped to the following standards:

- (a) The landscaping shall be planted along the Business 2 Zone side of the common boundary.
- (b) The landscaping shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.
- (c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.
- (d) The landscaping shall consist of one or more of the following species:

Macrocarpa

Leyland cypress

Radiata pine

Kahikatea

24.1.3.1415 Existing established hedgerows and vegetation located within the area indicated on the Outline Development Plan at Appendix 33 shall be retained until such time as the new planting required by Rule 24.1.3.13 achieves a minimum height of 3 metres.

24.1.3.1516 In that part of the Business 2 Zone as depicted on the Outline Development Plan at Appendix 33 at the time subdivision consent is sought for the creation of the 'Boulevard Road' the upgrading of Hoskyns Road as depicted on the 'Hoskyns Road Upgrade Plan' included at Appendix 33, which includes an off-road shared cycleway/pedestrian link, must be provided for as part of the works associated with that subdivision.

Note: *The detailing of the intersection between Hoskyns Road and the proposed 'boulevard road' should be designed with regard to integrating the external cycle/pedestrian link with pedestrian and cycle routes on the internal road system.*

24.1.3.1617 In that part of the Business 2 Zone as depicted on the Outline Development Plan at Appendix 33 at the time that the first subdivision consent is sought that application must include an allotment that is to be set aside for the purposes of an Amenity Hub. This allotment is to be a minimum of 1000m² and is to be located generally in accordance with one of the four locations identified on the Outline Development Plan at Appendix 33. The allotment shall be bounded on at least 50% of the length of its boundaries by public roads. The use of the allotment for the purpose of an Amenity Hub is to be secured by way of a consent notice being registered on the Certificate of Title for the allotment identified as the Amenity Hub site.

24.1.3.1718 In that part of the Business 2 Zone as depicted on the Outline Development Plan at Appendix 33 at the time subdivision consent is

sought for any allotment that is to gain access to Hoskyns Road north of the proposed 'Boulevard Road' the upgrading of Hoskyns Road beyond that required by Rule 24.1.3.15 to the intersection with Maddisons Road as depicted on the 'Hoskyns Road Stage 2 Upgrade Plan' included at Appendix 33 must be provided for.

- 24.1.3.1819 Any subdivision of land within that part of the Business 2 Zone as depicted on the Outline Development Plan at Appendix 33 shall provide for the upgrading of the Hoskyns Road/Maddisons Road intersection in accordance with the Traffic Design Group drawing 7030-3-5A dated 02/12/2008 "Proposed Intersection" as included at Appendix 33 prior to any new certificates of title being issued for land within this area.

PART D

DEFINITIONS

C

Comprehensive residential development: shall only apply to the Living L15 zone in Prebbleton **or to a Medium Density area located within an Outline Development Plan.**

In Prebbleton it means 8 or more residential units clustered, planned and designed in an integrated and comprehensive manner. Comprehensive residential development applies where all residential land use and subdivision consents are submitted concurrently or where the required landuse consent for comprehensive residential development is submitted and approved prior to a subdivision consent submitted for the same.

In a Medium Density area located within an Outline Development Plan, it means 4 or more residential units, clustered, planned and designed in an integrated and comprehensive manner. The comprehensive residential development is to be shown via a consent notice on the creation of the balance lot, with any subsequent subdivision consent for the individual units only being granted following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.

L

Local Centre: is a small grouping of convenience stores (in the order of 1-5 stores) servicing resident's day-to-day retailing requirements and predominantly draws people from a localised area. (Recommendation 2)

N

Network Infrastructure: has the same meaning as in section 197 of the Local Government Act 2002. *_{v30}

Net Density: is the number of lots of household units per hectare (whichever is the greater). The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;
- Local (neighbourhood) reserves.

The area (ha) that excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage, or landscape values;
- Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network;
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.

Neighbourhood Centre: is a grouping of principally convenience stores (in the order of 6-15 stores) predominantly servicing the local communities weekly and day-to day retail requirements. (Recommendation 2)

APPENDIX 12

LIST OF WATERBODIES FOR ESPLANADE RESERVES AND STRIPS

Introduction

Table E12.1 outlines the waterbodies on which the Council would like to create esplanade reserves or strips when land in townships is subdivided. The table outlines:

- The preferred instrument (reserve or strip);
- The purpose for which it may be created; and
- The maximum width of the reserve strip; and
- The size of the allotments which are subdivided before the reserve or strip may be created.

In using its discretion whether to create an esplanade reserve or strip in accordance with Table E12.1, the Council shall refer to policies in Part B, these being B1.2.9, B1.3.4 and B2.3.9

Table E12.1 - Esplanade Reserves and Strips

Waterbody	Instrument	Public Access	Min Width	Allotment Size
Bealey River (Arthur's Pass Township)	Reserve	Yes	20m	Any sized subdivision
Hororata River/Cody's Stream (Hororata Township)	Reserve	Yes	20m	Any sized subdivision
L1 Creek (Lincoln Township)*	Reserve*	Yes	20m	Any sized subdivision
L2 River/Ararira (Lincoln Township) (Recommendation No 37)	Reserve	Yes	20m	Any sized subdivision
Halswell River (Tai Tapu Township)	Reserve - where unformed legal road not appropriate	Yes	20m	Any sized subdivision
Selwyn/Waikirikiriri River (Whitecliffs Township)	Reserve	Yes	20m	Any sized subdivision

*Except that on Lot 1 DP 46352 (25B/902) where a 3m reserve, with no public access shall be provided.

See map over page.

PART E

APPENDIX 13

TRANSPORT

13.1 Minimum Parking Space Requirements

13.1.1 Parking Spaces to be Provided

13.1.1.1 For any new activity, or any increase in an existing activity not complying with Section 10 of the Act (Certain Existing Land Uses in Relation to Land Protected), provision shall be made for on-site vehicle parking, for use by staff and visitors, in accordance with Table E13.1, and in compliance with the car park dimensions in Table E13.2.

13.1.1.2 If an activity is not listed in Table E13.1, the activity closest in nature to the new activity shall be used. Where there are two or more similar activities, the activity with the higher parking rate shall apply. Where there are two or more different activities on the site, the total requirement for the site shall be the sum of the parking requirements for each activity.

13.1.1.3 Where different activities are undertaken at different times on a site, or adjoining sites, and the car parking demands of those activities do not coincide, the Council may approve the joint use of car parking spaces where it is deemed appropriate.

Table E13.1 – Minimum Parking Spaces to be Provided

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Residential dwellings	2 spaces per residential dwelling, <u>or 1 space per residential dwelling in Living Z Medium Density areas identified on an Outline Development Plan</u>
Commercial activities	3 spaces per 100m ² Gross Floor Area (GFA) plus 1 space per 100m ² outdoor storage or outdoor display area, plus 1 staff space per 100m ² floor space
Industrial and service activities	2 spaces for the 1st 100m ² GFA and 1 space per 100m ² GFA thereafter.
Places of Assembly and/or Recreational facilities	10 spaces per 100m ² public area or 1 space per 10 seats, whichever is greater
Drive-through facilities, excluding service stations	5 queuing spaces per booth or facility
Service stations	2 queuing spaces per booth or facility. 1 space per 50m ² GFA of shop, plus 1 space per repair bay, 1 space per air hose and 3 queuing spaces per car wash

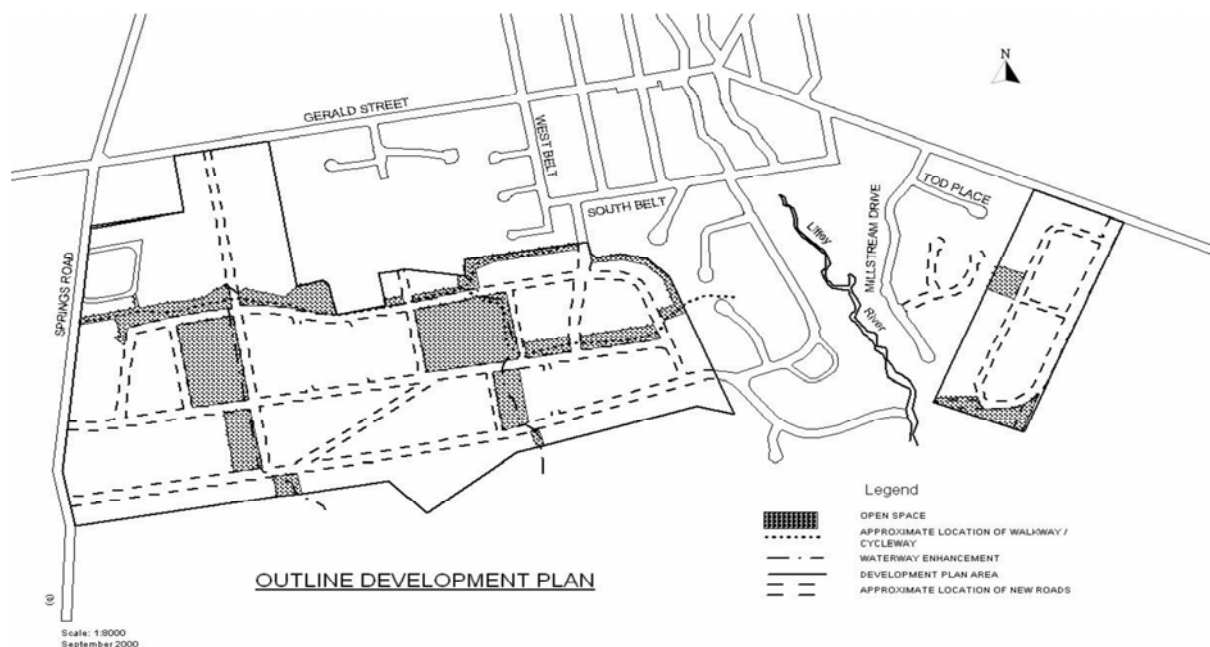
PART E

APPENDIX 18

CONCEPT AND OUTLINE DEVELOPMENT PLAN FOR LIVING 1A ZONE, LINCOLN

Delete the following Outline Development Plan from Appendix 18:

Outline Development Plan



PART E

APPENDIX 35

OUTLINE DEVELOPMENT PLANS FOR LINCOLN

- ODP Area 1
- ODP Area 2
- ODP Area 3
- ODP Area 4
- ODP Area 6

OUTLINE DEVELOPMENT PLAN AREA 1

INTRODUCTION

This Outline Development Plan (ODP) is for Area 1. Area 1 includes 68ha of land comprising the southern half of the “Dairy Block” (a Greenfield site formerly used for educational and research purposes) **and a number of existing rural blocks to the southeast of the Dairy Block (Recommendation No.31).**

The ODP employs sound urban design principles to establish a framework from which future development of the area will be guided. In its formulation, the ODP has considered the provisions of the Selwyn District Plan, the Canterbury Regional Policy Statement, the Lincoln Structure Plan (LSP), and the Ministry for the Environment’s Urban Design Protocol.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network)

INTEGRATION WITH THE TOWNSHIP

Area 1 is located between Lincoln University and the existing Lincoln Town Centre. The formulation of the ODP has considered the relationship between these two significant features, and in particular how that relationship can be enhanced through the future development of the site. The ODP has likewise been designed to integrate with the surrounding land uses, including the approved residential subdivisions which apply to the northern “half” of the Dairy Block.

DENSITY PLAN

The ODP Area shall achieve a minimum net density of 10 households per hectare. Higher density residential uses will be located within ‘Medium Density’ areas adjacent to key open space linkages having access to Primary and Secondary Roads to provide increased housing choice for future residents.

MOVEMENT NETWORK

The primary aim of the overall movement network is to move away from a car-orientated development to a scheme that allows for safe provision of a range of transport options. This has resulted in the creation of short interconnected blocks to encourage connectivity and inter-block permeability, both within the site, and to neighbouring areas.

Streets run generally east-west where possible to allow for correct solar orientation of buildings. The overall network has been designed to accommodate public transport in the event that local services are expanded in the future.

Primary and secondary routes have been identified which form the “backbone” of the network. The Primary Road - which provides for cycle lanes, footpaths, and parking - functions as a collector road, catering to the large proportion of through traffic. It will connect Springs Road in the west to Southfield Drive in the east, and integrate with the road network created by the subdivisions in the Northern Dairy Block. Secondary Roads will also offer footpaths and parking, however their chief function is to provide local access to residences.

The area will include Tertiary Roads to cater solely to local property access; however most of these have not been shown on the ODP. This will allow for appropriate design flexibility at final subdivision stage.

Provision has been made under the LSP for a potential bypass road in the vicinity of the Dairy Block; however no formal plans for the road have been made to date. Nevertheless,

should the Council eventuate a bypass road via the Dairy Block the landscape buffer shown could potentially accommodate such a use and a linkage road could be formed to provide a connection through to Gerald Street.

Active transport options are encouraged by the overall network design. Blocks are designed to be short in length, but where larger blocks occur, provision for mid-block pedestrian linkages should be made.

In addition to the footpaths provided along the road network, off-road pedestrian routes will be available through reserve spaces, including the integrated stormwater management network.

Cycle lanes shall be provided on both sides of the Primary Road. Secondary Roads will be designed to achieve lower overall speeds, creating a safe, comfortable environment for cyclists and pedestrians alike. Off-Road cycle opportunities should be provided within the stormwater network.

The net result of the active transport network will be a neighbourhood which is well integrated internally, and which connects to and links the University, Town Centre and other neighbouring residential, community-based and employment areas.

GREEN NETWORK

Green open spaces will provide amenity for existing and future residents in Lincoln. Key locations and linkages have been shown on the ODP. These spaces should maintain the “open” character of Lincoln and ensure that local residents (particularly those in higher density areas) have adequate provision of and access to quality outdoor spaces. Council's open space requirements cited in the LTP and Activity Management Plans should be adhered to during subdivision design **and as such, these open space areas may be retained in private ownership (Recommendation 35).**

Landscaped buffer areas are proposed in certain areas along the periphery of the ODP Area where it adjoins non-residential activities. This will ensure effects arising from conflicting land uses are minimised, particularly reverse sensitivity with rural neighbours. Unless otherwise specified by Council, buffers will remain in private ownership.

BLUE NETWORK

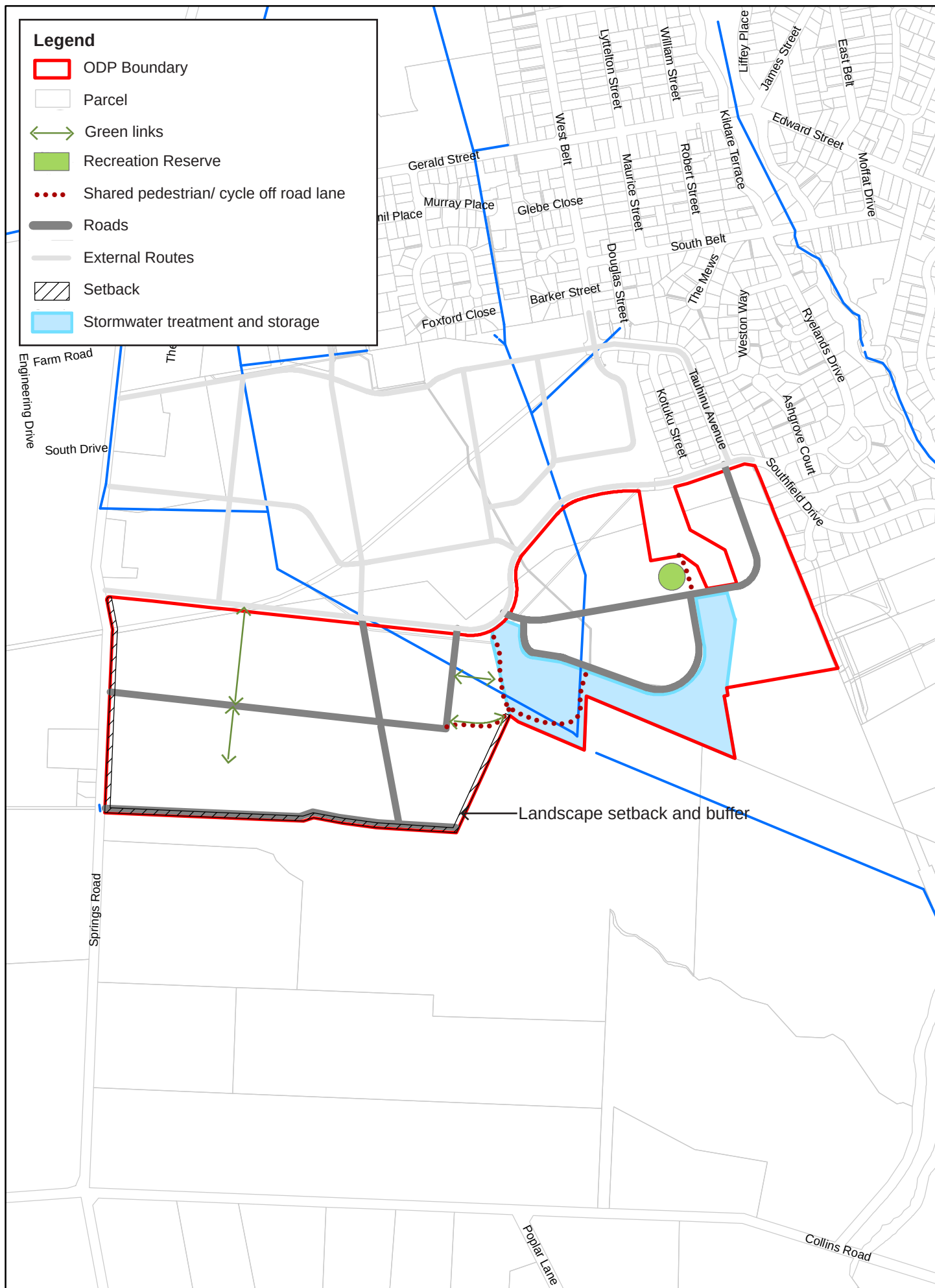
Area 1 provides for an innovative stormwater management network. This system uses five levels of treatment to ensure that discharge quality to the LI (and eventually to Te Waihora) are equal to or better than pre-development levels. This includes a network of swales, sumps, wetponds, wetlands, and attenuation basins. Where appropriate, educational materials should be integrated into the design of the network to raise local awareness about the importance of the system and the effects that local residents can have on its efficient operation.

The ODP also recognises the wetland system identified in the Lincoln Structure Plan as a potential alternate stormwater management solution. This wetland system has not been finalised to date; however it may be developed in lieu of portions of the stormwater management area identified in the Dairy Block. (Recommendation 31)

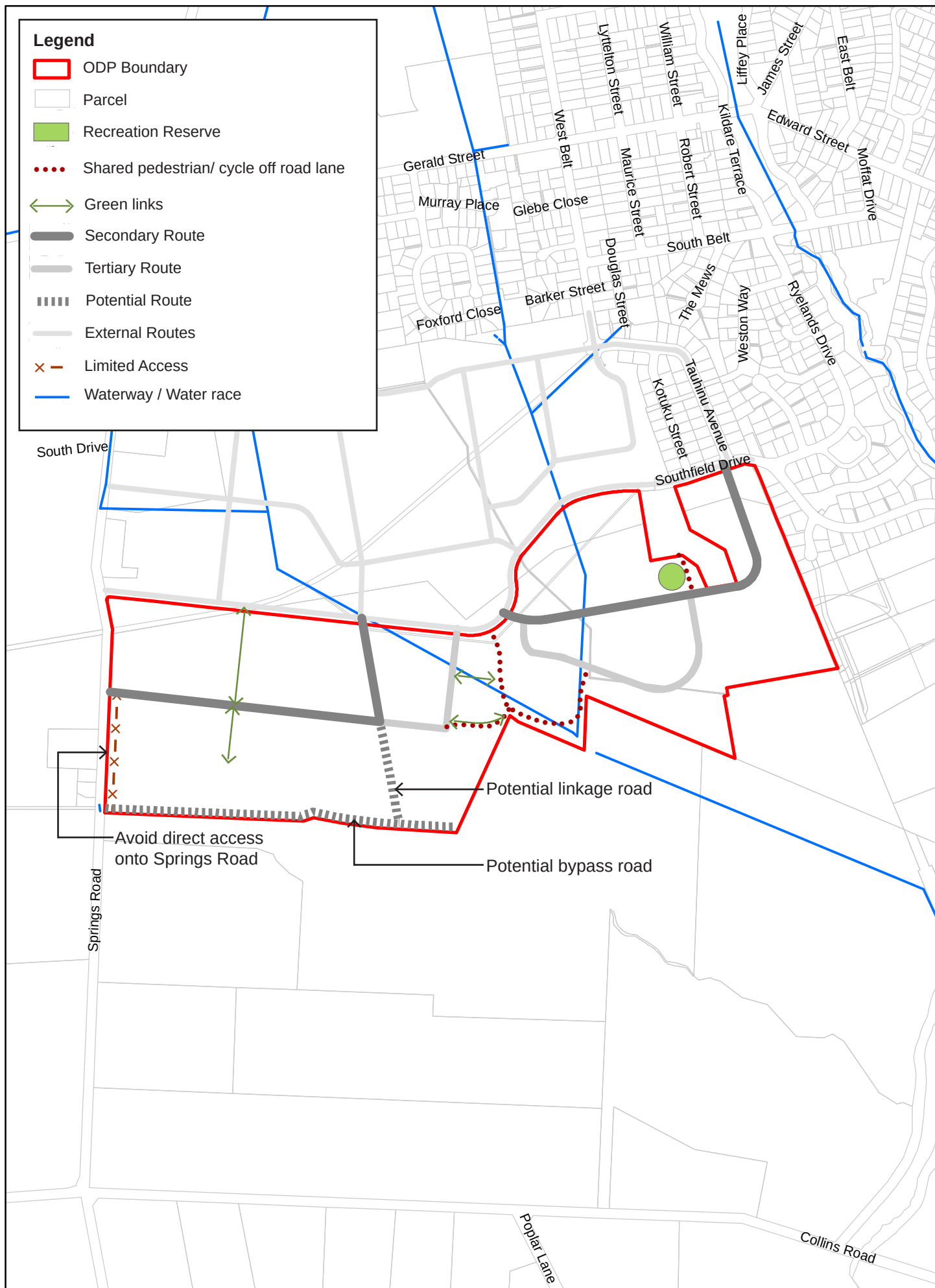
The proposed wastewater network will include a system of gravity mains and pump stations to convey wastewater off-site. This network will integrate with the system which services the Northern Dairy Block subdivisions and includes the relocation of the existing Lincoln Township rising mains. The land to the east of the Dairy Block should gravity feed wastewater toward the south-eastern extent of the ODP area, where it would then be pumped to the existing rising main shown. Indicative locations of pump stations have

been shown; however, the final number and precise location of these assets will be finalised at subdivision stage.

The subdivisions to the north also include the provision of a freshwater bore which could be sized to provide potable water to future dwellings in the ODP area. An existing irrigation bore in the south-western portion of the ODP area could be converted for residential use if required. Water mains in the land to the east of the Dairy Block should align with the future tertiary road configuration.



0 180 360 m



0 170 340 m

OUTLINE DEVELOPMENT AREA 2

INTRODUCTION

This Outline Development Plan (ODP) is for Area 2. The ODP employs sound urban design principles to establish a framework from which future development of the area will be guided. In its formulation, the ODP has considered the provisions of the Selwyn District Plan, the Canterbury Regional Policy Statement, the Lincoln Structure Plan (LSP), and the Ministry for the Environment's Urban Design Protocol.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network)

DENSITY PLAN

Each property within ODP Area 2 will be required to achieve a minimum net density of 10 households per hectare ~~to meet the objectives of the Lincoln Structure Plan.~~

MOVEMENT NETWORK

Overall objectives:

- Design primary roading layout in general accordance with Lincoln Structure Plan.
- Connect Southfield Drive to provide a connection between Lincolndale and Ryelands subdivisions at the western end of ODP Area 2, and Ellesmere Road at the eastern end.
- Provide efficient through-road linkages between properties within ODP Area 2.
- Construct a road bridge across the L2 creek to provide the "southern linkage" to Ellesmere Road
- Align main north-south road with adjoining ODP Area 3.

The Road Network Plan is consistent with the roading network in the Lincoln Structure Plan and shows predominantly the Primary Roding layout through ODP Area 2. The location of the secondary road network has already been designed in some parts of ODP Area 2, but not across the entire ODP Area. The location of secondary routes will be determined at a later stage in conjunction with detailed urban design for specific areas.

The primary route layout shows connections to major arterial roads (Edward Street and Ellesmere Road) with intersections, and corner splays in those locations. This includes the bridging across the L2 creek which will enable a primary east west route across the area to be created (Southfield Drive to Ellesmere Road). This will connect southern areas of Lincoln township to Ellesmere Road providing another main vehicular route to supplement the existing Edward Street route.

The proposed east west connection will also allow an alternative route for public transport services in a logical manner rather than requiring a focus on Edward Street.

The main north-south primary route through Property 4 has been positioned so that it lines up directly with the main entry road servicing land directly to the north of Edward Street (ODP Area 3).

No roading is shown through Property 3 as this property is only part of the ODP Area 2 for stormwater treatment, retention, and disposal reasons. No residential development will occur on this property and therefore no road connections are required.

The ODP provides efficient and well connected on-road and off road cycle and pedestrian linkages within the site with connections to existing surrounding residential areas such as Lincolndale and Ryelands, together with adjoining ODP areas such as ODP Area 3 to the north. Other characteristics include:

- Provision for the Christchurch to Little River Railtrail alongside the L2 Creek from Edward Street to Moirs Lane within planned esplanade and other reserves. This includes linkages to other internal pedestrian and cycle routes developed in the ODP area and wider connections to the Lincoln University and other southern growth areas of the township via Southfield Drive.
- Providing an integrated network of off street pedestrian and cycling facilities alongside the L1 and L2 Creeks, and within planned stormwater treatment areas capitalising on any amenity opportunities as may be provided by Council as part of this. On road cycling will be provided on primary roads using cycle lanes where appropriate.

OPEN SPACE NETWORK

Overall objectives:

- Utilise the existing natural features of ODP Area 2 and integrate these features into the Open Space Network.
- Integrate the stormwater management system with the Open Space Network System.
- Provide an Open Space Network centred on the L1 and L2 creeks, stormwater management area in Property 3, and an additional reserve area in the centre of Property 4.
- Provide a landscape setback and buffer along Ellesmere Road.
- Provide local reserves with in ODP Area 2 within an approximate 400m walking radius.

The esplanade reserve system along the L1 and L2 creeks will be reinforced by additional open space areas alongside the esplanade reserves. The additional areas will be contributed as part of the reserve contribution required for residential subdivision.

A reserve will be provided in the centre of Property 4. This reserve will be pedestrian accessible from all parts of Property 4 i.e. within a maximum of 380 metres from all parts of Property 4. **A reserve within Property 2 adjacent to the Esplanade Reserve will be provided. (Recommendation 37)**

A walkway system will be provided between the central reserve area on Property 4 and the reserve system along the L2 creek.

The stormwater management system treatment system on Property 3 will be integrated into the reserve system and allow public access to the L2 creek.

BLUE NETWORK

Overall objectives:

- Ensure that an integrated and efficient services network is provided across the entire ODP Area 2.
- Design the location of services on the basis of an efficient “ODP wide” system rather than on an individual property or subdivision only basis.
- Provide a sewer pump station adjacent to the “east-west primary road” with sufficient capacity to accommodate residential development on all of ODP Area 2.
- Design the primary stormwater management system in general accordance with the Lincoln Integrated Stormwater Management Plan (ISMP).
- Provide on-site stormwater management where ISMP system is not available.
- Where possible, utilise natural drainage patterns and swales for stormwater management.

- Stormwater management areas will be designed to be integrated with reserves and open spaces, pedestrian walkway, and cycling networks.
- Provision of a comprehensive stormwater / wetland system, including stormwater wetland areas where required to accommodate necessary flows and secondary flow paths or flood capacity measures away from residential property.
- **Provide a 'springs reserve' to separate spring water from stormwater flows through the wetland into the Ararira / L2 River to protect the tangata whenua values of the spring water. (Recommendation 37)**
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary.

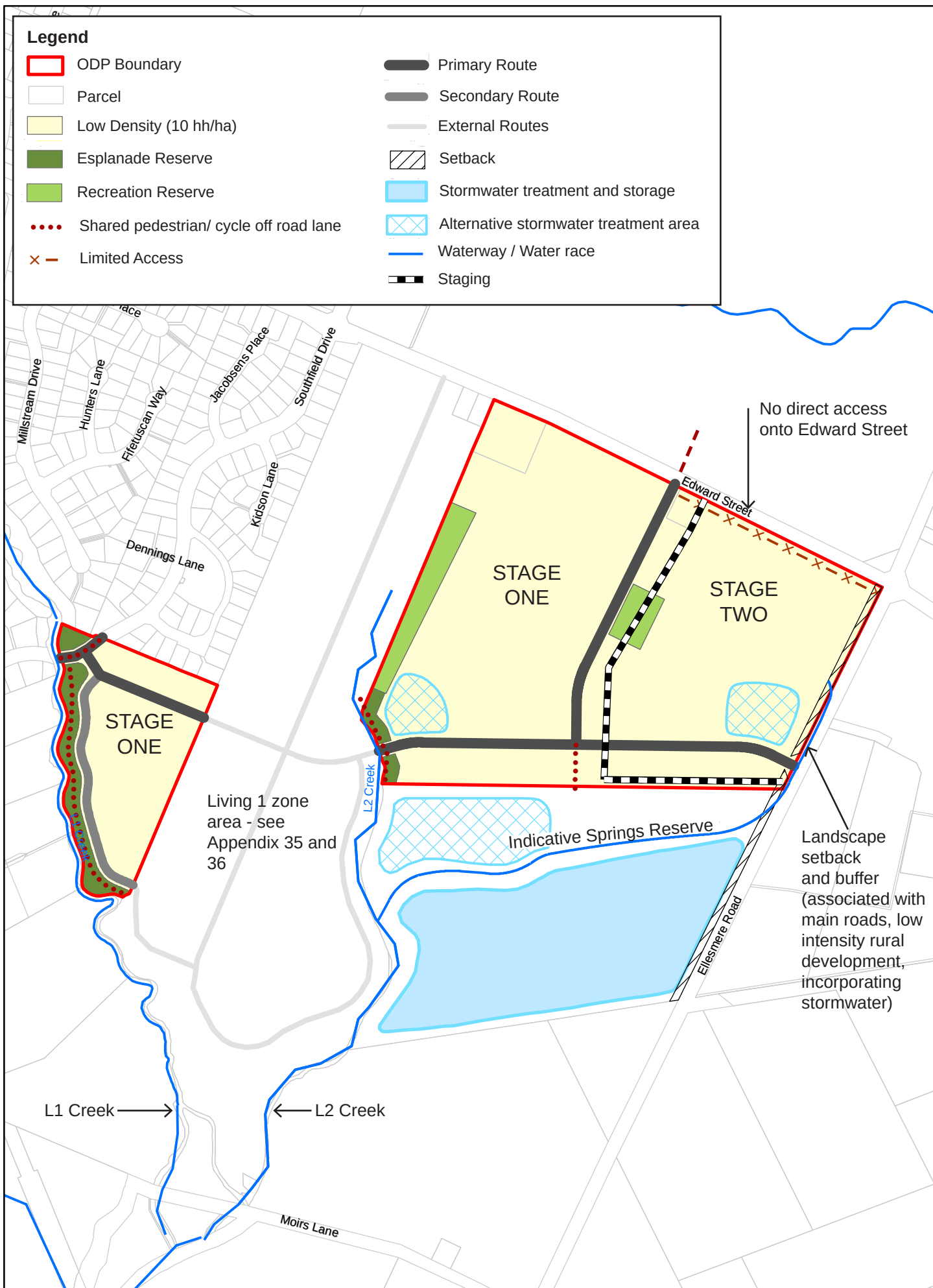
The sewer system in ODP Area 2 will provide sufficient capacity to accommodate flows from within the ODP Area 2. This will provide an efficient, integrated, and cost-effective sewer system for eastern Lincoln.

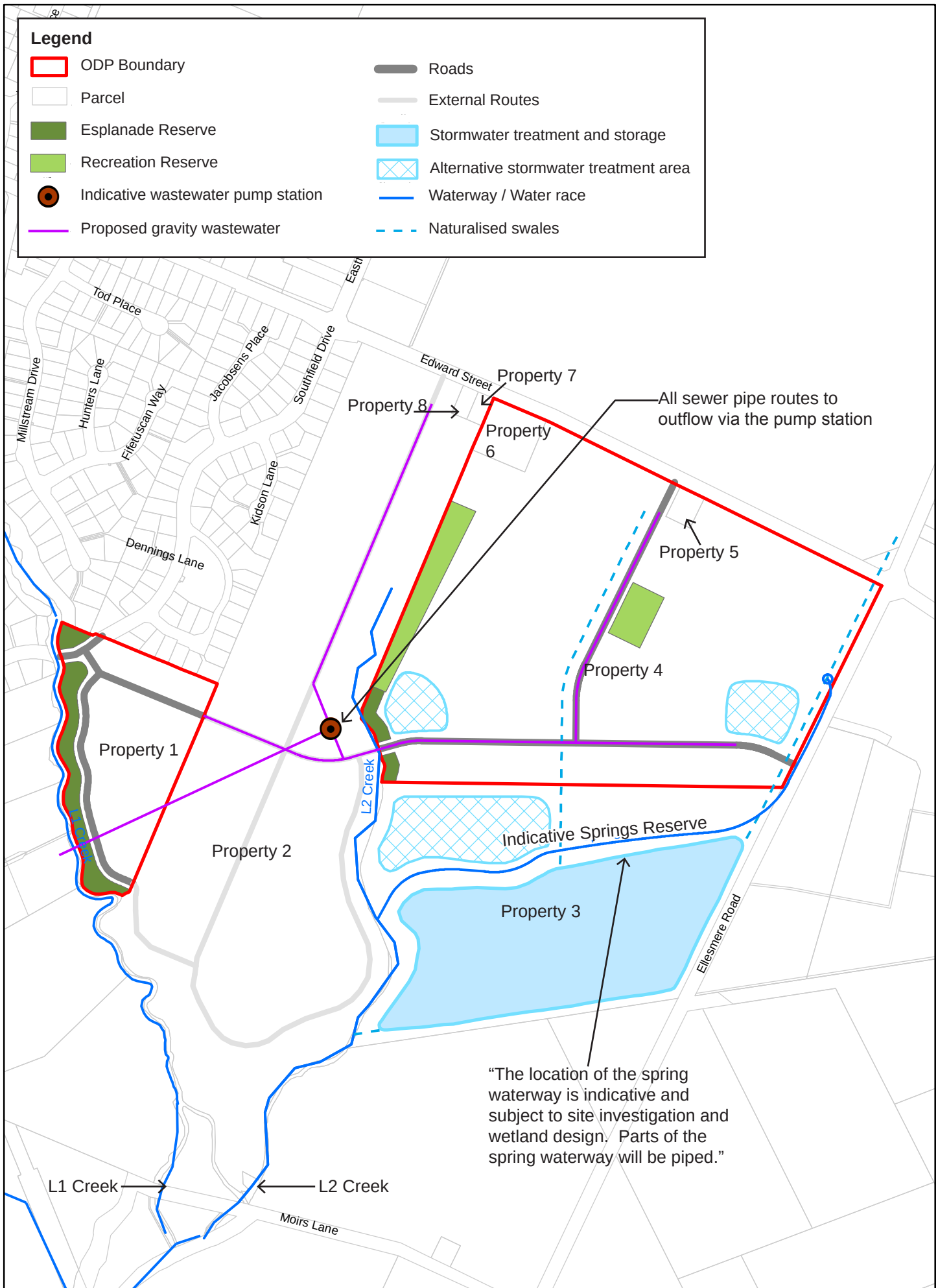
A sewer pump station will be provided in the southern part of the proposed Liffey Springs subdivision to accommodate flows from all of ODP Area 2.

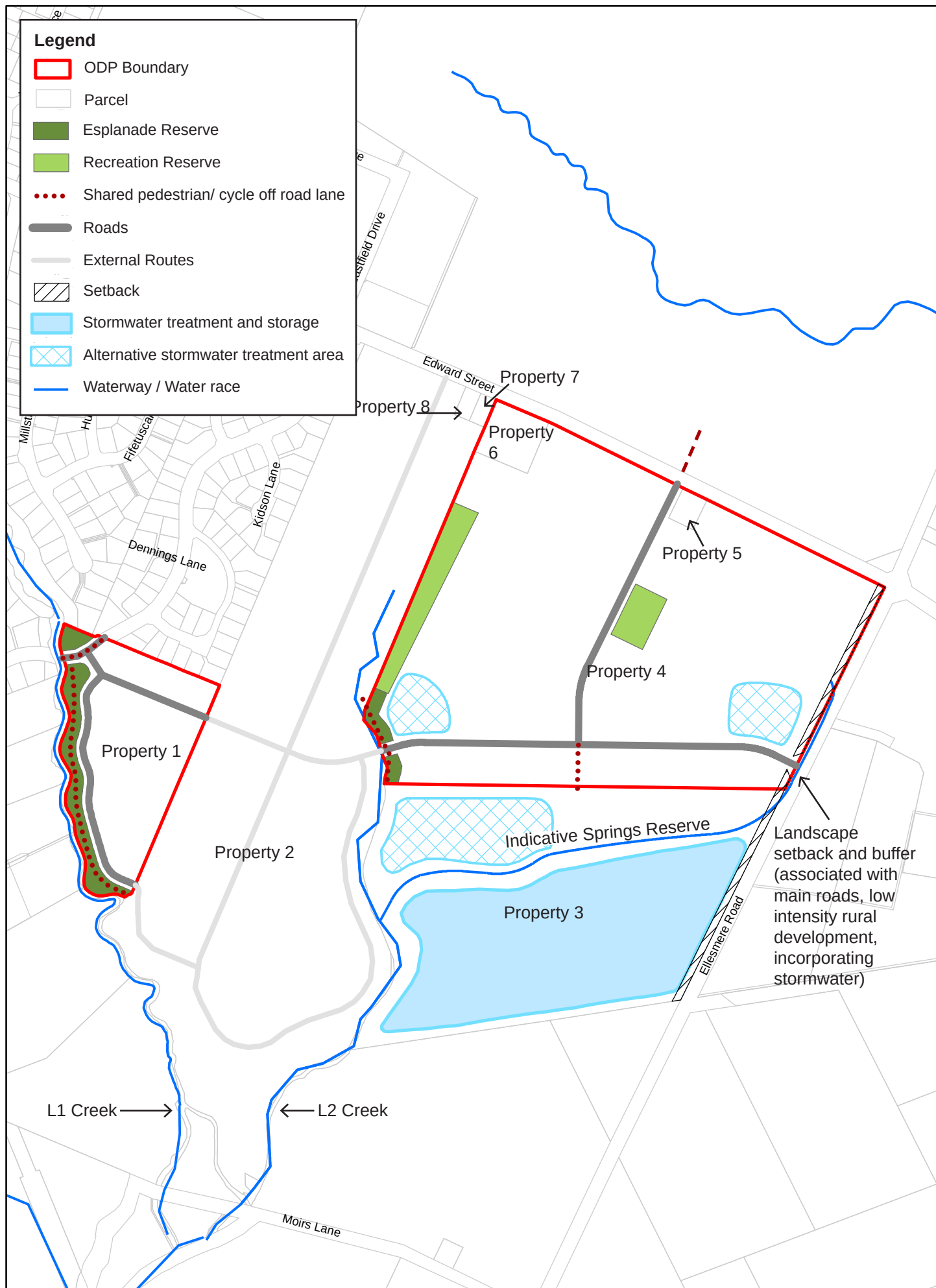
Esplanade reserves and open space areas will be provided along the L1 and L2 creeks and provide a dual purpose of stormwater management and public open space and recreation.

Stormwater management for Properties 1 and 2 will be provided at the southern end of the Liffey Springs and be integrated with the confluence of the L1 and L2 creeks.

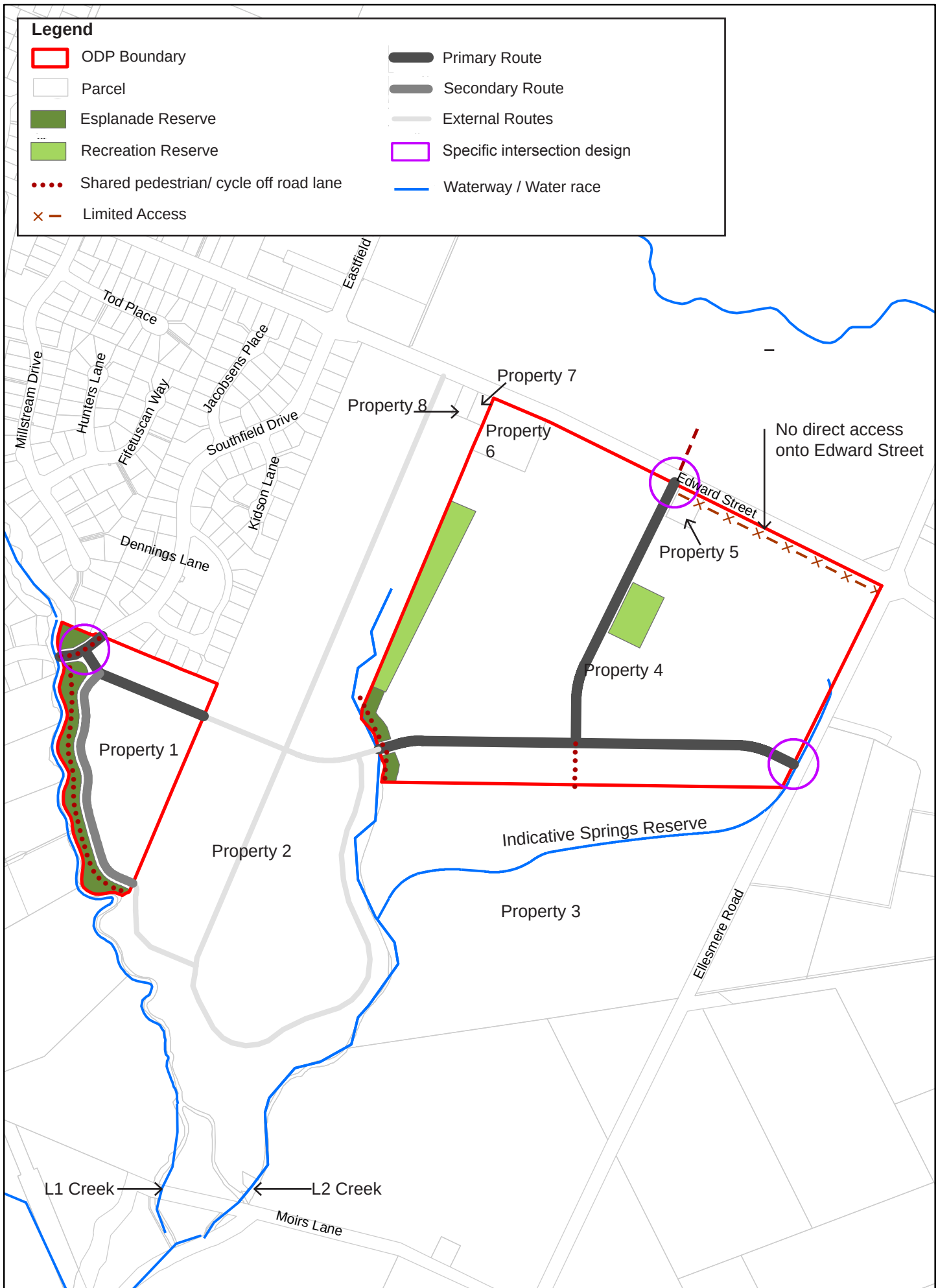
A stormwater management and storage area will be provided on Property 3, the storage area will be designed to manage flows from residential development on Property 4 and from urban development on ODP Area 3, north of Edward Street. These flows may be conveyed via a newly constructed SW drain alongside Ellesmere Road through Property 4.







0 125 250 m



OUTLINE DEVELOPMENT PLAN 3

INTRODUCTION

This Outline Development Plan (ODP) is for Area 3. This provides an overarching urban design framework to guide future development of the land. It provides the principles and design intent that will underpin development of the Masterplan.

Consistent with the Lincoln Structure Plan, the ODP supports the principles of strong connectivity to Edward Street, Birchs Road and Ellesmere Road, protection of valued drainage paths through the site and the provision for a Neighbourhood Centre.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network)

URBAN DESIGN PRINCIPLES

The design principles that underpin this ODP are in line with the Ministry for the Environment's design guide for urban New Zealand "People Places Spaces" which is endorsed by the 'New Zealand Urban Design Protocol'.

Principle	Elements	Purpose
Consolidation and dispersal	■ Development patterns ■ Intensity	To 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.
Integration and connectivity	■ Movement networks ■ Building interfaces	To promote development that is integrated and connected with its surrounding environment and community. This facilitates ease of access, economy of movement and improved social interaction.
Diversity and adaptability	■ Mixes of uses ■ Flexibility of buildings	To promote choice through the provision of a diverse mix of compatible activities and uses, so built environments can adapt over time. This facilitates the ability to respond efficiently to social, technical and economic changes.
Legibility and identity	■ Town form ■ Visual character	To promote environments that are easily understood by their users, and that display a strong local identity and appropriate visual character. This facilitates an enhanced usage, enjoyment and pride

		in local places.
Environmental responsiveness	■ Ecosystems ■ Green network ■ Urban water ■ Waste ■ Energy	To promote urban environments that are responsive to natural features, ecosystems, water quality, reduced energy usage and waste production, and balance the spatial needs to achieve this with those required for urbanisation. This facilitates improved ecological outcomes.

DENSITY PLAN

Higher intensity residential development with smaller lots, should be located near proposed open space areas that intersect with primary roads, and in close proximity to walkway / cycleway links to Edward St, which in turn provides access to the town centre. This allows for more compact development in the areas where services and amenities are accessible. Lower intensity with larger lots on the periphery will allow for greater setbacks and landscaping along the northern boundary and the Ellesmere Road and Edward Street boundaries.

More intensive density development concentrated around a central open space network will provide greater amenity and high quality development in these areas. The Neighbourhood Centre (new commercial/ retail node) should be located with frontage onto the primary route, and in close proximity to Edward Street to maximize potential patronage from existing surrounding residential areas. **The proposed school should also be located with frontage onto the adjoining primary route, with the playing fields potentially contributing to the overall open space network. A primary school could be located within this ODP, subject to confirmation by the Minister of Education /Ministry of Education and the landowners. (Recommendation 38).**

Over the ODP area a minimum net density of 10 households per hectare is to be achieved.

MOVEMENT NETWORK

A legible hierarchy should be created for roads within Area 3, providing integrated connections to adjacent neighbourhoods and future development blocks. The primary routes should be consistent with the Lincoln Structure Plan and support strong connectivity to Edward Street, Birchs Road and Ellesmere Road. The road network should provide efficient and convenient connections between destination points such as community facilities, including the proposed Neighbourhood Centre and school, and allow for public transport. A logical choice of direct routes should be provided to disperse traffic volumes and reduce travel distances.

Provision of primary and secondary routes will enable safe pedestrian and cycle movements through the site, movement paths for stormwater, and green corridor connections with large centralized areas of open space. Design strategies for these roads should be integrated while minimising conflict between vehicles, pedestrians and cyclists. Primary routes will create a 'spine' for the site with commercial and community areas having direct frontage to these routes.

The north-south oriented primary routes will cross the drainage corridor, while other routes will follow the edges of the centralised reserve areas, providing safe, memorable and legible movement patterns that relate to natural site features and vistas. All other local streets are not included in the ODP to ensure that the layout remains flexible and responds to built form.

The length, location, geometry, width and overall design of these streets should reduce traffic speeds to allow for safe, pedestrian accessible environments. The patterns created by the streets and open space network should connect neighbourhoods, and in general this will mean that most roads will be through-routes, and any cul-de-sacs should be limited in number and length.

The cycle and pedestrian network has a relationship with the underlying road pattern and open space network. Safe and convenient access for pedestrians and cyclists should be provided for all routes, including footpaths and in some cases cycle lanes. Footpaths should be provided on all roads, and widths may vary depending on the road hierarchy and anticipated use. Barrier free access should be provided along and across all roads for all users including those with mobility restrictions. Along Ellesmere Road and Edward Street additional road reserve may need to be vested in council to accommodate infrastructure positioning such as footpath / cycleway in relation to the appropriate design of these frontages.

Dedicated on-street cycle lanes should be provided for all primary routes. All other streets should be slow speed, low traffic volume environments which are pedestrian and cycle friendly, and create liveable public spaces for the community. In some cases these may be shared surfaces.

Roads edging open spaces should provide safe and direct alternative routes for night use that complement open space movement patterns. These roads also provide passive surveillance and multiple entry and exit points to open space areas. These roads should adequately provide for walking and cycling and have good lighting.

The street pattern should provide direct and convenient access so that a maximum 400m walking distance is provided between all dwellings and open space areas within the site. An off-street cycle path is proposed along Edward Street in accordance with the Lincoln Structure Plan. Other off-street walkways and cycleways are proposed through Browns Lane **(which will be deferred until such time as the Duncan Block is developed for residential purposes) (Recommendation 38)** and the connected open space network, including the central drainage reserve, as well as along Ellesmere Road. Pedestrian links should be provided from Edward Street and Ellesmere Road to connect to the street network, and pedestrian access should be provided to an existing walkway on the western boundary of the site. **Any paths crossing the Liffey Fields stormwater facility should be avoided as far as practicable. (Recommendation 38)**

Along the lane from Edward St (Browns Lane) as indicated on the plan fencing is to be restricted to a maximum height of 1m max height for a solid fence, or maximum 1.5m for a semi-transparent fence (i.e. pool style fencing) to provide for surveillance opportunities. Fencing will be along the rear of the adjoining properties so there is a need to retain some flexibility to design for privacy and security in outdoor yards as well as to maintain surveillance.

GREEN NETWORK

The existing natural drainage patterns within the southern portion of the site underpin the connected system of accessible open space. Utilising and enhancing the natural features of the site will contribute to overall character and sense of place, offer more varied

recreational experiences, and create a focal point for the community. Reserves should be consolidated around this central core to create large, well proportioned areas for a range of active and passive recreational activities. **The location and orientation of the proposed school and playing fields should complement this extensive recreational asset. (Recommendation 38)**

In terms of the northern portion of the site, neighbourhood reserves will be developed as part of the overall subdivision design. These will integrate with drainage channels and natural features to provide for a high level of connectivity, recreational value and neighbourhood character.

For the site as a whole, open space areas (including the stormwater reserves) should be accessible from primary and secondary routes within the site, and within a 400m walking distance of all new dwellings. In general, open space areas bounded by roads are more secure because of informal surveillance from passers-by and overlooking from windows and outdoor areas of nearby houses. Reserves that are clearly visible are likely to attract more users and be more valued by the community.

The design of streets will contribute to the overall character and connectedness of the public network of open space. Wide berms with footpaths and avenues of trees can create a boulevard effect to assist with navigation to open space areas. Vistas and key road junctions that terminate with open spaces and landscape features provide opportunities for good user legibility within the site. The junctions between primary routes should also be considered to ensure that long vistas terminate with landmark features such as trees within a landscape setback, and/or landmark buildings.

Integration with the surrounding green network should be provided, including the existing reserve to the west of the site. Appropriate landscape setbacks should be provided along Edward Street and Ellesmere Road for trees and buffer planting, and to facilitate an off-road cycle and pedestrian connection.

BLUE NETWORK

Additional water supplies will be obtained from the installation of new bores. These bores will be located to suit the required pressures and flows. All water mains will follow the road network or pedestrian routes. There are a number of existing bores over the site that could be upgraded to potable standard.

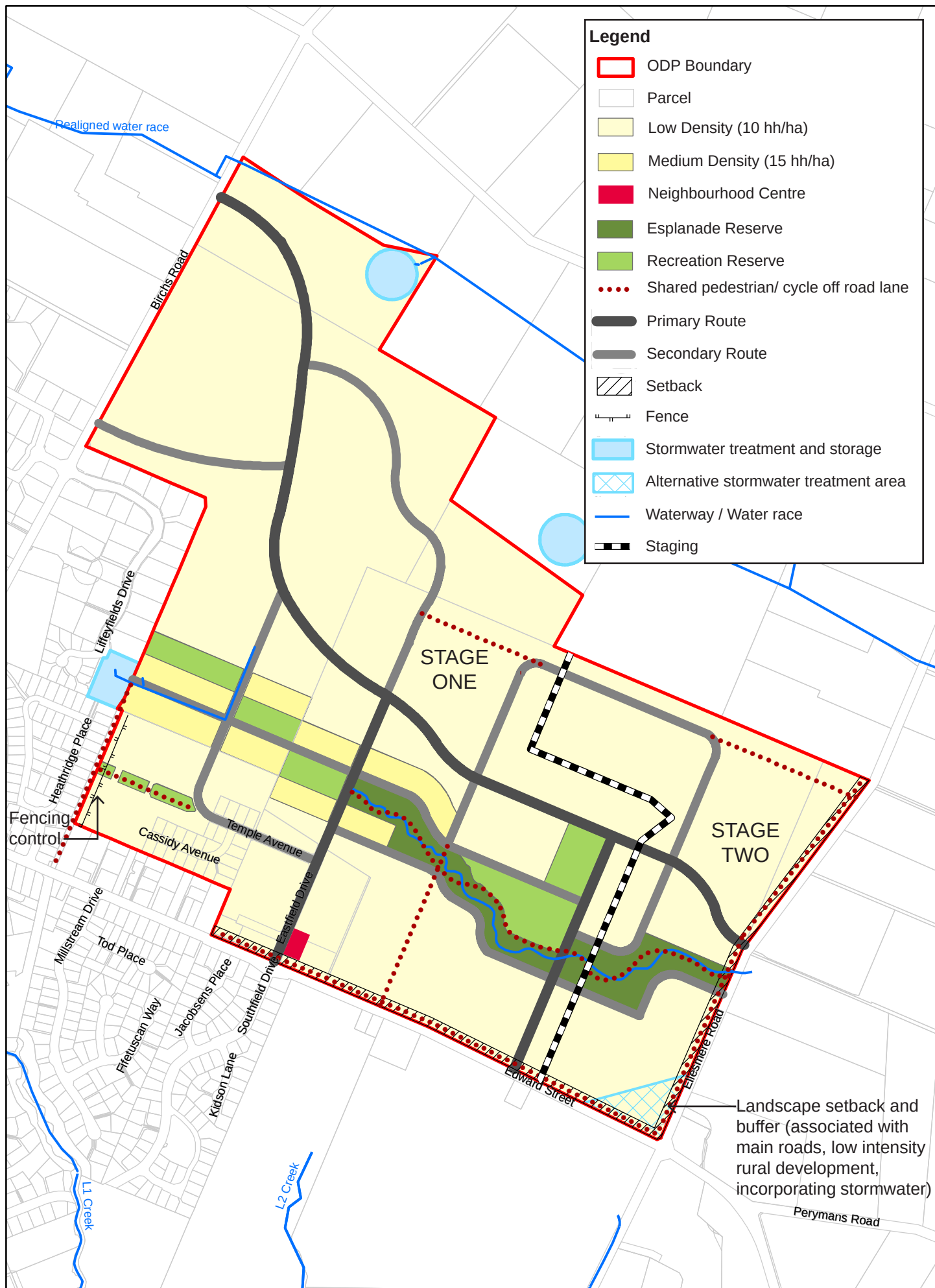
The stormwater network incorporates existing natural drainage patterns that meander east-west through the site, reserves and streets with above-ground stormwater management devices such as swales. Any requirements for stormwater detention and attenuation in the southern catchment should generally be accommodated within the Integrated Stormwater Management Plan (ISMP). The northern catchment is in the Halswell catchment and subject to specific other parameters dictated by Environment Canterbury. The southern catchment discharges to Lake Ellesmere. Stormwater reserves should also be designed and used for recreational purposes such as walking and cycling, and integrated with the open space network. Along with riparian management techniques, these reserves can create valuable ecological corridors and habitats, as well as significant amenity and localized character for the neighbourhood. An alternative facility may be available for the southern catchment of Area 3 at the corner of Edward Street and Ellesmere Road. Part of the southern catchment can drain to the Liffey Fields stormwater facility.

Sewer connection from the southern catchment to the Lincoln Storage Facility will be via the existing sewage pump station in Lincoln Dale.

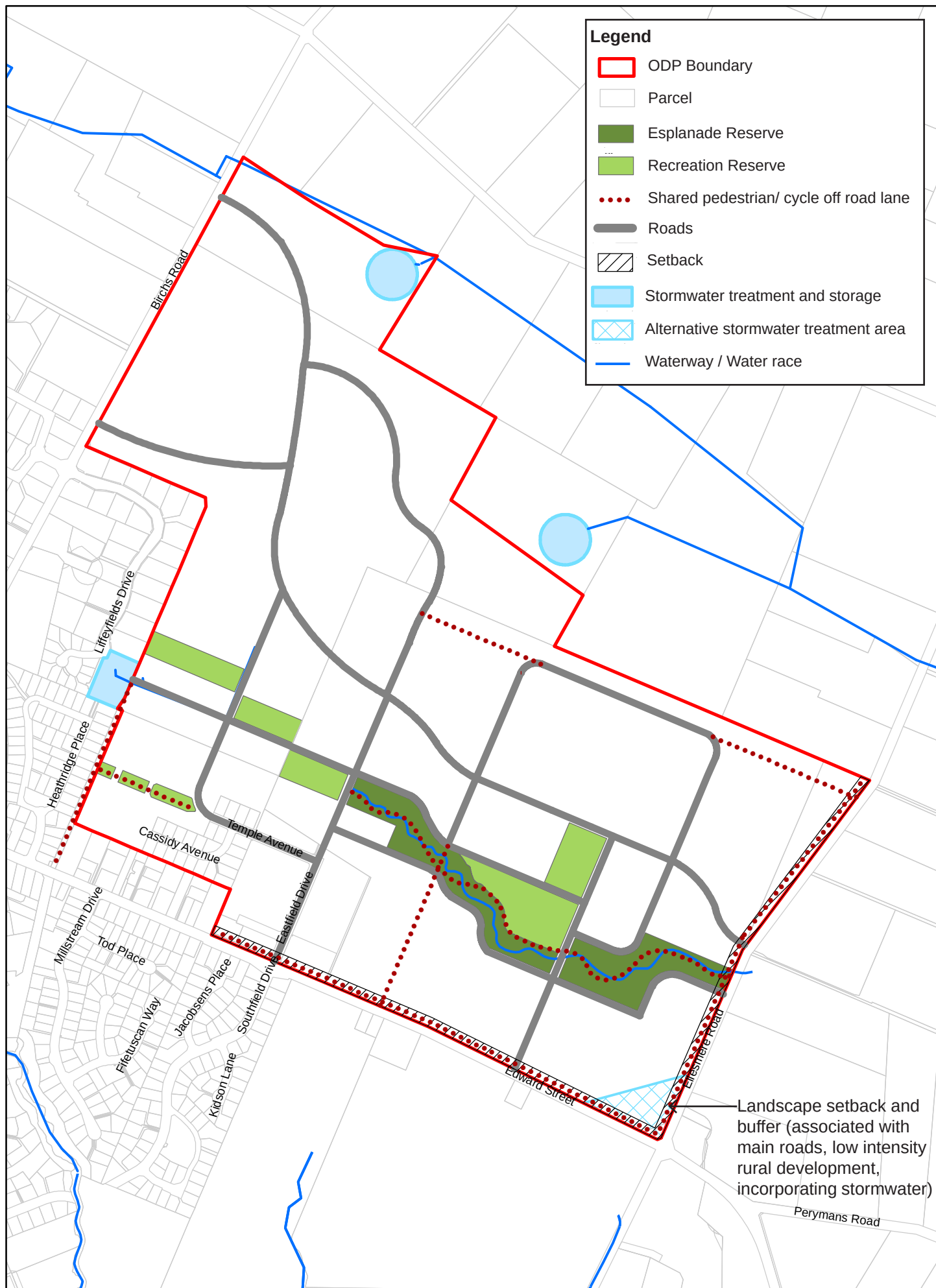
The northern catchment will need to be pumped to the Lincoln storage Facility via proposed pump station (2). The route of the rising sewer from pump station (2) can be agreed at a later date as options exist.

SPECIFIC ODP STANDARDS (Refer to Rule 12.1.3.37):

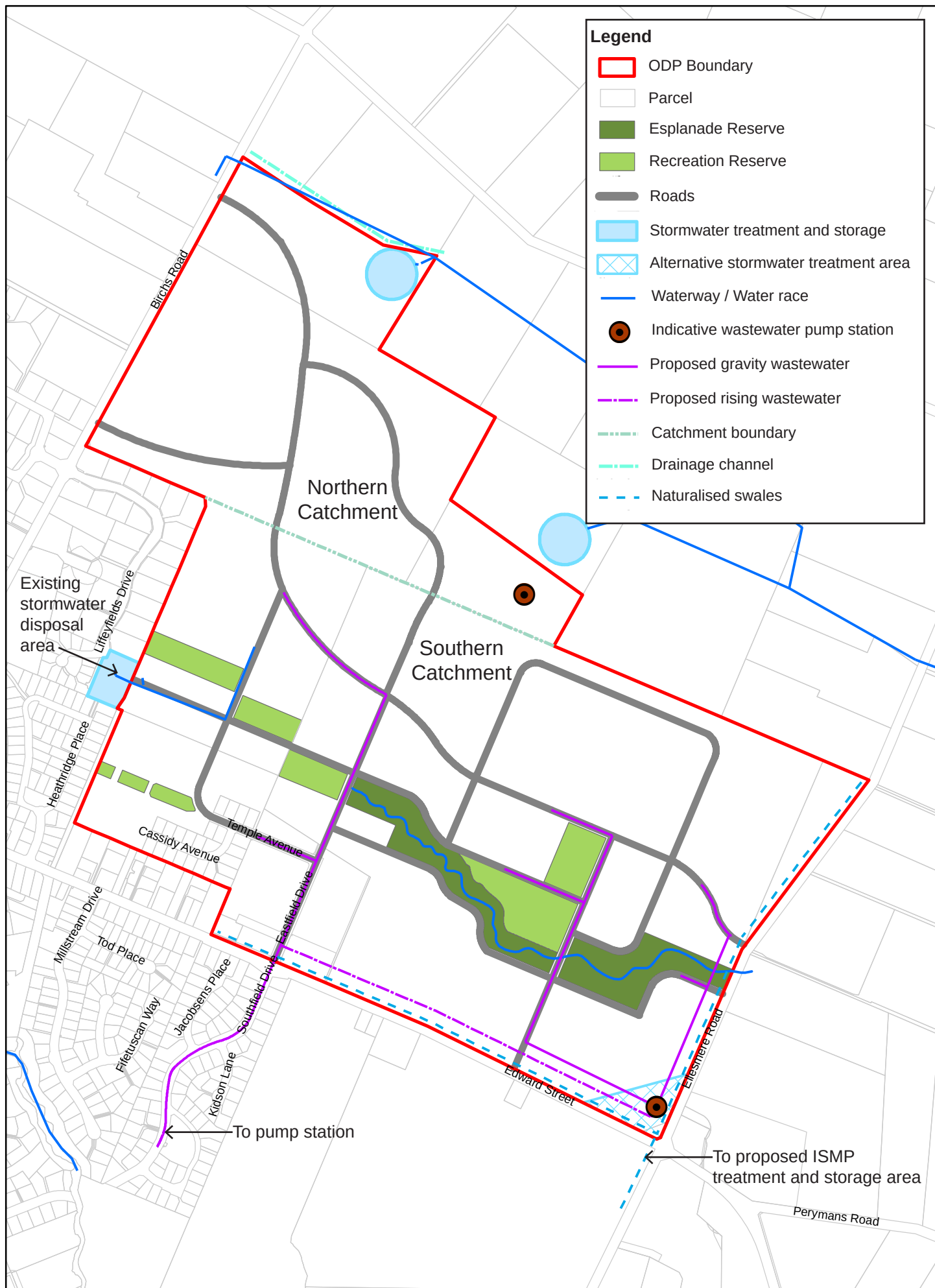
- **Fencing erected adjacent to Browns Lane (as indicated on ODP Area 3) shall not exceed a height of 1m for a solid fence, or 1.5m for a semi-transparent fence. (Recommendation 4)**



0 62.5 125 m



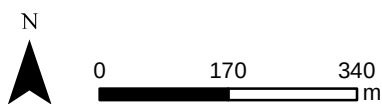
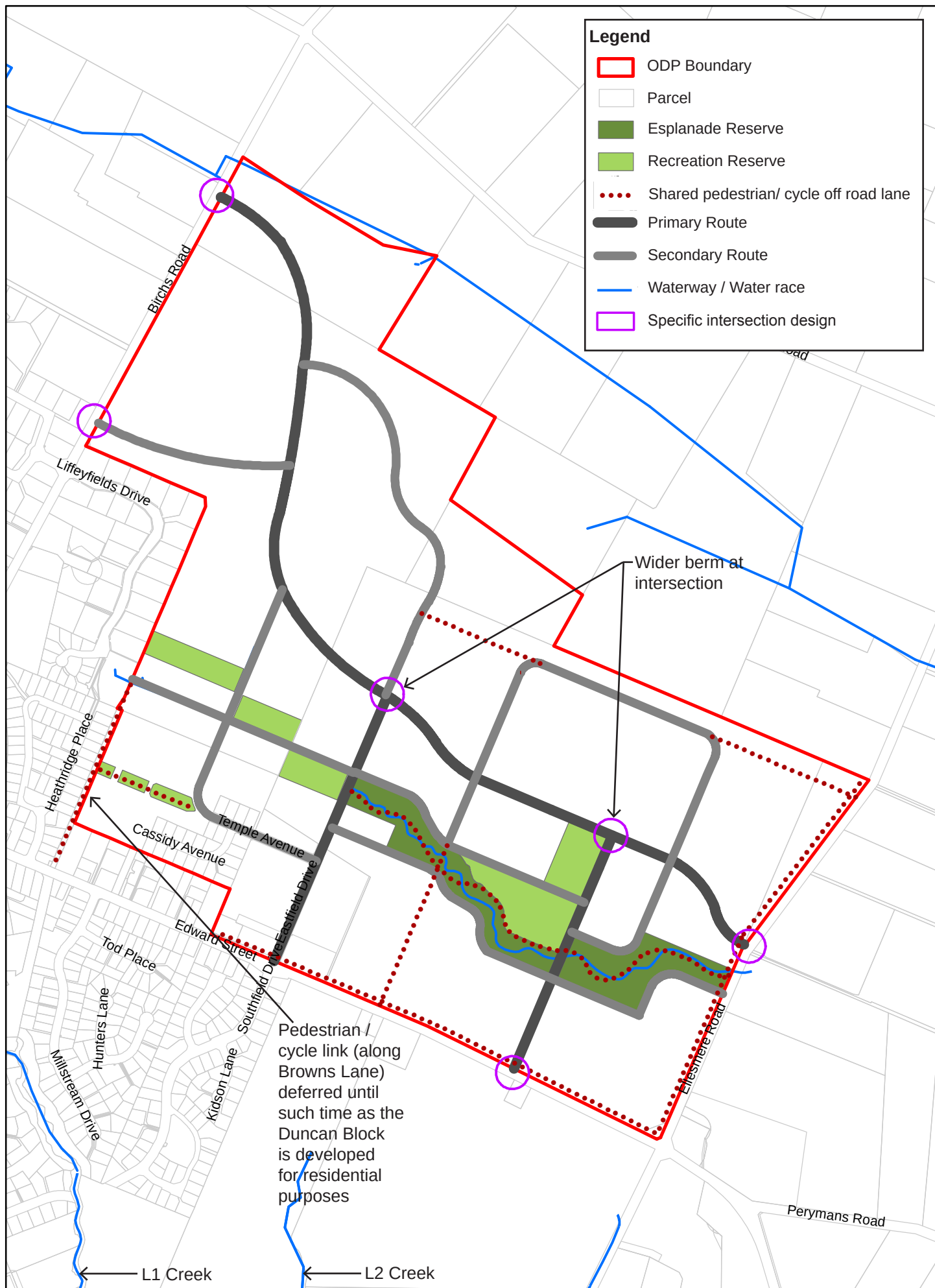
0 180 360 m



Outline Development Plan

Area 3 - Lincoln

Blue Network



OUTLINE DEVELOPMENT PLAN 4

INTRODUCTION

This Outline Development Plan (ODP) is for Area 4. This ODP provides an overarching urban design framework to guide future development of the land. It provides the principles and design intent that will underpin development of the Masterplan. Development applications will need to demonstrate consistency with the final ODP that is formulated for the area.

Consistent with the Lincoln Structure Plan, the ODP supports the principles of strong connectivity to Birchs Road an integrated transport walking network, protection of valued drainage paths through the site.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network)

DENSITY PLAN

The Area 4 Outline Development Plan area will be comprised entirely of conventional residential development in accordance with the Lincoln Structure Plan. Over the Outline Development Plan area a minimum net density of 10 households per hectare is to be achieved. The Northern extent of the Outline Development Plan area adjoining Tancred's Road, will have a 20m Building Setback requirement. The setback will provide a buffer between the residential development and adjoining rural area. This Setback will be extended onto Birchs Road as far as the first entrance into the area.

MOVEMENT NETWORK

A legible hierarchy should be created for roads within Areas 4, providing integrated connections to adjacent neighbourhoods and future development blocks. The primary routes should be consistent with the Lincoln Structure Plan and support strong connectivity to Birchs Road and Northfield Drive extension in Area 3. The road network should provide efficient and convenient connections between residential areas and destinations such as community facilities and Neighbourhood Centres as well as allowing for public transport. A logical choice of direct routes should be provided to disperse traffic volumes and reduce travel distances.

Provision of primary and secondary routes will enable safe pedestrian and cycle movements through the site, movement paths for stormwater, and green corridor connections that also provide areas of open space. Design strategies for these roads should be integrated while minimising conflict between vehicles, pedestrians and cyclists. The East-West orientated primary route will provide a collector road link across Area 4. It will cross and link with pedestrian, cycleway routes and areas of open space providing legible movement patterns that relate to natural site features and vistas.

The connection to Boundary Road can be routed **either** through the Golf Course **or the directly adjacent land**, utilising **existing tracks and/or** unused parts of the Golf Course. **(Recommendation 39)**

All other local streets are not included in the ODP to ensure that the layout remains flexible and responds to built form.

There will be no direct property access onto Tancred's Road or Birchs Road. A portion of this frontage will also be subject to a 20m building setback as shown on this plan. The length, location, geometry, width and overall design of these streets should reduce traffic speeds to allow for safe, pedestrian accessible environments. The patterns created by the streets and open space network should connect neighbourhoods and in general this

will mean that most roads will be through-routes, and any cul-de sacs should be limited in number and length.

The cycle and pedestrian network has a relationship with the underlying road pattern and open space network. Safe and convenient access for pedestrians and cyclists should be provided for all routes, including footpaths and in some cases cycle lanes. Footpaths should be provided on all roads, and widths may vary depending on the road hierarchy and anticipated use. Barrier free access should be provided along and across all roads for all users including those with mobility restrictions.

Dedicated on-street cycle lanes should be provided along the primary route. All other streets should be slow speed, low traffic volume environments which are pedestrian and cycle friendly, and create liveable public spaces for the community. In some cases these may be shared surfaces.

Road edging open spaces should provide safe and direct alternative routes for night use that complement open space movement patterns. These roads also provide passive surveillance and multiple entry and exit points to open space areas. These roads should adequately provide for walking and cycling and have good lighting. The street pattern should provide direct and convenient access so that a maximum 400m walking distance is provided between all dwellings and open space areas within the site.

The open space corridor with direct connections to the Little River Rail Trail on Birchs Road is proposed in accordance with the Lincoln Structure Plan.

GREEN NETWORK

The existing natural drainage patterns underpin the connected system of accessible open space. Utilising and enhancing the natural features of the site will contribute to overall character and sense of place, offer more varied recreational experiences, and create a focal point for the community.

Neighbourhood reserves will be developed as part of the overall subdivision design. These will integrate with drainage channels and natural features to provide for a high level of connectivity, recreational value and neighbourhood character. This will include the naturalisation of the water race which will be incorporated into the reserves and road network. The approximate location of the proposed water race is shown here.

For the site as a whole, open space areas (including the stormwater reserves) should be accessible from primary and secondary routes within the site, and within a 400m walking distance of all new dwellings. In general, open space areas bounded by roads are more secure because of informal surveillance from passers-by and overlooking from windows and outdoor areas of nearby houses. Reserves that are clearly visible are likely to attract more users and be more valued by the community.

The design of some streets will contribute to the overall character and connectedness of the public network of open space. Wide berms with footpaths and avenue of trees can create a boulevard effect to assist with navigation to open space areas. Vistas and key road junctions that terminate with open spaces and landscape features provide opportunities for good user legibility within the site. The junctions between primary routes should also be considered to ensure that long vistas terminate with landmark features such as trees within a landscape setbacks, and/or landmark buildings. Appropriate building setbacks should be provided along Tancred's Road and part of Birchs Road.

Provision of a 20 metre building setback and landscaped non-recreational buffer adjacent to 'Smith's Block', with hedging by slow growing, tightly branched evergreen natives.

should also be provided to avoid potential reverse sensitivity effects on research activities undertaken on the Smith's Block.. (Recommendation 39)

Connection is also to be made to Golf Course and Cemetery.

BLUE NETWORK

A single sewer pump will be constructed on the site to service the whole Outline Development Area. A rising main will be constructed from the pump station to the Lincoln Sewage Facility.

The stormwater network incorporates existing natural drainage patterns that meander east-west through the site, reserves and streets with above-ground stormwater management devices such as swales. Any requirements for stormwater detention and attenuation will generally be accommodation within the proposed development area.

Stormwater reserves should also be designed and used for recreational purposes such as walking and cycling, and integrated with the open space network. Along with riparian management techniques, these reserves can create valuable ecological corridors and habitats, as well as significant amenity and localised character for the neighbourhood.

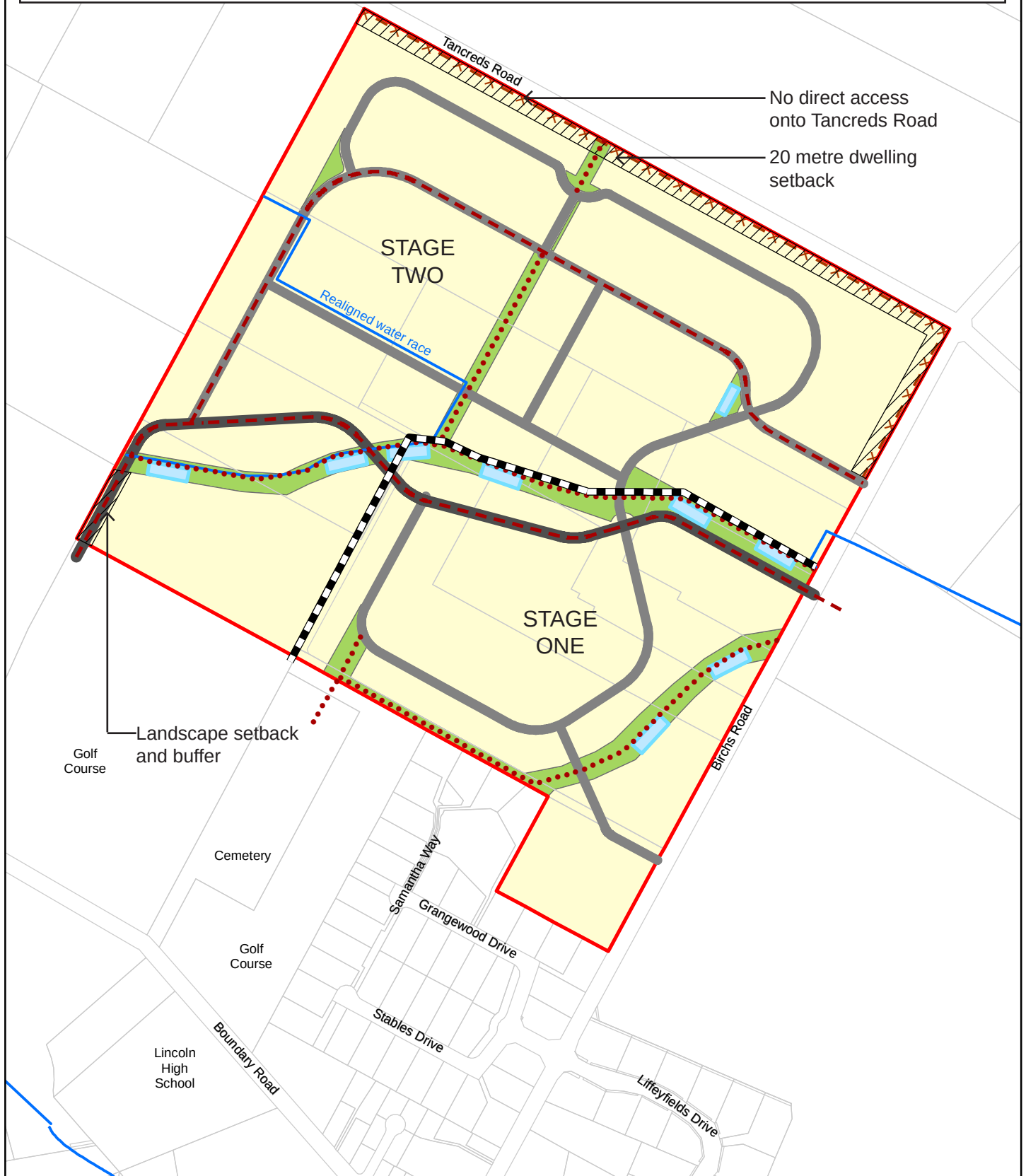
Additional water supplies will be obtained from the installation of new bores. These bores will be located to suit the required pressures and flows, all water mains will follow the road network or pedestrian routes. There is an existing bore on the site that could be upgraded to potable standard. The network would be connected into the existing Lincoln reticulation.

SPECIFIC ODP STANDARDS (Refer to Rule 12.1.3.37):

- **No building shall be erected within 20m of the Tancreds Road and Birchs Road boundaries, as shown on ODP Area 4. (Recommendation 4)**

Legend

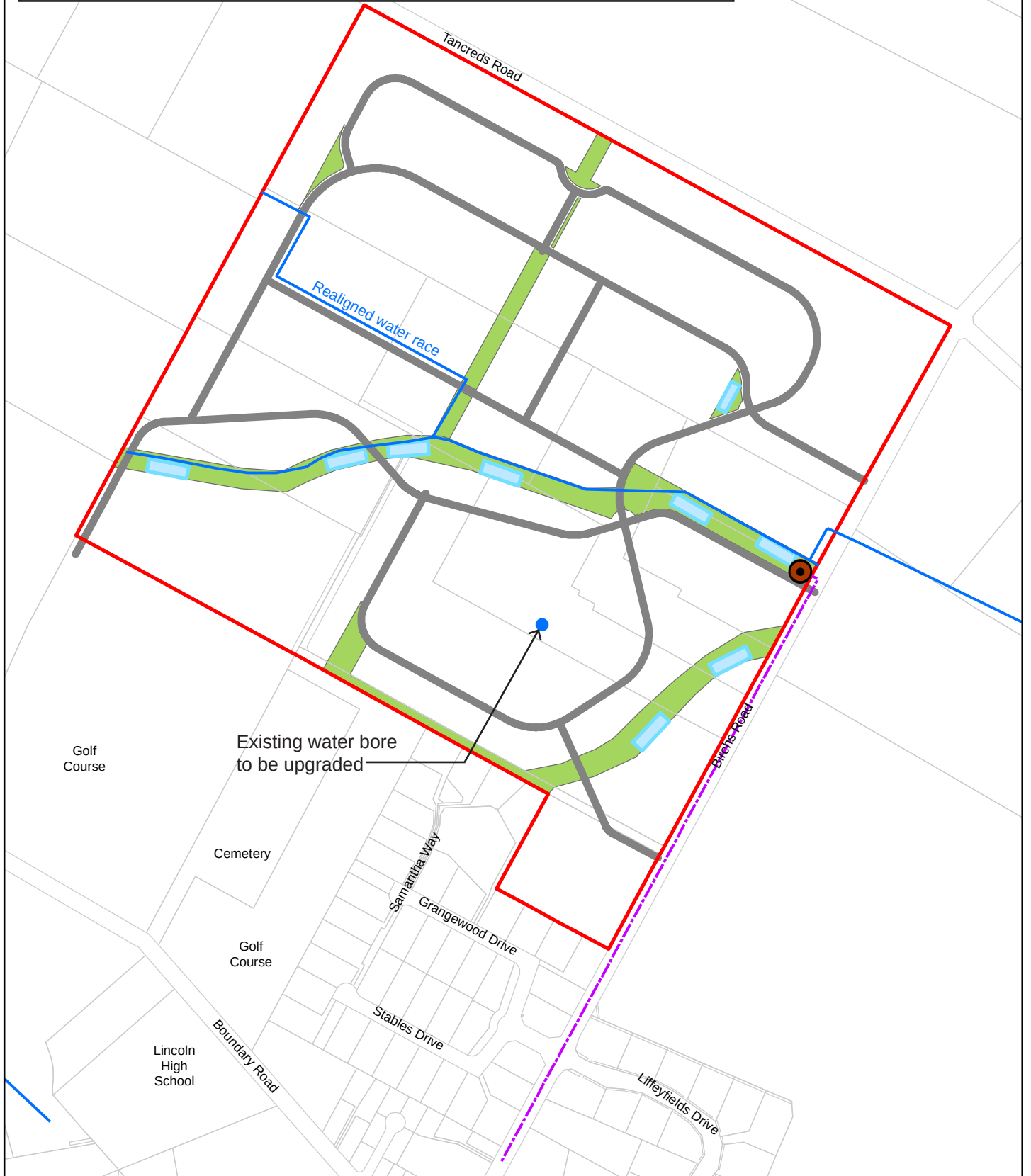
 ODP Boundary	 Shared pedestrian/ cycle off road lane	 Setback
 Parcel	 Primary Route	 Limited Access
 Low Density (10 hh/ha)	 Secondary Route	 Waterway / Water race
 Recreation Reserve	 Stormwater treatment and storage	 Staging
 On Road cycle lane		



0 40 80 m

Legend

- ODP Boundary
- Parcel
- Recreation Reserve
- Roads
- Stormwater treatment and storage
- Waterway / Water race
- Bore
- Indicative wastewater pump station
- Proposed rising wastewater



0 110 220 m

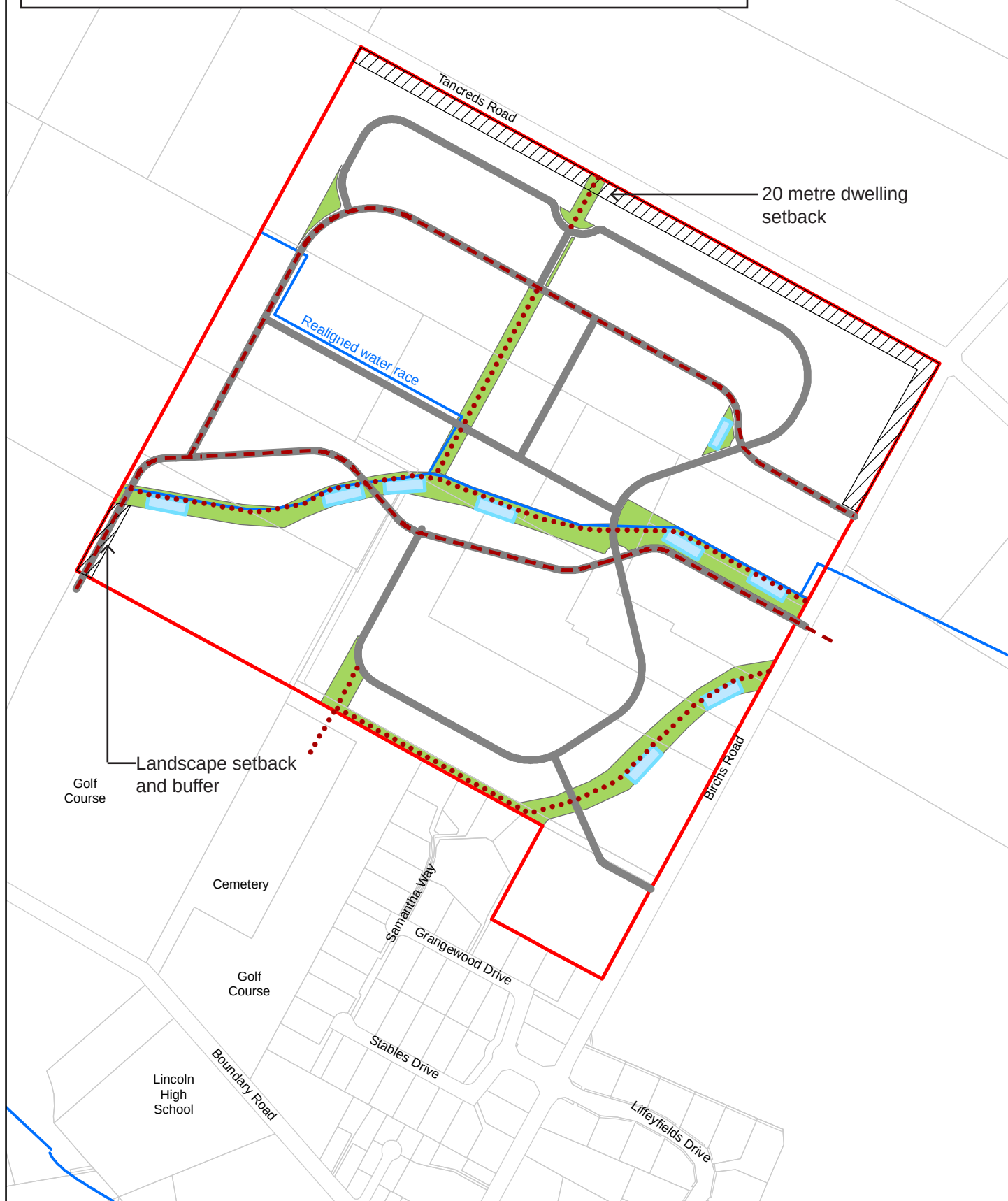
Outline Development Plan

Area 4 - Lincoln

Blue Network

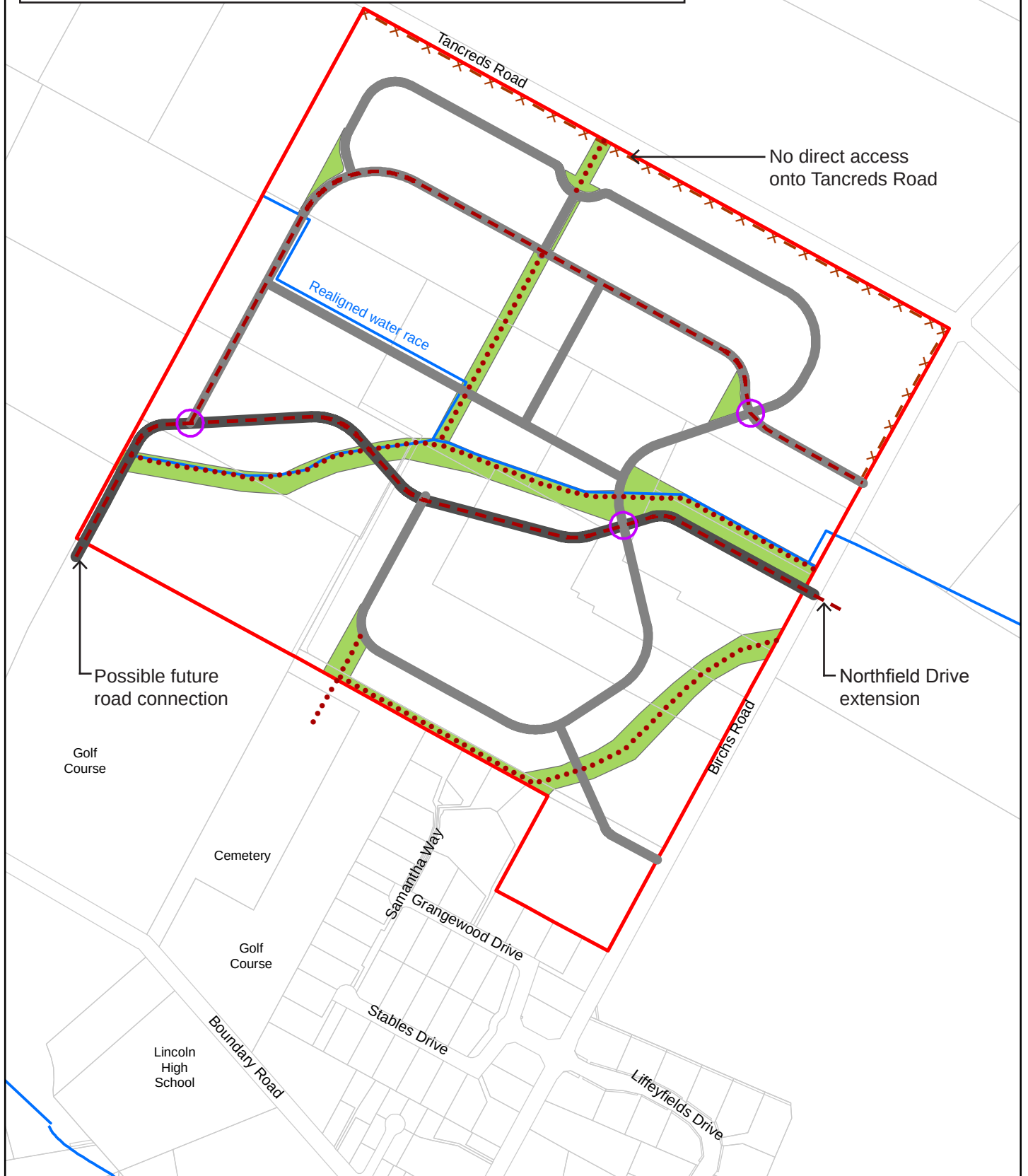
Legend

- ODP Boundary
- Parcel
- Recreation Reserve
- Shared pedestrian/ cycle off road lane
- Waterway / Water race
- Roads
- Stormwater treatment and storage
- Setback



Legend

 ODP Boundary	 Specific intersection design
 Parcel	 Primary Route
 Recreation Reserve	 Secondary Route
 On Road cycle lane	 Limited Access
 Shared pedestrian/ cycle off road lane	 Waterway / Water race



0 112.5 225 m

OUTLINE DEVELOPMENT PLAN AREA 6

INTRODUCTION

This Outline Development Plan (ODP) is for ODP Area 6 at Lincoln. The area incorporates the balance of land known as the “Vege Block” which is not required for Community Purposes as part of the Notice of Requirement. It has an area of approximately 7500m² and covers the eastern half of Lot 1 DP 301682 with the western part of this lot being designated for Community Facilities. The ODP provides a framework to guide future development of the land.

ODP Area 6 is proposed to be developed for medium density housing consistent with the Lincoln Structure Plan and in accordance with the Selwyn District Council Medium Density Housing Guide. The development of this area in combination with the Community Facilities area will provide extensive linkages with existing and proposed Council reserves and enable a future road link with Boundary Road.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

DENSITY PLAN

The site is rectangular and is 32m wide by 230m in length. Access to the site will be by a new road off North Belt which will provide access of the western boundary of the site. The layout of the sections will be undertaken to maximise sunlight and warmth. The lot sizes will provide for medium density housing and will be laid out to achieve combined accessways for back sections. It is anticipated that 18-19 lots will be developed depending on the final design and layout.

The higher intensity residential development incorporating smaller lots will be directly opposite the proposed new Lincoln Community Centre and Lincoln Domain. The site is also close to the local Primary and High Schools and the Lincoln Shopping Centre. The site backs on to Roblyn Place. **A 5m building setback, together with a 12m setback for two-storey buildings, is shown adjacent to this ODP boundary, in order to reduce any privacy, shading and outlook effects on the adjoining Roblyn Place residents. (Recommendation 41)**

MOVEMENT NETWORK

The new road within the development is effectively an extension of William Street and is required to access the proposed Lincoln Community Centre and Lincoln Domain and their associated carparks. The Lincoln Structure Plan indicates that the linking of William Street through to Boundary Road would provide significant benefits for local area movement rather than having to backtrack to the village centre. This ODP provides for this linkage through the ODP area and with a connection through to the lot to the north, thus providing the potential for a link through to Boundary Road.

The road is proposed to be a primary road with pedestrian and cycle movements on both verges. The road verges will be 5m wide with provision for landscaping, power, telecom, water, sewer and stormwater services to be contained within them.

Accessibility to the Community Centre and Domain carparks via the new road will alleviate congestion problems along North Belt, particularly on winter sports days. Initially the road will be a cul-de-sac until the balance of the road to Boundary Road is constructed.

In addition to the cycle and pedestrian facilities associated with the new road through to the Community Centre, specific cycle and pedestrian routes from the new road directly to the Domain are to be created.

GREEN NETWORK

Due to the proximity of the Lincoln Domain and the Council's development of the community centre adjacent to this site the provision of separate open space is not warranted. The 5 metre wide street berm will provide for frontages to the residential units to be grassed and planted with trees or for a grassed swale to retain natural elements within the site. The existing pond to the north of the site and the detention basin at the southern end of the community centre as well as landscaping of the centre will all provide a natural fringe to the development providing residents with visual relief.

A linkage to the Lincoln High School may be provided at the northern boundary; however the final location of this link will be determined after the development of the tennis and netball courts in the area.

It is also anticipated that an esplanade reserve will be provided adjacent to the Liffey Stream. (Recommendation 42)

BLUE NETWORK

The northern boundary of this site is adjacent to the Liffey Stream close to where the stream commences. As surface drainage in the area is poor, a comprehensive drainage system for all the land being developed is necessary to provide appropriate treatment and detention of stormwater. The proposed stormwater management system for the area is: *Road, community centre and car parking hardstand areas* – capturing rainwater and directing it through swales in the car park for treatment and then into a detention basin prior to entering the Council reticulated stormwater system.

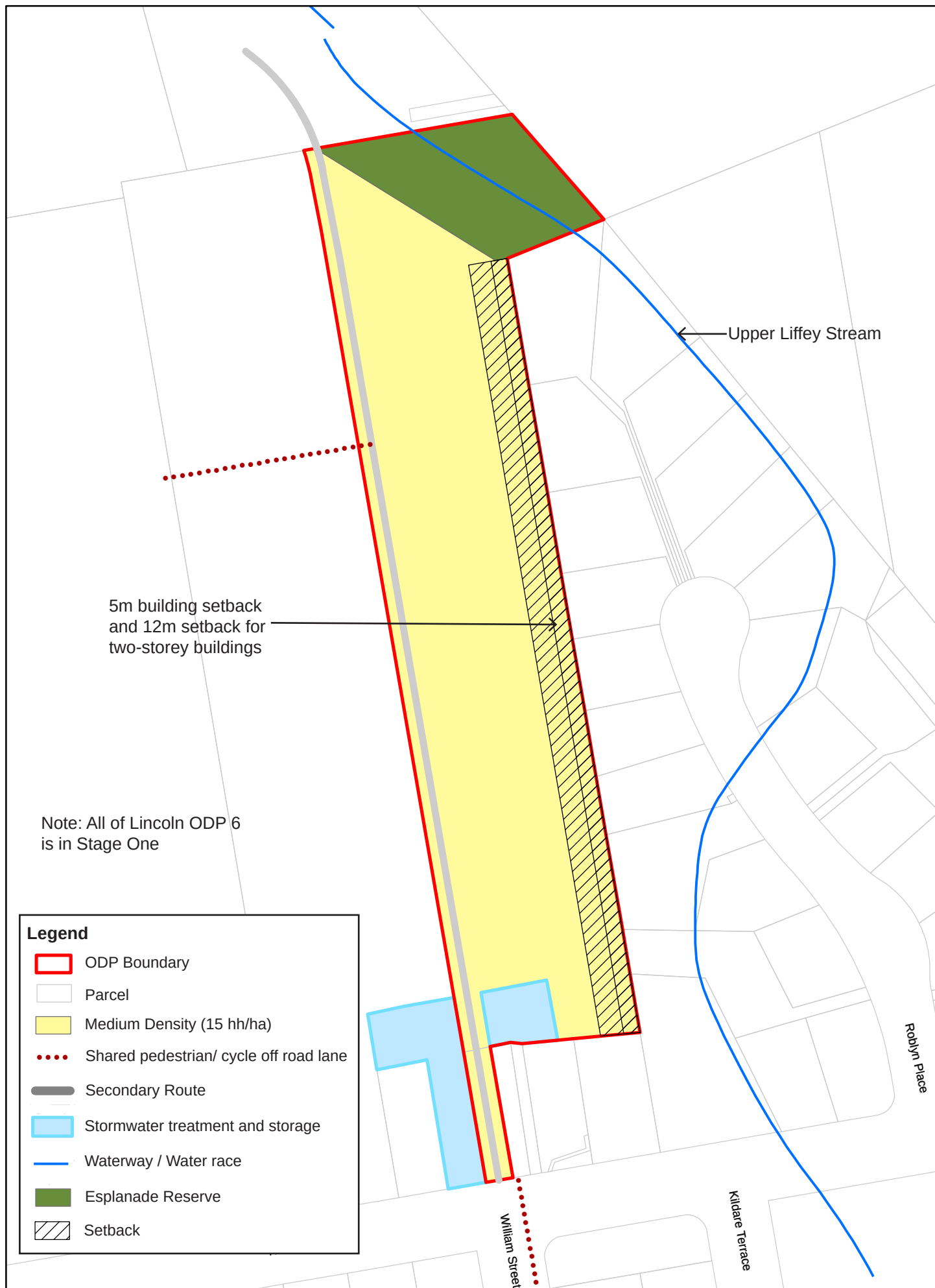
RESIDENTIAL SUBDIVISION – THREE OPTIONS ARE AVAILABLE NAMELY:

- (a) direct stormwater through piped system to a swale at the southern section of the road berm;
- (b) direct stormwater through a piped system to a swale within a section of the road at the southern end of the site; or
- (c) direct stormwater through an open swale within the road berm for the full length of the road.

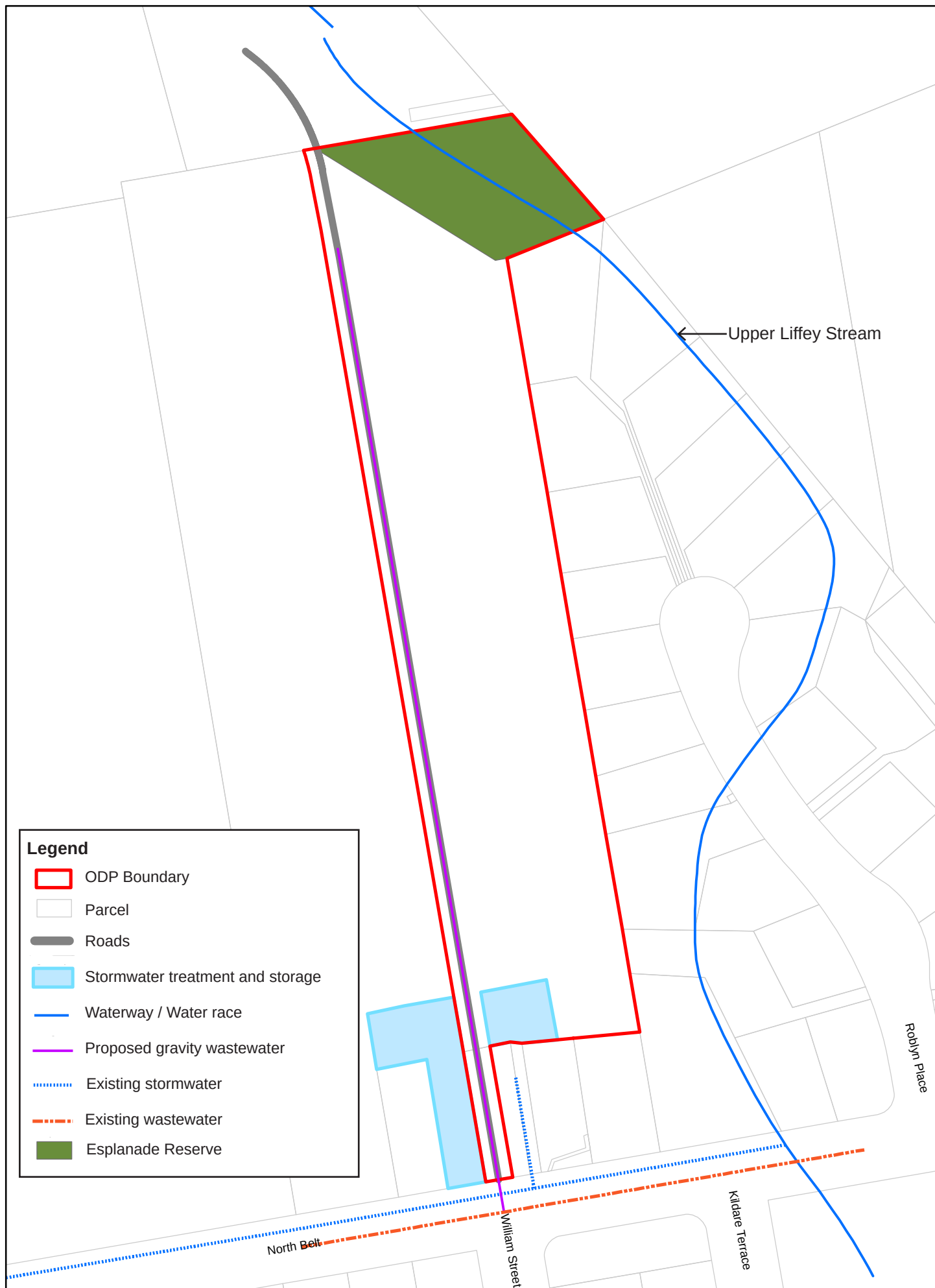
Sewer connection from the medium density development will be to the Lincoln Storage Facility via the existing reticulated sewerage network.

SPECIFIC ODP STANDARDS (Refer to Rule 12.1.3.37):

- **A 5m setback shall be provided between all buildings and the eastern boundary of ODP Area 6.**
- **A 12m setback shall be provided between all two-storey buildings and the eastern boundary of ODP Area 6. (Recommendation 41)**



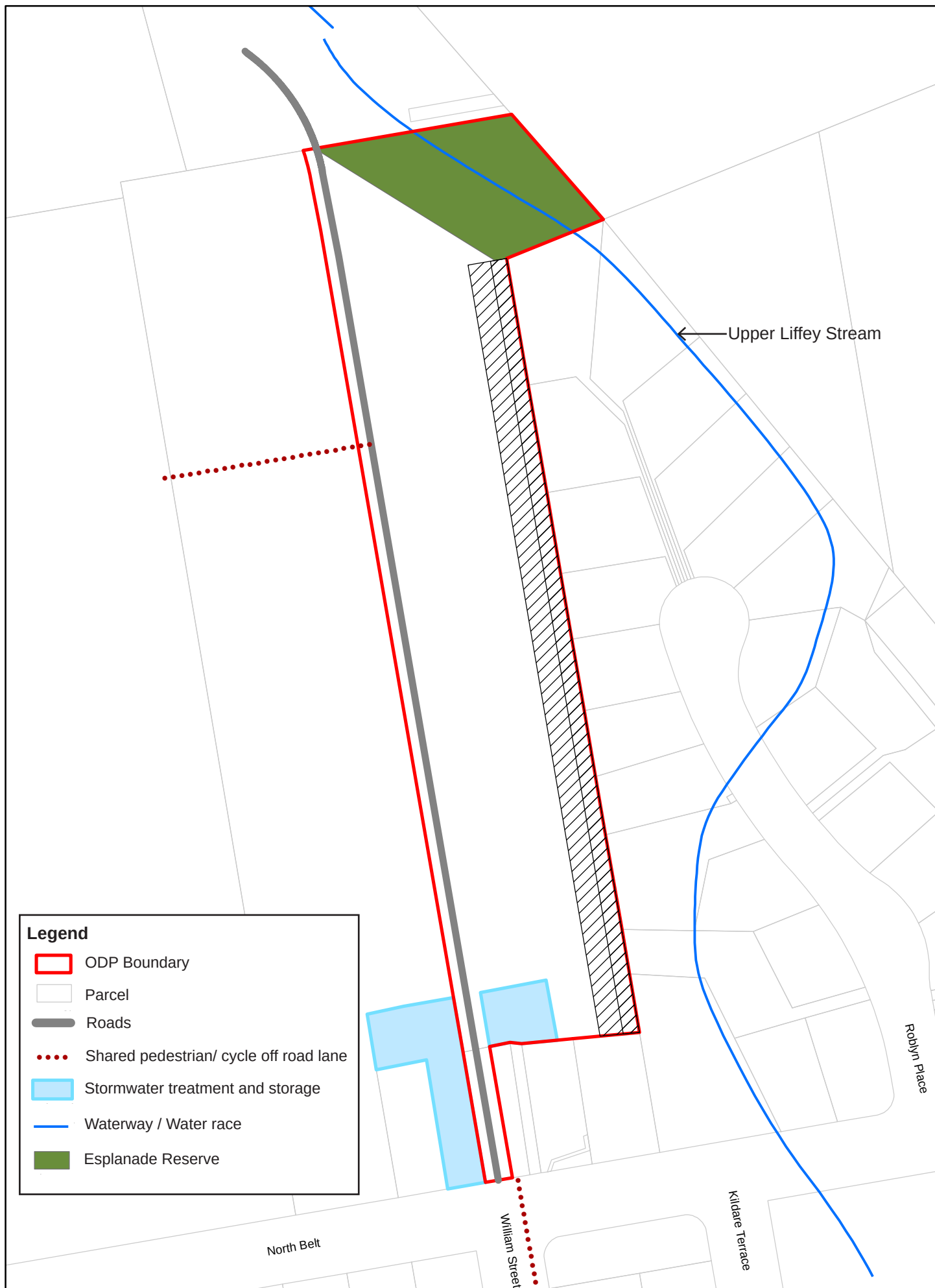
0 10 20 m



Outline Development Plan

Area 6 - Lincoln

Blue Network



Legend

-  ODP Boundary
-  Parcel
-  Roads
-  Shared pedestrian/ cycle off road lane
-  Stormwater treatment and storage
-  Waterway / Water race
-  Esplanade Reserve

North Belt

William Street

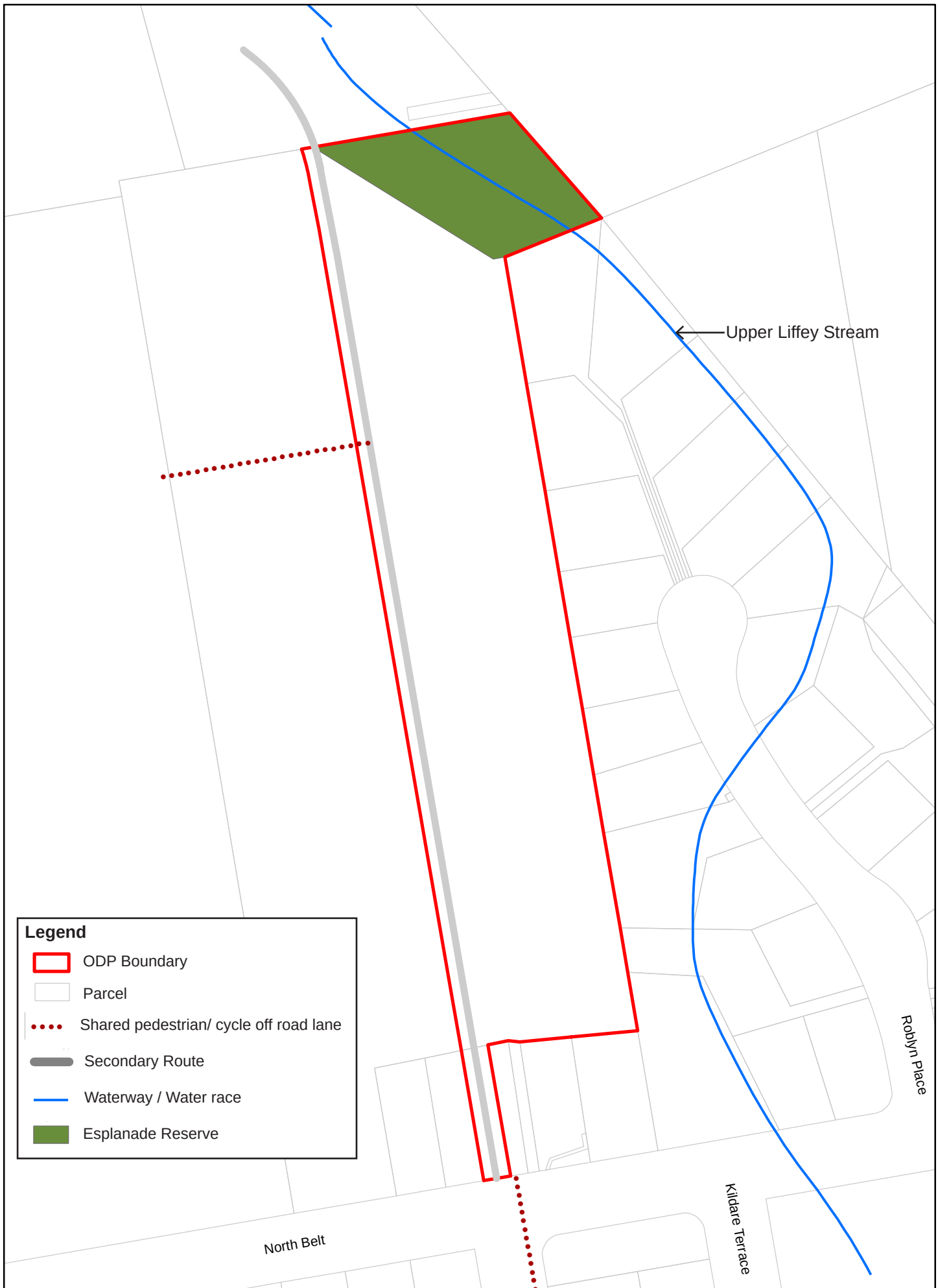
Kildare Terrace

Roblyn Place



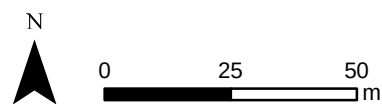
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Outline Development Plan
Area 6 - Lincoln
Green Network



Legend

-  ODP Boundary
-  Parcel
-  Shared pedestrian/ cycle off road lane
-  Secondary Route
-  Waterway / Water race
-  Esplanade Reserve



OUTLINE DEVELOPMENT PLANS FOR ROLLESTON

- ODP Area 1
- ODP Area 2
- ODP Area 3
- ODP Area 6
- ODP Area 7
- ODP Area 8

OUTLINE DEVELOPMENT PLAN AREA 1

INTRODUCTION

This Outline Development Plan (ODP) is for that area of land in Rolleston situated generally to the north of Burnham School Road and Brookside Road between Dunns Crossing Road and the recently developed Stonebrook Drive subdivision to the east of Stonebrook Drive.

This ODP is known as the Stonebrook Drive ODP and uses urban design principles to set the pattern of development over the area to guide future development, and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structuring elements, including the road network, cycle and pedestrian network, open space network, development pattern and utilities to service the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change Number 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated development which meets the objectives of those planning documents, as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol, and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design – principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.
- An integrated roading hierarchy that supports effective and efficient public transport.
- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of open spaces integrated with cycle and pedestrian routes.
- Dual purpose reserve areas, used for recreation and amenity purposes as well as for stormwater management.
- Opportunities for a wide variety of residential development at low, medium and high residential densities in order to attract a wide range of people from different economic and social groups as future residents.
- Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- Opportunity for high density buildings which relate well to each other and are strategically located in relation to open space and amenities.
- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.

- Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400 - 800m) of any part of the zone, and be within walkable distance of a bus stop within the zone (400 - 800m).
- Provision of local shopping and small business facilities.
- A sustainable stormwater disposal system integrated with open space and reserves.
- The establishment of a master planned concept that provides a defined basis for integrated future development.
- Protection of groundwater resources from contamination.

DENSITY PLAN

The ODP provides for a variety of allotment sizes, with **comprehensive residential development and (Recommendation 16)** medium density development located close to open space areas and local business centres. More intense development concentrated around the key open space locations will provide greater amenity and encourage high quality urban design features in these areas.

The ~~neighbourhood and~~ Local Centres ~~are is~~ **(Recommendation 15)** located with frontage to the main through road. **A primary school could be located within this ODP, subject to confirmation by the Minister of Education /Ministry of Education and the landowners. (Recommendation 17)**

The ODP area achieves a net density of 11 households per hectare, based on a net area of approximately 57.5 hectares. The inclusion of medium **density and comprehensive (Recommendation 16)** housing areas within the ODP covering some 5.5 hectares means that the entire area will accommodate approximately 633 households.

MOVEMENT NETWORK

A specific transport assessment completed by Traffic Design Group Ltd (TDG), May 2009, has been carried out, which describes the existing transport environment, provides an assessment of the traffic generation associated with the proposed ODP, considers the development in terms of the local, regional and national planning documents, and assesses the potential traffic effects. The assessment also takes into account the Christchurch Rolleston and Environs Transportation Study (CRETS) formalised within the Canterbury Transportation Regional Implementation Plan (CTRIP).

Access to the area is from four locations: an existing connection to Dunns Crossing Road via Newmans Road, a new road connection to Dunns Crossing Road, a new road connection to Brookside Road and a connection to Stonebrook Drive.

The internal road network includes a main road through the site that will link the southern most access point on Dunns Crossing Road through to Brookside Road, in accordance with the Rolleston Structure Plan. This will be designed in accordance with the principles of new urbanism to promote reduced vehicle speeds and increased safety to other street users. Some form of intersection treatment is appropriate at the main intersections on the main through road to reduce traffic speeds, such as roundabouts or raised tables.

Noise attenuation will be required along the boundary with SH1 to mitigate the effects of traffic noise from that route.

Pedestrian footpaths will be provided on at least one side of each internal road. A number of pedestrian and cyclist links will be provided through the site following road and green linkages.

A significant cycle/pedestrian route will run through reserve areas north to south along the redirected water race. A formal road crossing facility will be provided where this pedestrian/cycle link crosses the main road through the site.

The low speed traffic environment will create pedestrian and cycle friendly public spaces, and provide direct and convenient access within 400m walking distance to open space areas from any dwelling within the site, in accordance with the Rolleston Structure Plan.

GREEN NETWORK

An existing water race runs through part of the site. This is shown on the ODP realigned and incorporated into the reserve and open space network.

The ODP indicates three key open space locations as well as a green network throughout the site. A significant reserve linkage incorporating two of the key open space locations is envisaged that will generally follow the realigned water race through the eastern portion of the site to Burnham School Road.

The other key open space location is shown within the western portion of the site providing green areas at either ends of one of the east-west green linkages.

All key open space locations are adjacent to local business areas, in general accordance with the Rolleston Structure Plan for the positioning of Neighbourhood and Local Centres in this area of Rolleston.

Other areas of open space will be developed as neighbourhood reserves in terms of the overall subdivision design. These will be integrated throughout the area by the green linkages shown on the ODP, and will provide a maximum walking distance of 400m from any dwelling in accordance with the Rolleston Structure Plan.

BLUE NETWORK

All services, including water, sewer, power, and phone are available to the site via the existing road network. There is a sewer pumping station at the corner of Burnham School Road and Brookside Road and there is an existing electricity substation at the corner of Burnham School Road and Dunns Crossing Road.

Water will be supplied from the Council's existing reticulation by connecting to the water main on Brookside Road. Water pressures for the site have been calculated as meeting the requirements of NZS 4404:2004 Land Development and Subdivision Engineering and The New Zealand Fire Service Fire Fighting Water Supplies Cod of Practice NZS PAS 4509:2008.

Sewage will be disposed of to the Rolleston Sewage Treatment Plan via new and existing reticulation. Two sewer main connections will be made from the site to the existing sewer mains. The first connection will service approximately 400 lots and connect to an existing manhole on Burnham School Road. Due to the increase flows, the existing pipe through to the pump station will require upgrading for a length of no more than 50m. The second connection will service approximately 150 lots and will connect to an existing manhole on Brookside Road. The remaining lots will connect to the existing sewer mains running along Burnham School Road and Brookside Road. The existing pump station will not require upgrading to service development in accordance with the ODP.

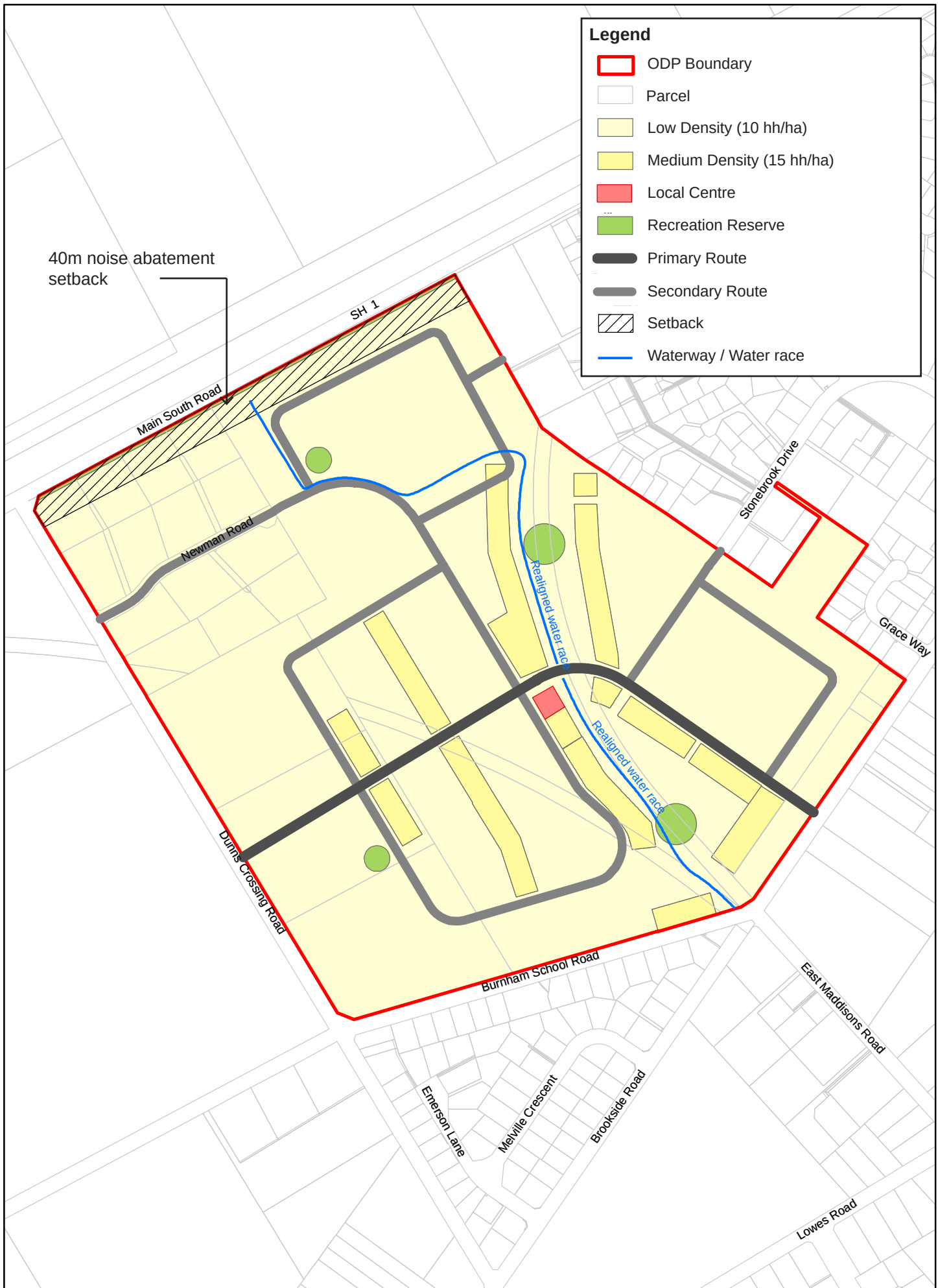
The servicing assessment has been carried out with the Selwyn District Council Five Waters Strategy in mind, and the possibility for recycled water to be made available from the Rolleston Waste Water Treatment Plant to Burnham School Road. If this is available the development may be double plumbed to allow for outdoors irrigation, laundry and

irrigation of public areas with recycled water. This would reduce the potable water input of the development by as much as 40%.

Network operators for both electrical and telecommunications supplies have confirmed that the existing networks have sufficient capacity to reticulate the development area.

Stormwater will be treated in a variety of ways depending upon its origin within the development. Stormwater runoff from house roofs will be disposed of via onsite soak pits, sized to ensure that flow from a roof in a 1 in 10 year storm event will not exceed the infiltration rate.

Soakage basins located within reserve areas will collect stormwater from the roads via low profile kerb and channel before providing treatment and detention and discharging to ground. Stormwater may also be treated at source using raingardens and passive infiltration areas on each allotment to capture stormwater from hardstand areas. In addition carriageway discharges may be transported and treated using swales and vegetated areas. Wherever possible, areas for stormwater treatment and disposal will be incorporated into the overall green network for the site, adding value to its amenity and character.

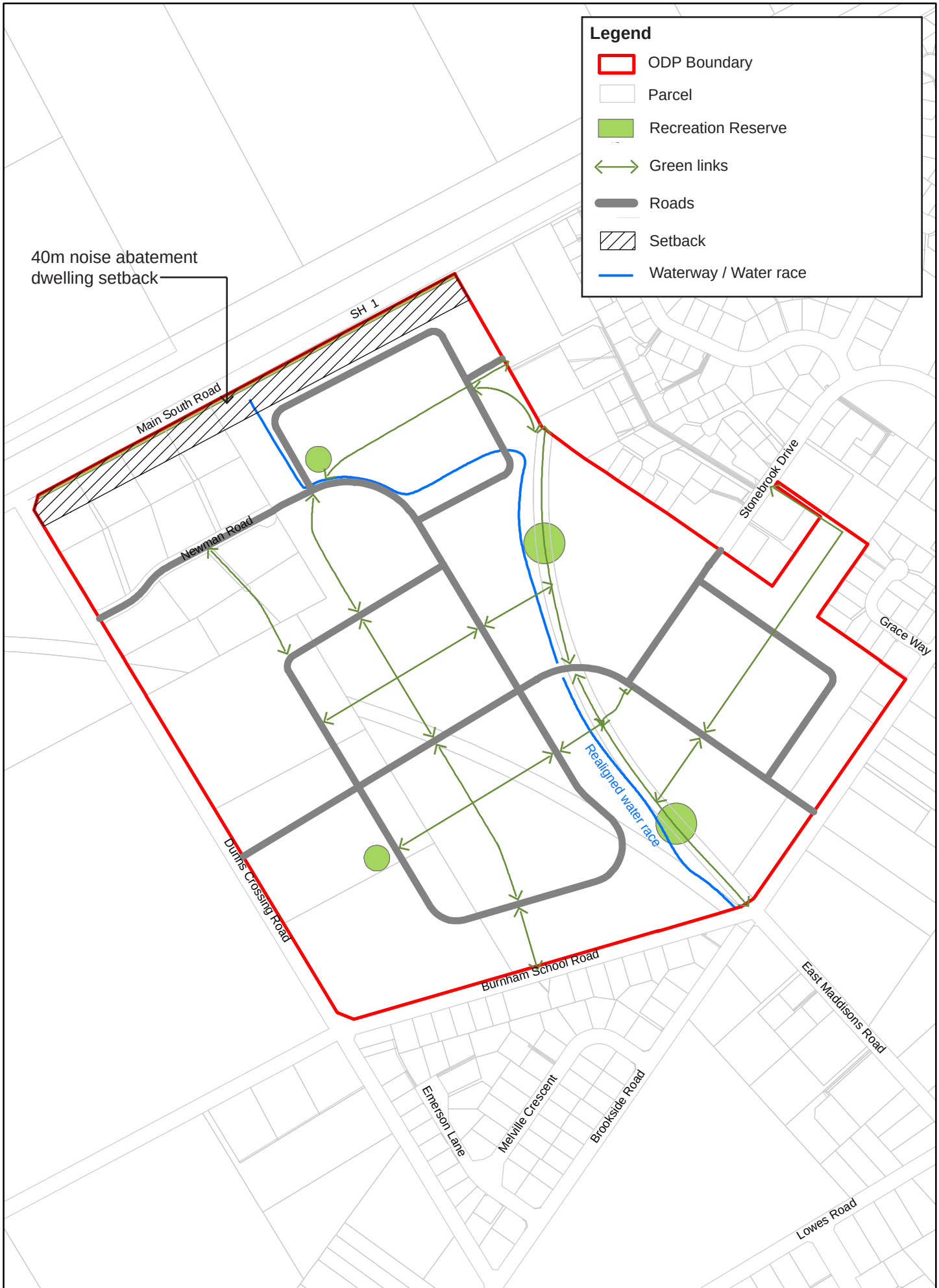




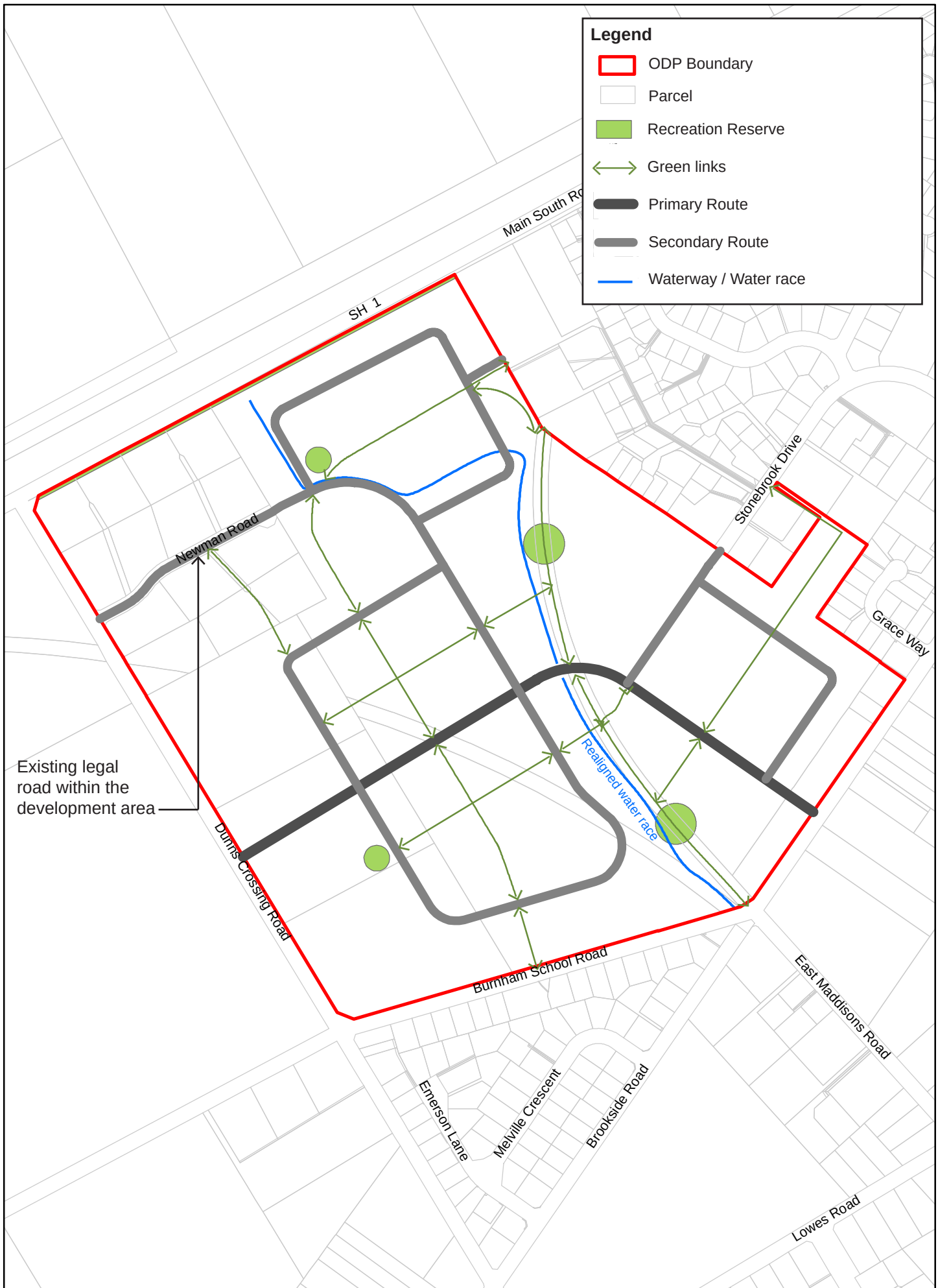
Outline Development Plan

Area 1 - Rolleston

Blue Network



Outline Development Plan
Area 1 - Rolleston
Green Network



Legend

- ODP Boundary
- Parcel
- Recreation Reserve
- Green links
- Primary Route
- Secondary Route
- Waterway / Water race

Existing legal road within the development area



Outline Development Plan
Area 1 - Rolleston
Movement Network

OUTLINE DEVELOPMENT PLAN AREA 2

INTRODUCTION

This Outline Development Plan (ODP) applies to that area of land in Rolleston which forms a triangle between Norman Kirk Way to the North, Rolleston Drive to the East and Markham Way to the South. The ODP of Area 2 provides a degree of certainty to all parties in the establishment of residential landuses across the site. The key elements of the ODP include the roading network, utilities and densities.

The proposal is consistent with the Greater Christchurch Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement and provides an opportunity for residential infill in proximity to the Rolleston Township and its community facilities. The Area 2 ODP meets the objectives and policies of strategic planning documents and is in keeping with the Rolleston Structure Plan, which applies to this area.

The ODP has been broken down into ~~four~~ **two** plans. (**Density and Movement Network, Green Network and Blue Network**).

URBAN DESIGN

The applied design principles seek to provide good Urban Design solutions with the integration of new housing into established neighbourhoods. This infill development is a way of enabling a choice of housing styles and a mixture of densities. The proposal promotes the following environmental objectives and visions:

- Creating a mixture of residential housing from medium to high density (in the form of comprehensive housing) as and where appropriate;
- The development meets District Plan policies to achieve an overall increase in residential density using infill as a sustainable method to create a density of 20hh per ha on existing residential zoned land;
- Proximity to Rolleston Town Centre and its community facilities (shops) enables pedestrian and cycling activities and encourages walkable/cycle able neighbourhoods.

RESIDENTIAL DENSITY

This ODP provides for the two residential uses 'Comprehensive' and 'Medium density' development. Both have been identified as appropriate landuses due to location and character of the site and its surrounds. Within these two types of residential development a variety of allotment sizes will create various densities of up to 20hh per ha. Sections with a minimum of 450m² and single storey houses are ~~considered to be compulsory required~~ (**Recommendation 20**) on the boundary with sections along Markham Way **Drive** (shown as A on the ODP). A 5m setback from this boundary minimises any potential privacy issues between established and new development. All development has to be in accordance with the Selwyn District Medium Density Guidelines. Height, setback and bulk and location elements need to be considered at a subdivision stage.

MOVEMENT NETWORK

The majority of sites in this development will be accessed off an extension of Markham Way. This extension will most likely to be a cul de sac that is connected to Rolleston Drive via a Pedestrian/ Cycling link. A second pedestrian/cycle link will create a connection between the new residential housing, Rolleston School and the Council Headquarters. Limited access for up to 6 private vehicle access ways is proposed off Rolleston Drive. The access off Rolleston Drive is limited due to its classification and function as a Collector Road.

The intensification of the site is in accordance with the Rolleston Structure Plan and the minor increase in traffic volumes are not expected to give rise to any safety issues, or on the efficient operation of the road network.

GREEN NETWORK (no ODP plan)

Due to the close distance to Rolleston Reserve, no open space is required for this ODP.

BLUE NETWORK (no ODP plan)

All services, including water, sewer, power, and phone are available to the site via the existing road network. Connection to the Sewer lateral will be supplied in the roading network in Dryden Avenue.

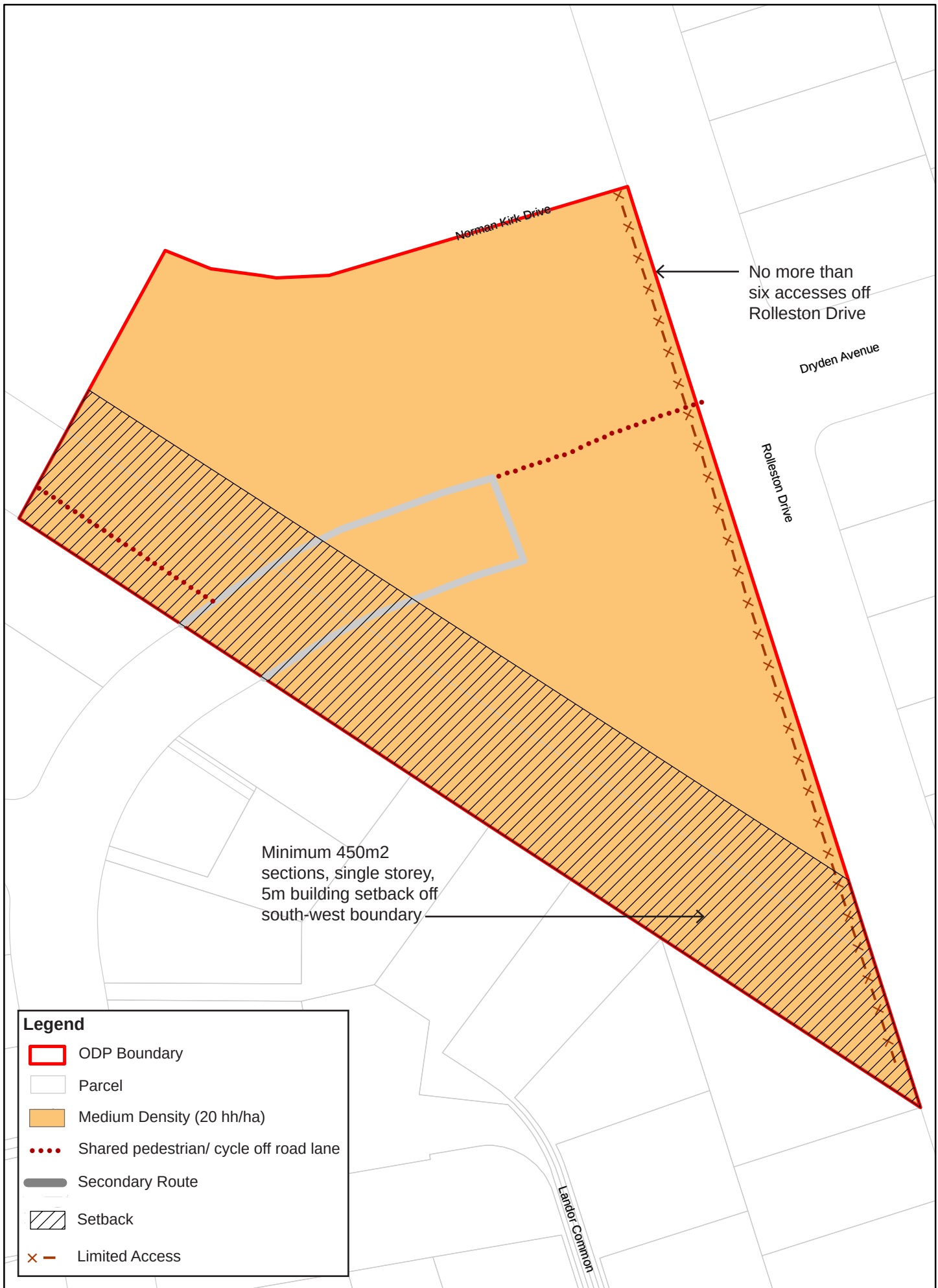
Existing servicing will be sufficient to service 20 households per hectare.

There is sufficient electricity and phone capacity to reticulate the proposed site.

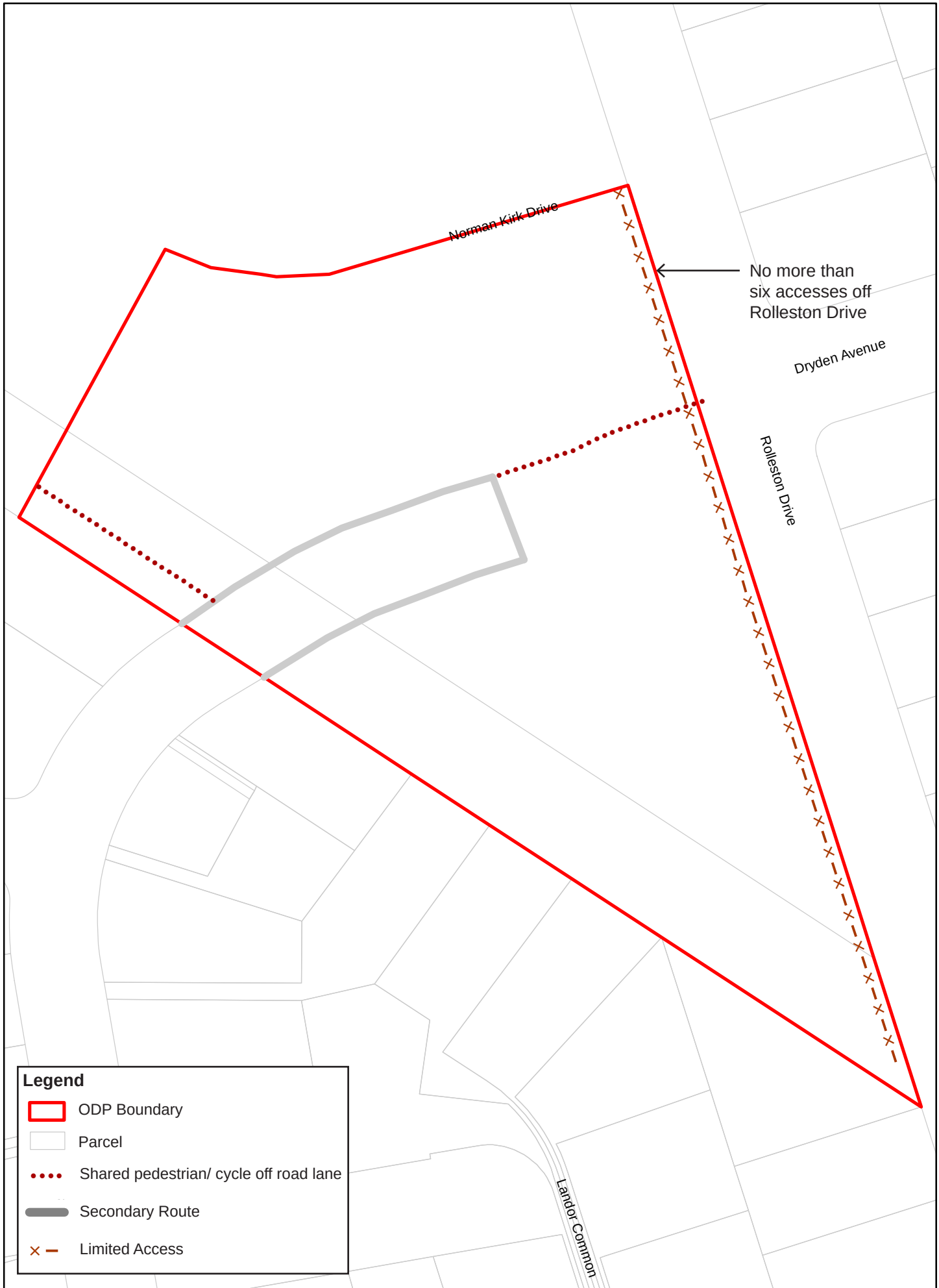
Stormwater will be treated in a variety of ways depending on its origin within the development. Runoff from house roofs will be disposed on site via soakage pits. Stormwater runoff from public road and private access ways will be disposed into the Council system via kerb and channel.

SPECIFIC ODP STANDARDS (Refer to Rule 12.1.3.37):

- **Only single storey houses shall be erected adjacent to the southwest boundary of ODP Area 2 with a minimum section size of 450m².**
- **A 5 m building setback shall be provided between single storey houses and the southwest boundary of ODP Area 2. (Recommendation No.20)**



Outline Development Plan
Area 2 - Rolleston
Density Plan



Outline Development Plan
Area 2 - Rolleston
Movement Network

OUTLINE DEVELOPMENT PLAN AREA 3

INTRODUCTION

This Outline Development Plan (ODP) is for the SR3 area as identified in Rolleston Structure Plan. It provides the design principles that will underpin development of the area. Development applications will need to demonstrate consistency with the final ODP that is formulated for the area.

The design principles that underpin this ODP are in line with Policy 7 (Development Form and Design and Policy 8 (Outline Development Plans and Changes of Zoning in District Plan) of Plan Change1 to the Regional Policy Statement and the Development Principles of the Rolleston Structure Plan. Subdivision development of SR3 will need to provide a contextual analysis of this area as outlined in Section 3 of the SDC Subdivision Design Guide.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

DENSITY PLAN

Over the ODP area a minimum net density of 10 households per hectare is to be achieved (with a minimum of 484 households). Lots along the rural periphery and Levi Road have an area greater than 1000m² and in total, the average lot size shown on the ODP is 750m².

MOVEMENT NETWORK

A legible road hierarchy providing integrated connections throughout SR3 and to existing subdivisions in Rolleston is to be achieved, as follows.

Primary access to SR3 from Levi Road through planted wide “Avenues”. The avenues provide a connection between the local roads and main collector/arterial roads, eg Levi Road. The proposed treatment of these avenues will accommodate swales and tree planting in a central reserve and generous berms to provide an attractive landscaped entry to the area.

“Local Area Streets” will structure the subdivision area and connect it to the adjacent residential area to the west. These roads are able to accommodate on street car parking and tree planting on both sides. The carriageway width is sufficient to accommodate swales where required and a bus route.

“Neighbourhood Streets” provide access to the remaining pattern of neighbourhood and residents streets. In addition, where necessary, private right of ways are used to access up to 6 lots.

A potential bus route can be accommodated along the large local roads and connect through to the adjacent residential subdivisions. The vast majority of the proposed residential lots would be within 200m of a potential bus route. Dedicated cycleways have been included along the avenues and cyclists can be accommodated within the carriageways of other large local and local roads. The principle of walkability has been incorporated through the use of a connected road pattern, additional pedestrian links and the location of open spaces.

GREEN NETWORK

A number of neighbourhood parks are included within SR3. These are located to ensure open space is provided irrespective of the sequencing of development and the pattern of land ownership. All properties within SR3 will be within five minutes walk or 400m radius of a neighbourhood park.

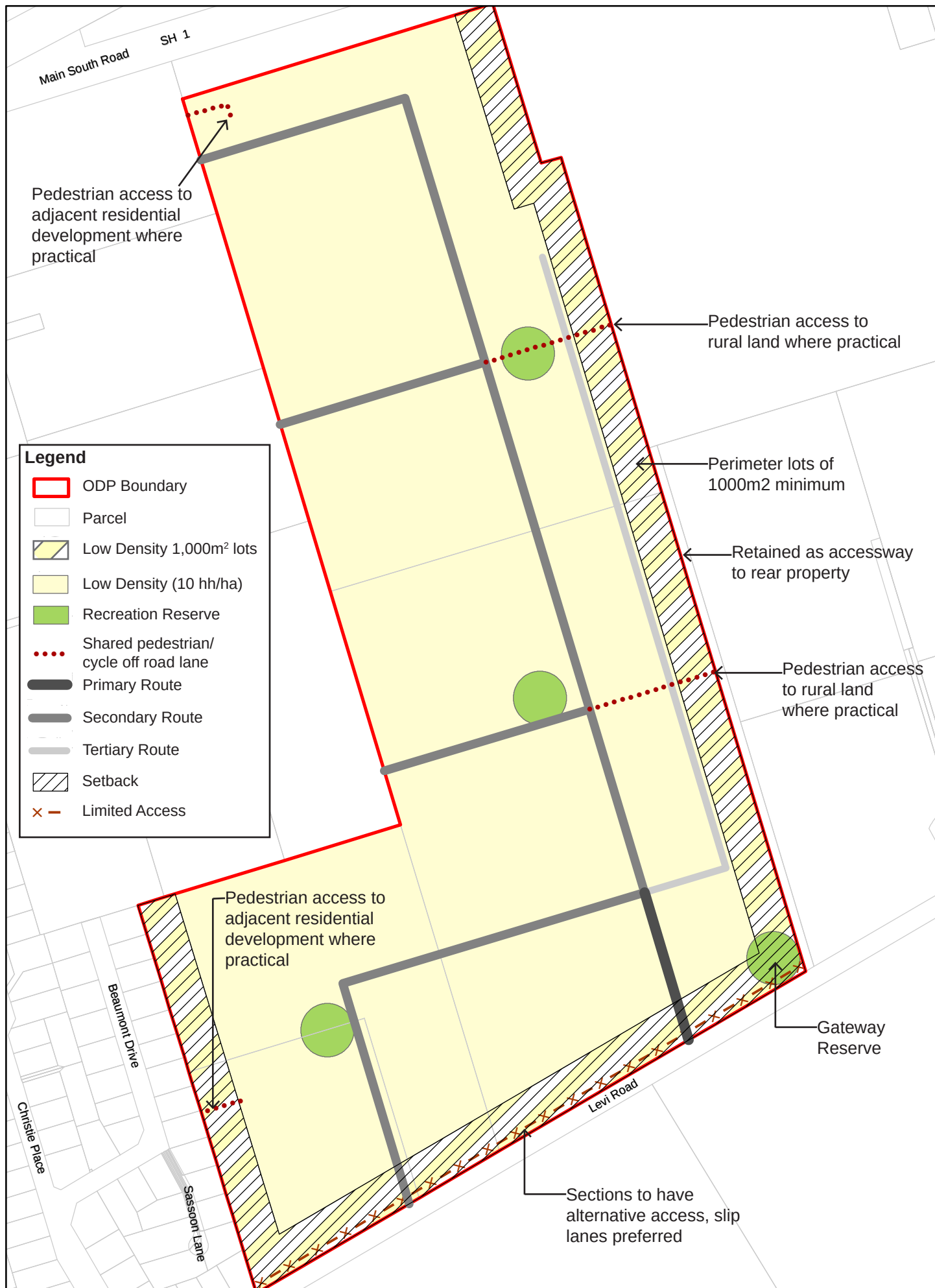
The neighbourhood parks are located such that pedestrian links can be made to the potential future greenbelt along the eastern side of SR3 and/or the surrounding rural area. These neighbourhood parks measure just over 2000m² each in area, are overlooked by adjacent housing and are appropriate for children's playgrounds and passive recreation.

The location of the reserves is such that they are surrounded by active fronts, namely the front boundaries of residential properties. This ensures passive surveillance and increased security.

BLUE NETWORK

Water connections will be supplied through the existing water supply in Rolleston. All water mains will follow the road network or pedestrian routes. Within SR3, stormwater is to be accommodated through a combination of swales and below ground management and treatment devices, accommodated within the road reserves.

Sewer connections will require an extension of the existing sewer main in Levi Road into SR3. This will enable sewage for these properties to connect in to the existing sewer network via gravity. A new pump station will be required to collect the flow and pump it into the existing sewer network.

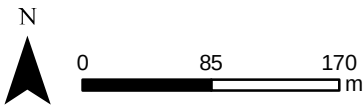


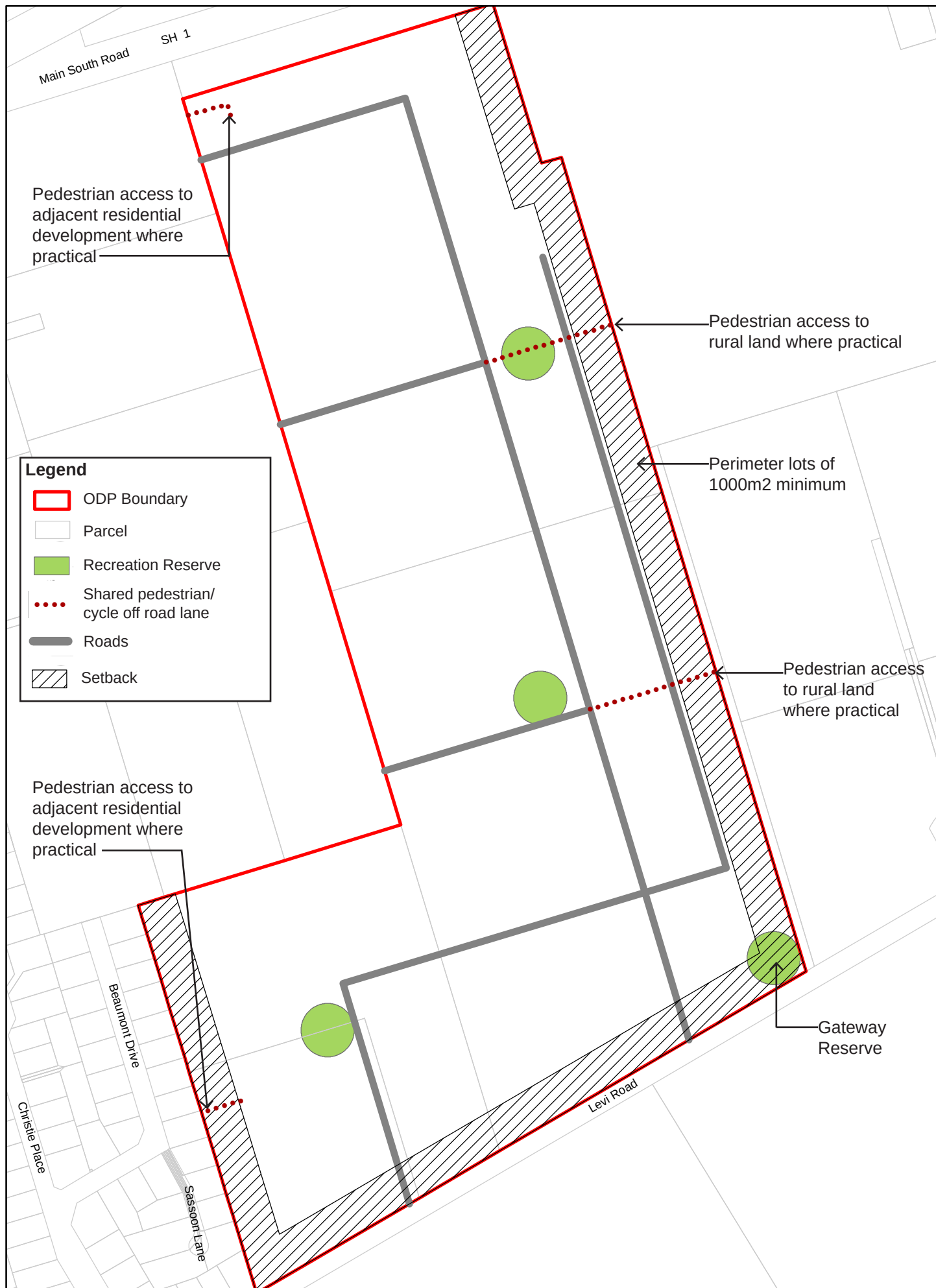
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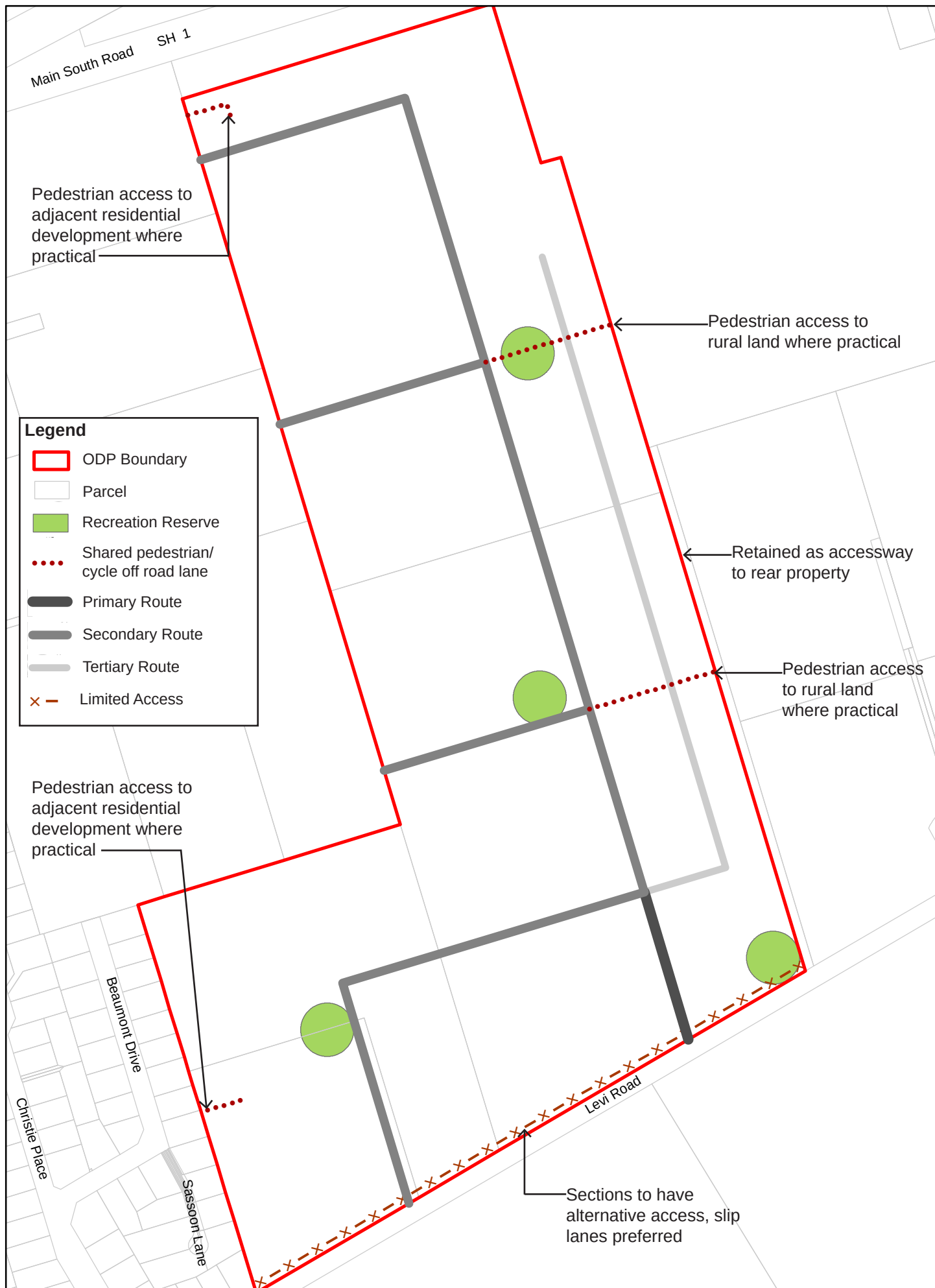


Legend

-  ODP Boundary
-  Parcel
-  Recreation Reserve
-  Roads
-  Indicative wastewater pump station







OUTLINE DEVELOPMENT PLAN AREA 6

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 6. Area 6 comprises 83ha and is bound by Dynes Road to the North, Goulds and East Maddisons Roads to the West and areas recognised by Council as future residential growth areas to the south and east.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- Policy B4.3.7 and B4.3.68 of PC7
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

DENSITY PLAN

The ODP provides for a variety of allotment sizes from density residential areas of 15 to 20 households/ha through to larger 'standard' residential properties. Generally the density is higher within the northern part of the site and around key amenity areas and decreases towards the southern edge. The highest density housing is to be located in direct proximity to the proposed neighbourhood and Local Centres and larger open spaces such as the proposed adjacent recreational precinct, green corridors and neighbourhood parks. The ODP Area shall achieve a minimum net density of 13 households/ha.

A Neighbourhood Centre will be located in the vicinity of the Goulds Road/East Maddisons Road intersection. The Centre will make provision for approximately 1000m² gross retail floor area to cater to local weekly and day-to-day retail requirements, though other non-retail uses (such as other business and/or community facilities) may also be appropriately located in the Centre. Additional land is also required for associated carparking and landscaping to service the eventual activities established in the Centre.

Approximately 2,500m² of the Centre's total land area will be located within ODP Area 6 and its primary frontage will address East Maddisons Road. To avoid the potential negative effect of the centre 'turning its back' onto the adjoining eastern residential areas, a neighbourhood park will be located directly east of the centre to provide a community hub and a secondary active frontage. Two east-west connections through the centre will allow for a high level of pedestrian permeability and encourage interaction between the Centre and the adjacent residential areas.

A smaller Local Centre of roughly 1,000m² (land area) on Dynes Road provides local shopping amenity and opportunities for small business and community facilities to serve the immediately adjacent area. In total, the Centre will provide for roughly 450m² of gross retail floor space. As with the Neighbourhood Centre, the Local Centre will comprise land in addition to that required for retail uses to allow for carparking and landscaping.

The Local Centre has been located so as to generate a 'dialogue' with the proposed future recreation precinct to the north, and to enhance amenity values for the local residential environment.

MOVEMENT NETWORK

The ODP provides for a range of transport options, including:

- vehicular connections linking to Goulds Road, East Maddisons Road, Dynes Road and Springston-Rolleston Road;
- active transport connections at the site boundaries to adjacent areas and internal pedestrian and cycle corridors to encourage viable alternatives to individual motor vehicles; and
- roads which will enable the provision of public transport routes through the site should such services be deemed appropriate;

Roading connections have been designed so as to balance the permeability of the site against the requirements to minimise the number of new intersections and maintain appropriate intersection spacing. The ODP employs a roading hierarchy that allows for Primary, Secondary and Tertiary Roads; however only the more significant roads (Primary and Secondary) have been shown on the ODP. As the Tertiary Roads' primary function will be to service the residential areas, their eventual layout will respond to the detailed subdivision design of those areas.

Goulds Road and East Maddisons Road provide primary road corridors on the Area's western periphery. Internally, the site contains one primary collector road which links the Neighbourhood Centres envisaged by the Rolleston Structure Plan at East Maddisons and Springston-Rolleston Roads. Though the collector is envisaged to cater for a large portion of through vehicle movements, it is not a high-speed corridor and rather, should provide direct access to adjoining sites. To this end, it is envisaged that the collector will interact with the adjacent neighbourhoods, rather than creating severance between them.

The proposed north-south and east-west secondary road connections perform similar functions to the primary roads, providing ample access throughout the site as well as good external links and connections to the immediate neighbours. Notwithstanding this similarity in function, secondary roads will assume a form which is of a more residential nature, and cater less to through vehicle traffic. In addition to the proposed internal secondary routes, Dynes Road will perform a secondary function along the site's northern boundary.

An integrated network of tertiary roads will facilitate internal distribution of traffic, provide access to properties, connect open spaces within the site and offer future links to the immediate neighbours. The tertiary roads will provide a narrower carriageway to encourage slower speeds and to maintain a residential character.

The overall aim of the pedestrian and cycle network is to encourage active transport use within the site and to enable good connections to the wider Rolleston area. Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Tertiary Roads will also provide adequate space for cyclists and convenient pedestrian movements. Shared off-road pedestrian and cycle connections will be provided to achieve safe, attractive active transport corridors and recreational amenity.

GREEN NETWORK

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan. A range of reserve types and sizes are proposed to create a connected open space network, whereby parks will be linked via green corridors formed along existing **sewer** stockwater races and along new roading corridors.

To reflect the identity and character of Rolleston as a rural town, future development could retain portions of existing shelter belts where practicable or incorporate similar landscape design elements along green corridors (This issue will be addressed during the subdivision content stage). (Recommendation 23)

Incorporating new structural vegetation, stormwater swales and 'green' streets, four green corridors and green links will contribute generously to the area's sense of place and overall amenity. The green corridors, as well as the proposed neighbourhood parks, are located immediately adjacent to higher density residences to compensate for reduced private open space on individual allotments. In addition, co-locating green spaces alongside residential sites will allow passive surveillance for enhanced safety and security.

Neighbourhood parks will be located to ensure that an open space is within 400m walking distance from any new dwelling. The parks will be of varying sizes to reflect both their purpose and their neighbourhood's character and will include both active and passive functions.

Portions of the green network will also perform a stormwater conveyance and treatment function, particularly for runoff from roads and hardstand in public spaces. Opportunities for pedestrian and cycle paths will also be realised in the design of future reserves and green links to ensure a high level of connectivity is afforded to residents and visitors, and to maximise the utility of the public space.

Council's open space requirements cited in the LTP and Activity Management Plans should be referred to during subdivision design. Where any additional reserve areas may be proposed at subdivision stage over and above the requirements of Council, alternative arrangements may be made for any additional open space land that the Council does not take towards reserve contributions. These arrangements may include purchase by the Council with a corresponding targeted rate, gifting the land to the Council, or other mechanisms as may be agreed at subdivision stage.

No specific mitigation treatment is required for Area 6 to address potential reverse sensitivity effects. Adjoining land uses to the south and east are not of a nature that would require specific effects management at the rural/residential interface over and above the decreased residential density in this portion of the ODP Area.

Moreover, as these adjoining areas are anticipated by Council strategic planning policy for future urban use, ODP Area 6 makes provision to integrate with them, rather than become isolated from them.

BLUE NETWORK

The underlying soils are relatively free-draining (mostly gravels) and infiltration to ground is generally the most appropriate means of stormwater disposal. The public stormwater system will primarily only be required for runoff generated from within the road reserve, as individual buildings will be able to dispose roof water directly to ground within private properties. Where there is potential for the stormwater to be

contaminated (e.g. road runoff), treatment will be incorporated in the stormwater system prior to disposal.

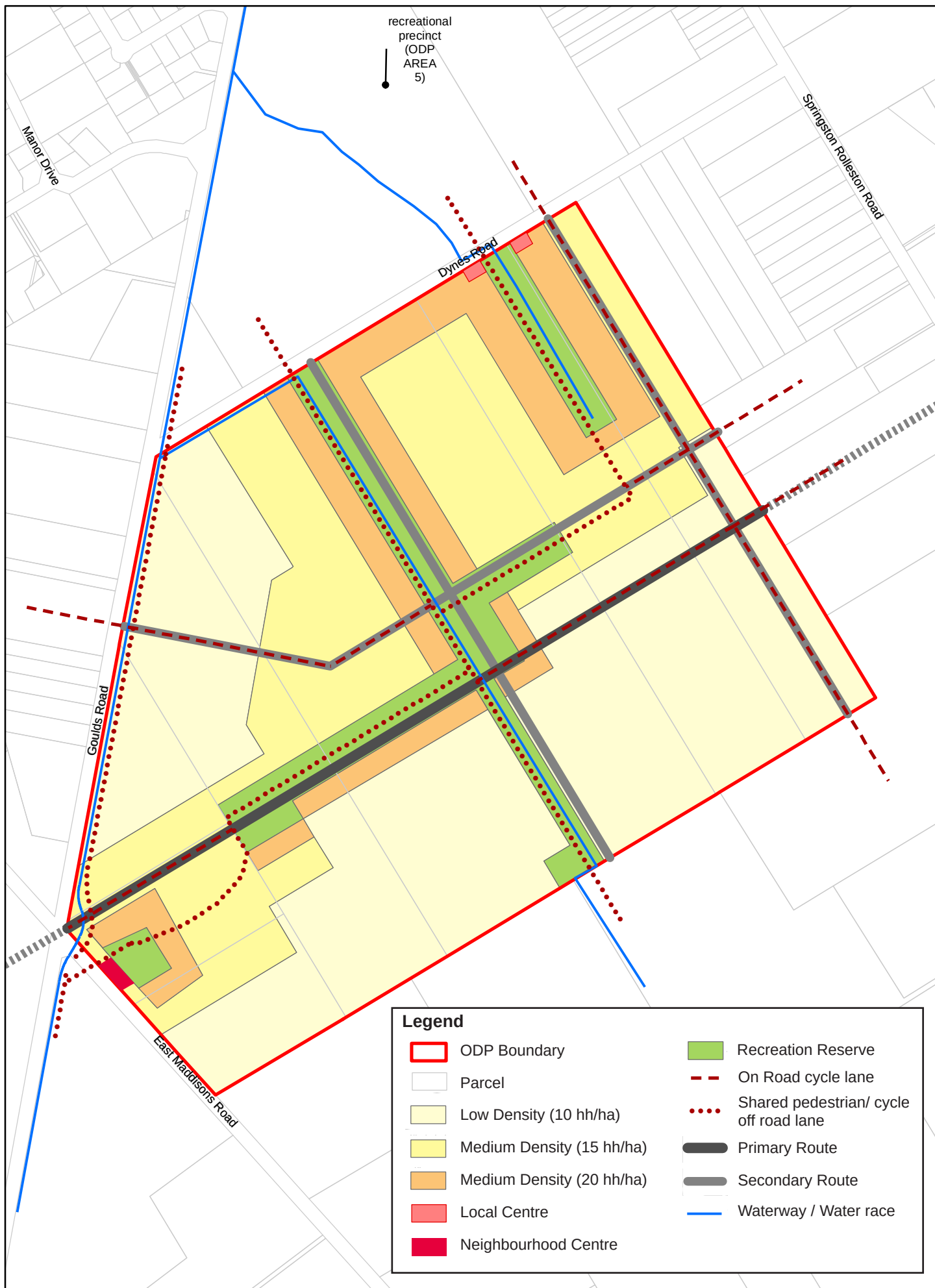
There are a range of options available for the collection, treatment and disposal of stormwater. Final treatment solutions will be determined through detailed site investigations during subdivision stages; however, common themes will be achieved throughout the area, including that systems will be designed to integrate into both the roadway and reserve environments. The ability to add amenity value, beyond a pure stormwater function, will also be key component to the overall design.

The stormwater conveyance and disposal systems proposed for this site will be consistent with other effective stormwater systems commonly used within Rolleston. The relatively flat nature of the site necessitates the management of stormwater treatment and disposal to be undertaken as a number of discrete catchments, rather than conveying stormwater from the entire site to one central treatment location. However, to minimise on-going maintenance costs and maximise integration potential, the number of these treatment areas will be minimised and main stormwater treatment areas will be located within the major open spaces.

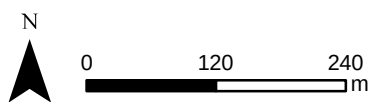
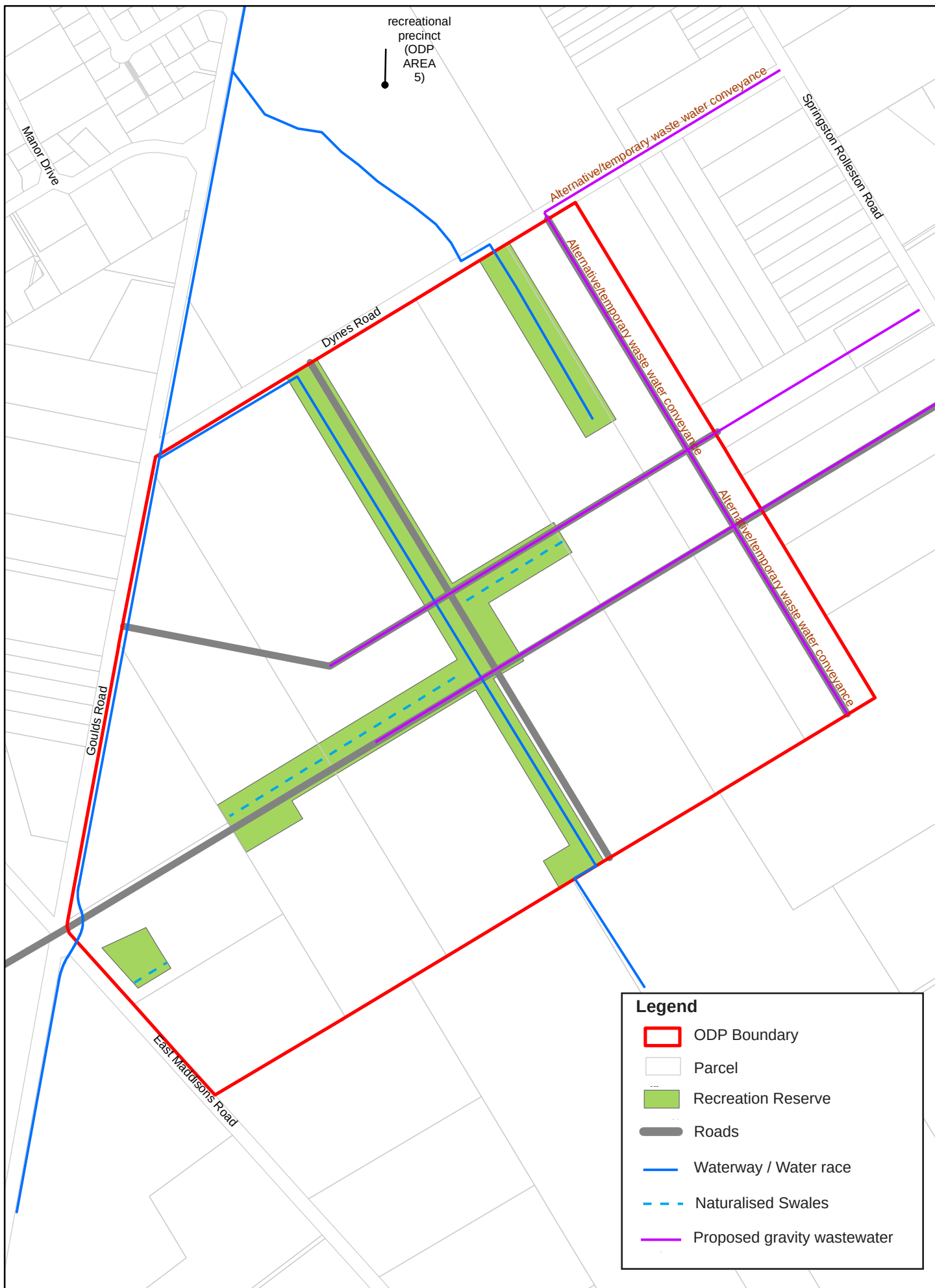
Ground levels slope naturally to the south, making a primarily gravity wastewater network entirely feasible. The area immediately adjacent to Dynes/Goulds Road intersection is currently able to connect, via gravity, to the existing wastewater network. Further expansion of the existing wastewater network will be required to enable the remaining majority of the site to connect. The Council's East Selwyn Sewer Scheme outlines how the existing wastewater network will be expanded to service this area. As anticipated by the Scheme, wastewater from this site will connect into the extended SDC trunkmain system along Springston Rolleston Road. The alignment of these connecting pipelines will follow proposed road and pedestrian connections to Springston Rolleston Road. These connections pass through the land immediately to the east of ODP Area 6.

If the staging of development is such that this land between ODP Area 6 and Springston Rolleston Road is not initially available for a piped route, then a temporary pump station(s) could be constructed to divert flows around this land.

The water reticulation will be an extension of the existing water supply in Rolleston. Selwyn District Council currently has plans to commission additional water bores, to match the expected increase in water demand from the identified growth areas. If required, an additional bore field could be incorporated within the development of this site to assist servicing requirements for the southern development areas.



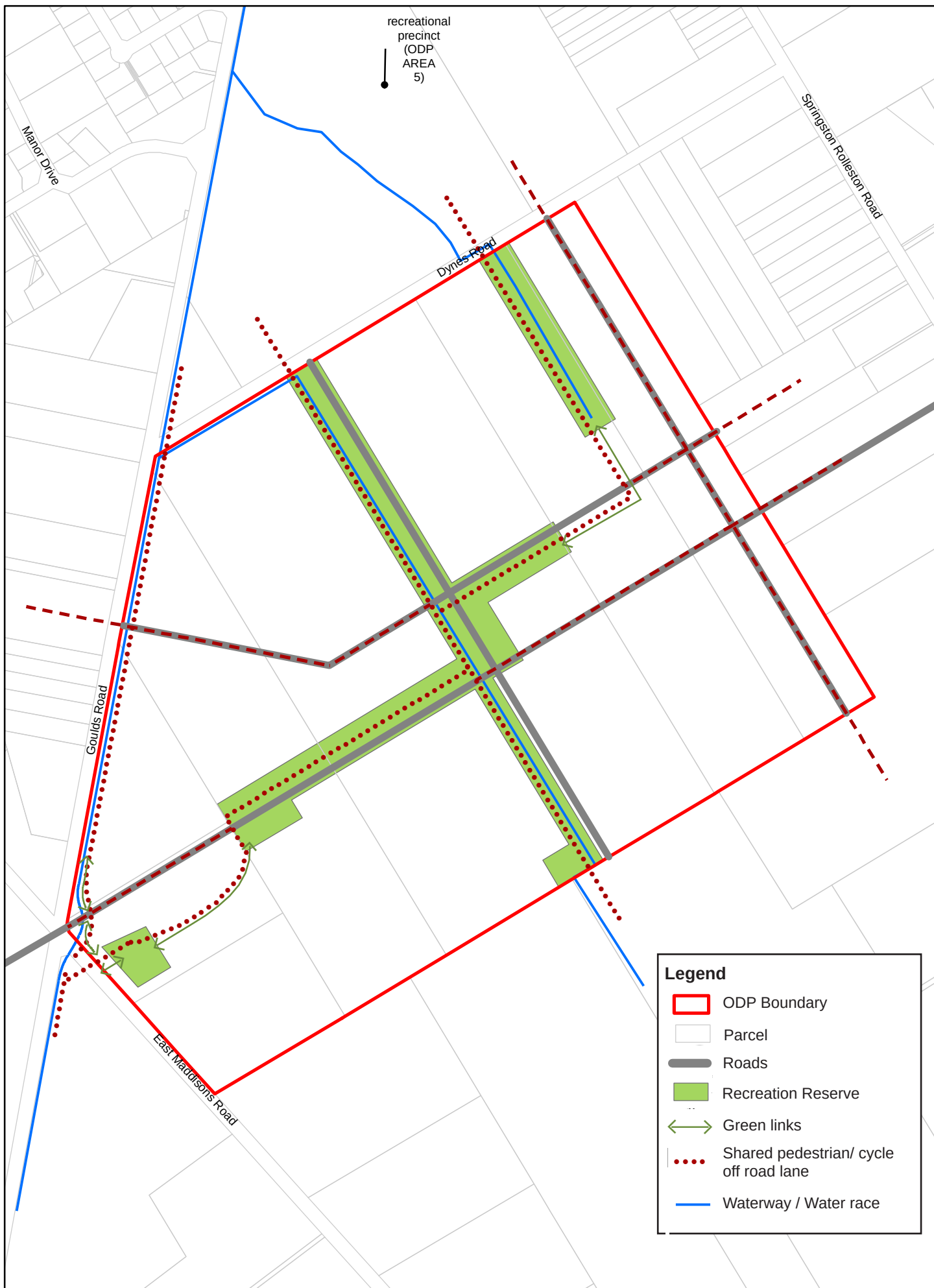
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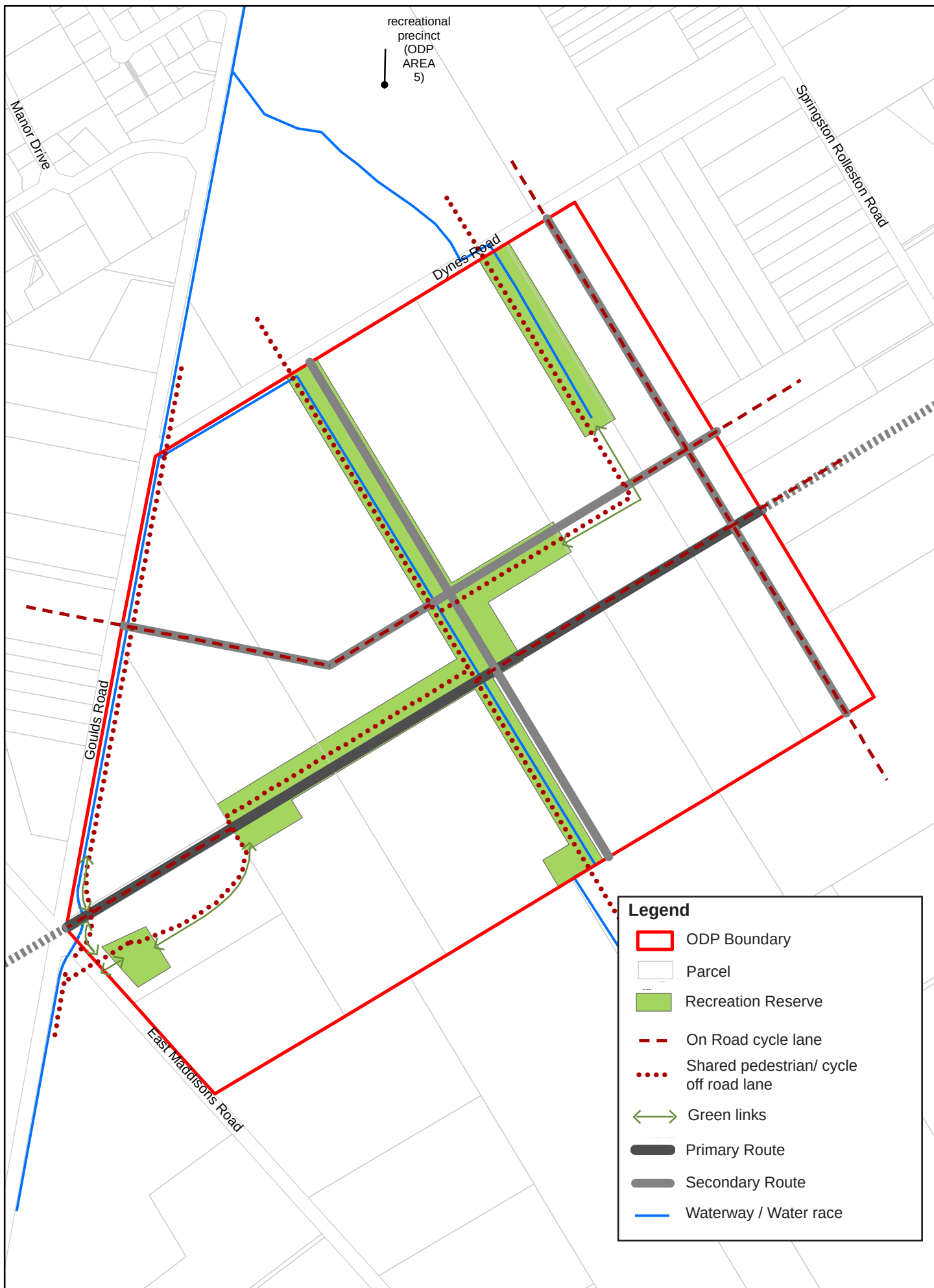
Outline Development Plan

Area 6 - Rolleston

Blue Network



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OUTLINE DEVELOPMENT PLAN AREA 7

INTRODUCTION

The Outline Development Plan (ODP) is for an area of land located in Rolleston situated at the intersection of SH1 and Rolleston Drive with the only access being from dual entry points on Overbury Crescent.

This ODP (known as Park Grove Mews) uses urban design principles to set the general patterns of development over the area to guide future development and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structure elements including the roading network, cycle and pedestrian network, and access to open space of the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated high density development which meets the objectives of those planning documents as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into **four three** plans. (Density, Movement Network, Green and Network **Blue Network**).

URBAN DESIGN

Design principles that underpin this ODP are in line in the New Zealand Urban Design Protocol and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design - principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.
- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of cycle and pedestrian routes.
- Access to an existing recreational reserve for recreational and amenity purposes (located around Dryden Avenue and McCauley Street).
- Opportunity for high density buildings which relate well to each other and are strategically located in relation to open space and amenities.
- Opportunities for a higher density residential development which will provide a use not currently provided for in the immediate surrounding area and offer a living opportunity from difference economic and social groups of future residents.
- Master Planned development integrating house design, colour palette, façade, and front yard landscaping integrated with the street scene.
- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Protection of groundwater resources from contamination.

RESIDENTIAL DENSITY

The ODP provides for a Master Planned high density development with individual allotments averaging approximately 400 m² per lot.

Each individual site will have a house specifically designed which will form part of the Resource Consent process to enable the site to comply with all required set backs,

recession planes and site coverage provided in the District Plan. The ODP provides a net density of 19.19 households per hectare on a total area of 3.596 ha.

MOVEMENT NETWORK

A specific transport assessment completed by Traffic Design Group Ltd (TDG) has been carried out, which describes the existing transport environment, provides an assessment of the traffic generation associated with the proposed ODP, considers the development in terms of the local, regional and national planning documents, and assesses the potential traffic effects. The assessment also takes into account the Christchurch Rolleston and Environs Transportation Study (CRETS) formalised within the Canterbury Transportation Regional Implementation Plan (CTRIP).

Access into the site is from two existing frontages from Overbury Crescent. The internal road links will use these frontages as the entry points to create the primary spinal traffic road. This primary road will give direct access to the property at the north eastern and south western sections of the property.

A secondary "Living Street" services the majority of the lots to the northern part of the property and will provide for slow two way traffic with a higher level of landscaping linking the street landscaping with that associated with the front yard of individual sites. A pedestrian linkage will be created between the primary and secondary road..

At the south western side of the block, a Comprehensive Development of higher density living is provided and is serviced by a local cul de sac providing on site car parking complementing that of the high density accommodation.

Noise attenuation has been achieved with an established bund along the SH1 boundary which complies with the **Council's relevant** noise control rules, with any houses constructed within a 40m set back of the highway being required to have noise attenuation.

Pedestrian footpaths will be provided on at least one side of each internal road with a linkage incorporated between the main internal road and the secondary road.

A low speed traffic environment will create pedestrian cycle public friendly spaces.

All lots as a result of the cycle and pedestrian network will have direct access to the existing adjacent reserve to the west linking through to Rolleston Drive.

GREEN NETWORK

The south western access is adjacent to an existing reserve with which the property has a common legal boundary. This reserve also links through to a main open space area (containing a playground) around Dryden Avenue and McCauley Street.

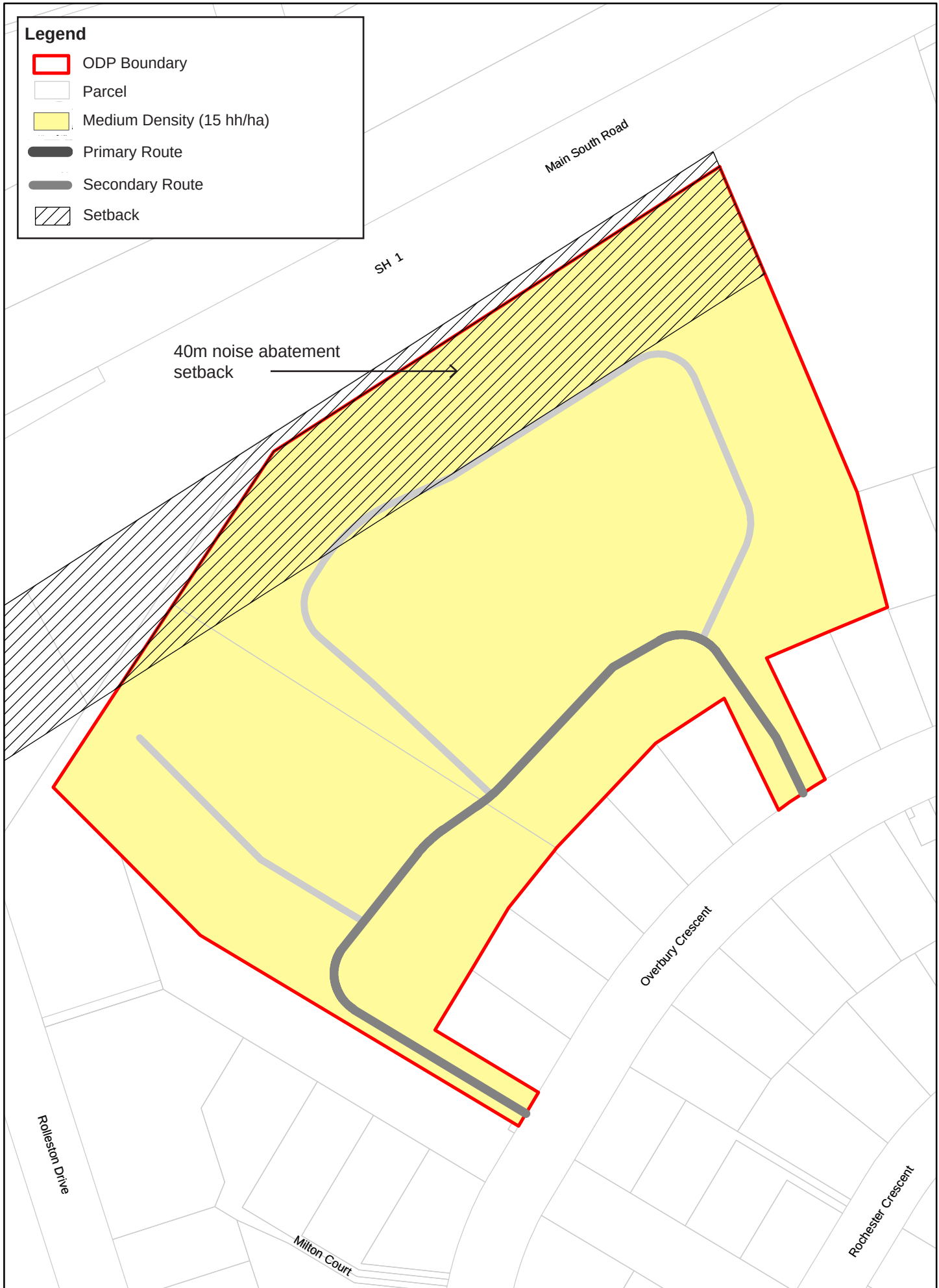
BLUE NETWORK **(no ODP plan)**

All services including water, sewer, power, and telephone are available to the boundary of the site via the existing roading network. These will be extended into the site via the proposed roading network to provide those services to all individual allotments.

Sewerage capacity is available at the Rolleston Sewerage Treatment Plan via the existing reticulation.

Potable water capacity is available from the existing Rolleston water supply.

Stormwater will be treated through stormwater systems complying with the Canterbury Regional Council requirements.

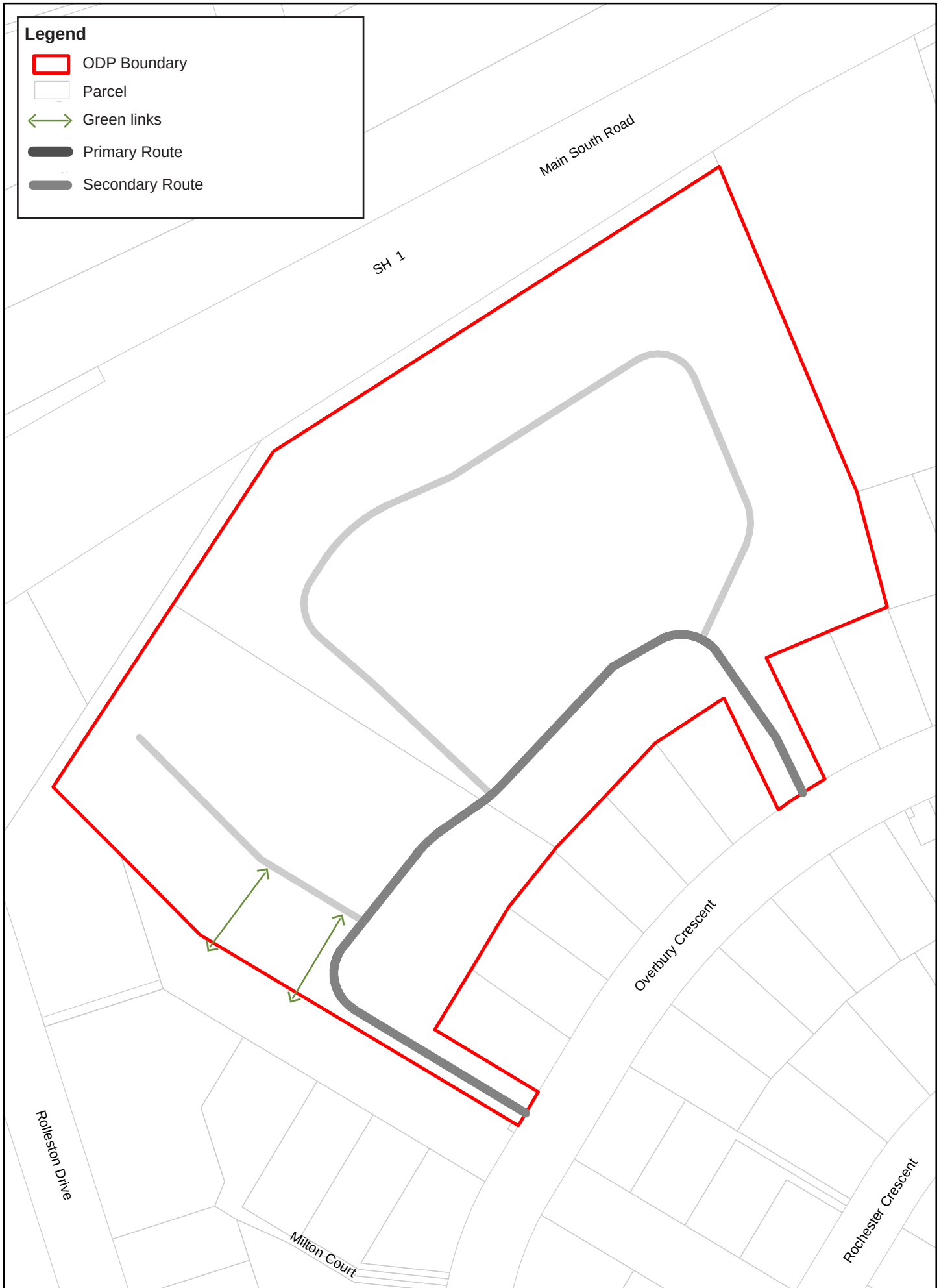


Legend

- ODP Boundary
- Parcel
- Medium Density (15 hh/ha)
- Primary Route
- Secondary Route
- Setback

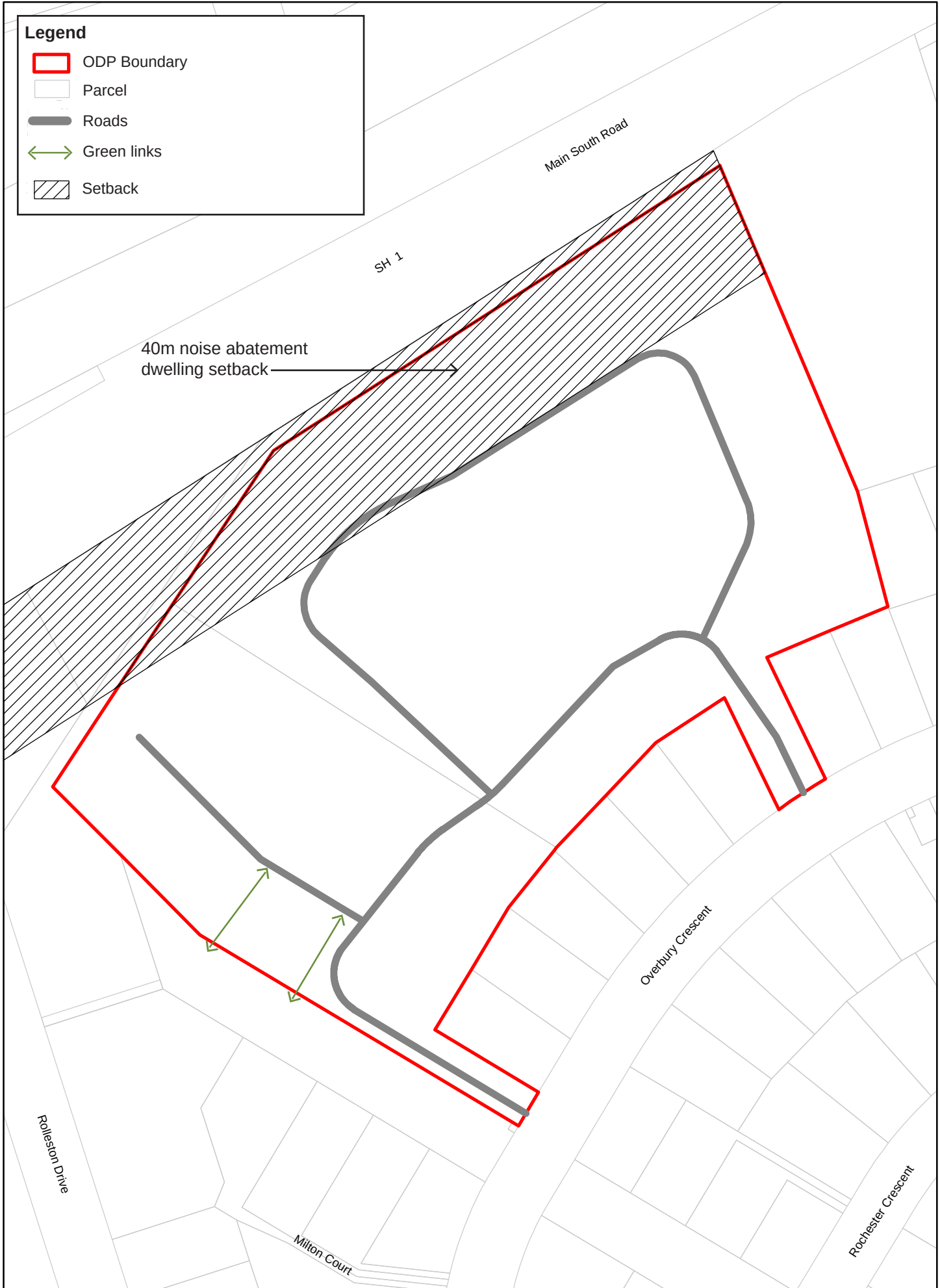


0 10 20 m



Legend

-  ODP Boundary
-  Parcel
-  Green links
-  Primary Route
-  Secondary Route



0 25 50 m

OUTLINE DEVELOPMENT PLAN AREA 8

INTRODUCTION

The Outline Development Plan (ODP) is for an area of land located in Rolleston currently being serviced by a current Right of Way known as Park Lane which has access from SH1.

This ODP (known as Park Lane) and uses urban design principles to set the general patterns of development over the area to guide future development and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structure elements including the roading network, cycle and pedestrian network, and access to open space of the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated development which meets the objectives of those planning documents as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

URBAN DESIGN

Design principles that underpin this ODP are in line in the New Zealand Design Protocol and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design - principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.
- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of cycle and pedestrian routes.
- Access to the existing recreational reserve and provision for recreational and amenity purposes.
- Opportunities for the provision of residential development at a density of a minimum of 10 lots per hectare for which there is current strong demand in the general Rolleston area.
- A Master Planned residential development integrating the roading network with the existing environment and connecting with proposed sub-divisions linking roading, pedestrian, and walking access and linkages to the main local arterial roads.
- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Protection of groundwater resources from contamination.

DENSITY PLAN

The ODP provides for a variety of allotment sizes resulting in a yield of 10 household lots per hectare. The density plan has been calculated taking into account the multiple ownership that currently exists throughout the total ODP area.

MOVEMENT NETWORK

The ODP provides numerous transport options including:

- Restricting access to SH1 as required by NZTA.
- Linkage from Park Lane through to Beaumont Drive through to Levi Road to link with the arterial roads into and out of Rolleston.
- Provide secondary roads that link to the adjacent rezoned land to the east as zoned on ODP Area 3.
- Linkage integral to provide pedestrian, cycle and green linkages within the multiple ownership.

The ODP sets out the roading pattern taking into account the development in terms of the local, regional and national planning documents and assesses the potential traffic effects. The network takes into account the Christchurch Rolleston Environs Transportation Study (CRETS) formalised with the Canterbury Transportation Implementation Plan (CTIP).

The roading network is also in accordance with existing Resource Consents issued by the Selwyn District Council and provides for no alteration to the current traffic network as approved by the Council, other than a minor addition in the north eastern corner of the property.

Access to the site will be from the currently formed and legalised Marlowe Road to the north through Park Lane to Beaumont Drive and Shadbolt Lane to the south. Access to SH1 will be formally stopped both legally and physically once the extension of Marlowe Road is formed, the latter being required to be constructed firstly to enable the balance of the land in the ODP area to be sub-divided.

The roading network provides three connections into ODP Area 3. The secondary and tertiary roading connections are also shown on the ODP.

Legalised pedestrian linkages are shown to coincide with the ODP for ODP Area 3 noting that the location of the pedestrian linkage will be site specific once Resource Consent applications are made for land in and around this area. Servicing the areas of land in between the neighbours and local area streets will be undertaken by small neighbourhood roads or cul de sacs complying with the Council's sub-divisional design rules for such roads.

Noise attenuation will be achieved by extending the bund adjacent to the present Park Lane entrance to SH1 to the eastern boundary of the property outlined in blue on the ODP. Landscaping of the bund will be consistent with that already planted and established with the balance of the bund from this point up into Rolleston Drive.

There will be no dwelling erected in a 40 metre set back from the edge of the present seal on SH1.

Pedestrian footpaths will be provided on at least one side of each neighbourhood and local street. The road designed will provide for a cycleway on to the main neighbourhood and local roads as shown on the ODP.

GREEN NETWORK

The ODP identifies the general locality of some small local neighbourhood open space areas which will be site specific upon the lodgement of a Resource Consent. The size and location will be agreed with the land owner and the SDC at Resource Consent stage.

Green linkages are incorporated in the ODP to provide connection between streets and areas within the ODP.

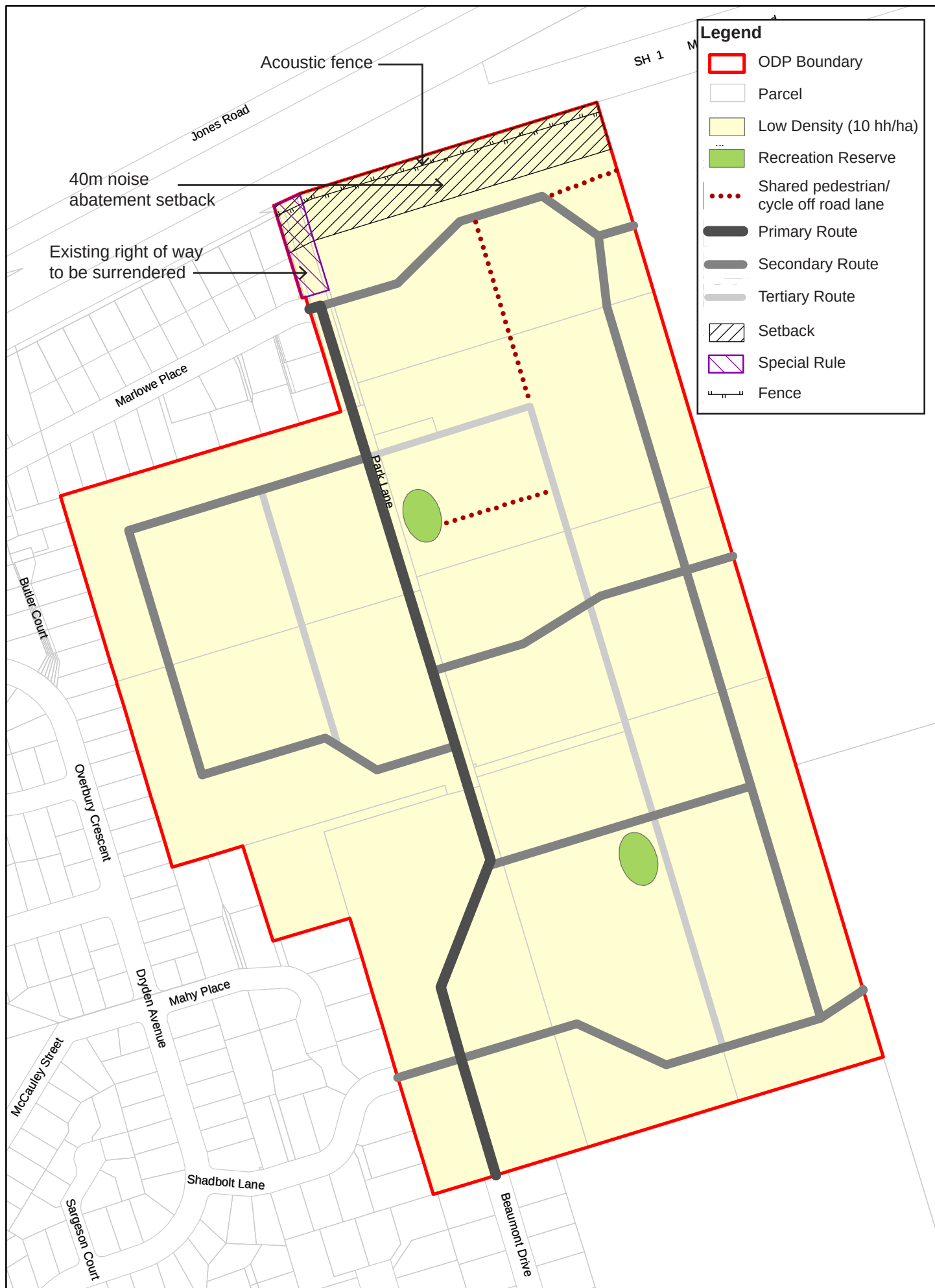
BLUE NETWORK

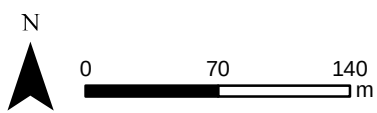
All services including water, sewer, power, and telephone are available to the boundary of the site by the existing roading network. These will be extended into the site via the proposed roading network to provide those services to all individual allotments.

Sewerage capacity is available at the Rolleston Sewerage Treatment Plan via the existing reticulation.

Potable water capacity is available from the existing Rolleston Water Supply and there is available if the SDC desire, connection to a suitable additional potable water supply well located on the site.

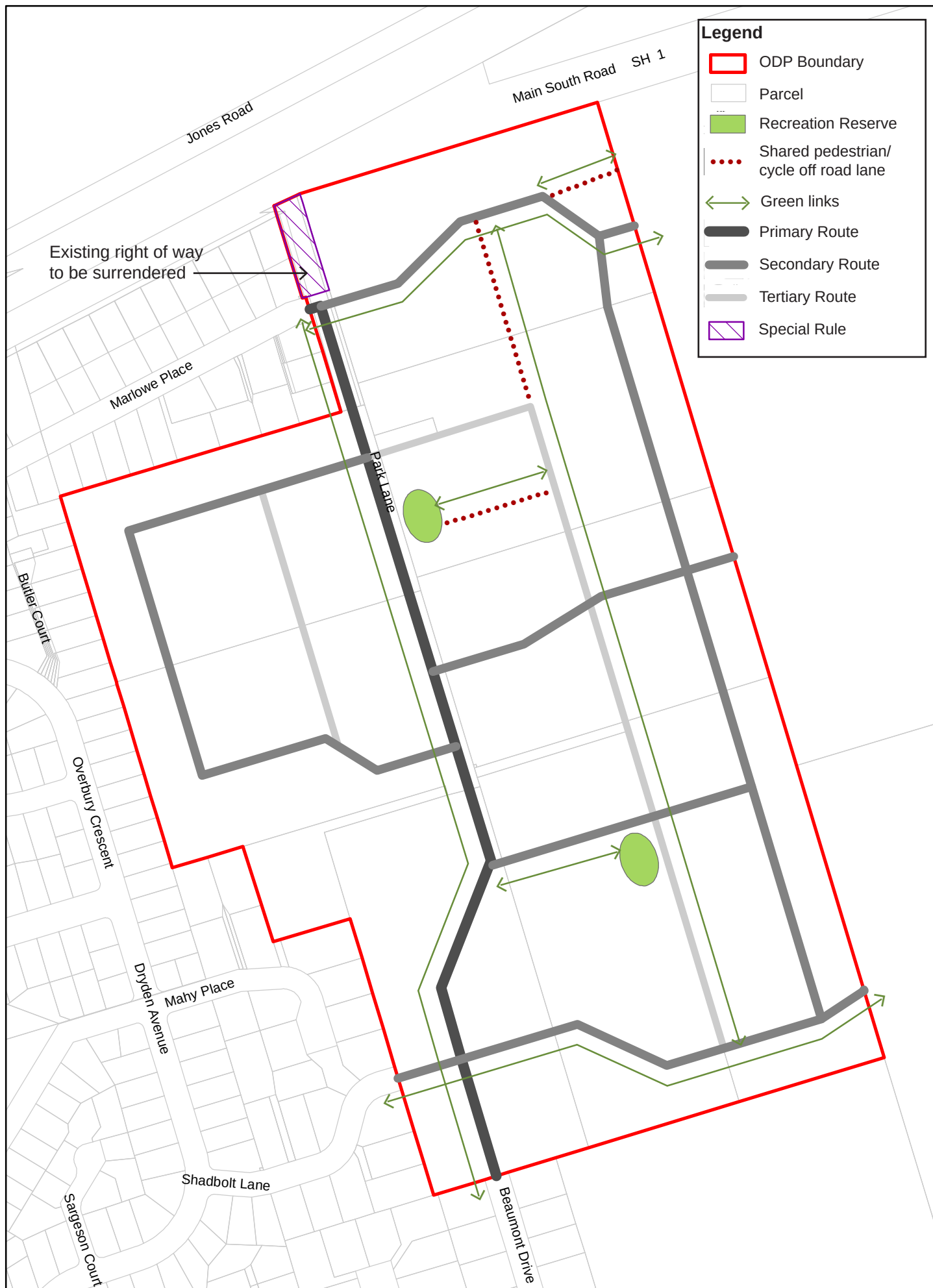
Storm water will be treated through storm water systems complying with the Canterbury Regional Council requirements.





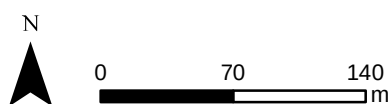


0 75 150 m



Legend

- ODP Boundary
- Parcel
- Recreation Reserve
- Shared pedestrian/cycle off road lane
- Green links
- Primary Route
- Secondary Route
- Tertiary Route
- Special Rule



RURAL VOLUME - PART B – B4.1 RESIDENTIAL DENSITY AND SUBDIVISION IN THE RURAL AREA – POLICIES AND METHODS

Policy B4.1.15

Any subdivision or development within deferred Living Z zones that are subject to the Rural (Inner Plains) rule package shall proceed in a manner that does not compromise:

- (a) the future minimum net densities required by an ODP policy for the area; and
- (b) the ability to achieve future coordinated urban development in the area.

Explanation

The administration of rural zones in District Plans for areas identified for future urban growth needs to ensure land is not fragmented or compromised in a manner which may jeopardise its future urbanisation. Any subdivision occurring in accordance with the Rural (Inner Plains) zoning in these circumstances will therefore be assessed in relation to its potential impacts on the ability to achieve effective integration with adjoining urban areas; the achievement of higher intended residential densities; and the appropriate layout of servicing and infrastructure facilities, areas of open space, community facilities and business areas; and the achievement of urban design best practice. As such, new rural lot boundaries and the subsequent erection of dwellings should not preclude or frustrate the future coordinated urban development of these areas.

Methods

District Plan Maps

- Identify ODP areas and zones

District Plan Provisions

- Zone policies
- Policies for specific criteria for ODP areas
- Medium Density Design Guide
- Subdivision Design Guide

RURAL VOLUME - PART C – C10.1 SUBDIVISION GENERAL

10.1.2 Under Rule 10.1.1, the Council shall reserve control over all of the following matters:

Allotment Shape

10.1.2.1 The shape of the allotment, including (but not limited to) whether it has sufficient breadth and depth to: contain the zones of influence from water abstraction or effluent disposal; and reduce potential 'reverse sensitivity' effects with surrounding land uses, if applicable;

10.1.2.2 The boundaries of the allotment, including (but not limited to) whether they follow natural or physical features where practical;

Utilities

10.1.2.3 Whether any connections to telephone, electricity, water supplies or other utilities are made to the allotment;

10.1.2.4 The mechanism to be used to alert any prospective purchaser of an allotment, if connections to telephone, electricity or a potable water supply are not provided to the boundary of the allotment;

10.1.2.5 The design, siting, layout and construction of any road, reserve or other utility which will be owned or managed by, or otherwise vested in, Selwyn District Council;

10.1.2.6 Whether any allotment created has sufficient road frontage to enable any vehicle crossing to be formed in compliance with Rules 4.5.1.4 and 4.5.1.5, and to ensure an appropriate distance between vehicle crossings and appropriate sight distances to intersections.

Works

10.1.2.7 The method(s) used to avoid, remedy or mitigate any potential adverse effects on people or other parts of the environment resulting from any works associated with preparing the land for subdivision or installing associated access, utilities or landscaping; including (but not limited to) dust, noise, vibration or sediment run-off into waterbodies.

Easements

10.1.2.8 Any easements required to provide legal access over the allotment created.

Taking Land Instead of Cash

10.1.2.9 The extent to which the "Criteria for Taking Land Instead of Cash" clause of the "Reserves – Specific Issues regarding Development Contributions Assessment" in the Development Contribution Policy of the 2006-2016 LTCCP will meet the needs of present and future generations.^{v30}

10.1.2.10 The creation of any allotment up to 200mm wide (point strip) to prevent access on to any particular road for any other purpose; and

Monitoring

10.1.2.11 Any monitoring conditions.

Outline Development Plans and deferred Living Z zones

10.1.2.12 Whether the layout of any subdivision compromises the ability to achieve the coordinated future intensification of a deferred Living Z Zone which is subject to a specific ODP policy.

Reasons for Rules

Rule 10 manages the subdivision of land. Subdivision has the meaning set out in section 218 of the RMA, and includes unit titles, cross leases and the leasing of any building or part of any building for a period of 35 years or more. District councils may control subdivision under the RMA (section 31(2)) and the subdivision of land requires a resource consent unless the activity is a permitted activity under the Plan (section 11).

Subdivision, per se, has few effects on the environment. However, subdivision is a precursor to other activities, particularly the erecting of dwellings. There is a popular expectation amongst New Zealanders that if they buy an allotment, they should be able to erect a house on it.

Any subdivision of land requires a resource consent under this Plan. The Plan manages subdivision for three reasons:

- To ensure that any allotment created is in an appropriate location, of an appropriate size and shape, and has appropriate legal access and connections to utilities, for its intended purpose;
- To ensure that any subdivision does not result in land uses which are non complying with the Plan or which will affect adjoining properties due to the size of the allotment on which the activity is taking place being reduced.
- To ensure that where allotments are created that are not of a sufficient size to enable a house to be erected on the allotment, that an appropriate mechanism is used to alert prospective buyers of the allotment.

Rule 10.1 lists standards and terms by which a subdivision is a controlled activity. The minimum allotment size is the same as the minimum allotment size to erect a dwelling as a permitted activity, under Rule 3.10 of the Plan. **There are matters that Council have reserved control over such as the need to ensure that any subdivision within any greenfield area that is subject to a specific ODP policy or for which an approved ODP is contained in the District Plan, does not compromise the ability to achieve the future intensification of that area in accordance with the ODP.** The rules provide for subdivisions which cannot comply with Rule 10.1, including subdivision of allotments smaller than the minimum size, as restricted discretionary activities or discretionary activities, where they comply with standards and terms.

Rule 10.1.1.4 The 300 metre buffer distance does not apply to that part of the Living 2A Zone at the intersection of Shands and Blakes Roads, Prebbleton and legally described as Lots 1, 2 and 10 DP 54204 and Lot 1 DP 21798 in respect of the existing Tegel Foods

Ltd poultry operation located on Lot 1 DP 53738 as the Council is satisfied that other methods have effectively addressed any reverse sensitivity effects.

Rule 10.8 addresses the establishment of rural lots and building sites close to high voltage transmission lines. The rule requires subdivision within a 20 metre corridor parallel to such lines to be subject to a restricted discretionary activity application. This enables access to these lines for maintenance to be protected if necessary, and to ensure tree planting, building and earthworks, do not compromise the lines. It also enables matters of public safety and health to be addressed.

Rule 10.10 provides for dwellings on allotments smaller than the minimums stated in Rule 10.1.1.11, provided that the balance area of land needed to comply with the minimum is kept free of dwellings. This may be done using several methods, for example, by placing some form of Covenant over part of the land, or by placing a Consent Notice over the whole allotment, to prevent dwellings being erected. The land subject to these mechanisms may be farmed, forested or otherwise used, and can be bought or sold separately from the allotment on which the dwelling is erected, but it cannot have a dwelling erected on it. The reason for this rule is to allow people to erect houses on small allotments, while still maintaining low residential density in the Rural zone. Large minimum allotment sizes can result in inefficient land uses. For example, where a person has to sell or buy more land than they want in order to reside in the rural area; or where a person buys a farm and requires the land but not the house. Large minimum allotment sizes can also be awkward if people wish to have the dwelling in separate ownership from the rest of the property, for business or family reasons.

The rule does not stipulate the method to be used to keep the balance area of land free of dwellings. Different methods may be appropriate in different cases. The rule does require the method be enforced as a condition on the subdivision or land use consent, if the land to be kept free of dwellings is part of the allotment which is to be subdivided. The Council retains its discretion to determine whether the method nominated by the applicant is appropriate. (For erecting dwellings on existing allotments, see Rule 3.10.

Rule 10.10 also provides for a dwelling on a smaller allotment in the situation where land which is not subject to the subdivision is used to comply with the minimum allotment areas in Rule 10.1.1.11. This may occur where a person owns several allotments, or has purchased the 'development rights' from an adjoining property owner, and uses his/her land to provide the additional minimum area needed. In these cases, the application needs to include a Memorandum of Encumbrance or some other mechanism to be registered on the other allotment as part of the resource consent application. It will be a condition of the subdivision or land use consent that the proposal be carried out in accordance with the application which is submitted (including the proposed Memorandum of Encumbrance or other mechanism).

The Council has produced a pamphlet to help explain how these rules work and their advantages and disadvantages. Applicants are strongly advised to refer to it.

Rule 10.10 does not apply to land within the area shown on the Planning Maps as the Inner Plains. The minimum allotment size in the Inner Plains is 4 hectares. Council believes that residential density in this area is sufficiently high to require each dwelling to have 4 hectares. It is considered that 4 hectares allotments will avoid adverse effects of on-site effluent treatment and disposal on groundwater, and potential 'reverse sensitivity' effects on rural activities; and maintain a rural character that is distinct from townships (see Part B, Section 4.1).

Rule 10.11 provides for boundary adjustments. The boundary adjustment provisions provide an easier mechanism for the boundaries to be adjusted between existing

allotments. Boundary adjustments can be useful for rationalising boundaries or selling properties between neighbours. They can also be useful for rationalising the allotments within one property, for example, to reorganise a property made up of several small allotments into a more rational mix that better suits the management of the property.

Rule 10.1.1.11 which controls the minimum allotment size for subdivision does not apply to boundary adjustments, which provides some flexibility to adjust existing small allotments. It also provides an alternative mechanism to Rule 10.10 for creating smaller allotments for house sites. However, Rule 10.11.1.4 manages residential density, by ensuring the boundary adjustment provisions cannot be used to create additional potential house sites at a higher level than those allowed by the residential density rules set out in Rule 3.10.

PLANNING MAPS

ROLLESTON PLANNING MAPS

Create Planning Map 013A which will sit after map 013. This map will indentify the zoning of future development within Rolleston.

Create Planning Map 108A to reflect new Living Z Deferred zoning.

Amend Planning Maps 013, 097–099, 101-104 and 106-108 to reflect new Living Z, Living Z Deferred and Business 2 Deferred zonings within Lincoln.

LINCOLN PLANNING MAPS

Create Planning Maps 14A which will sit behind map 14. This map will indentify the zoning of future development within Lincoln.

Amend Planning Maps 008, 009, 013, 014, and 110–117 to reflect new Living Z, Living Z Deferred and Business 2 Deferred zonings within Lincoln.

COPIES OF PLANNING MAPS ATTACHED

APPENDIX 3 – Schedule of Recommended Decisions

Plan Change 7
Schedule of Recommended Decisions

Additional land in Rolleston requested to be rezoned via Plan Change 7

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Marilyn Mc Clure & Graeme Hubbard	S17	D1	Subject to the following amendments	Accept	Recommendation No 26
		D2	We ask that our land zoning - Living 2A be returned to that of all our surrounding neighbours - Living 1B	Accept	Recommendation No 26
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 26
	F107 - Kevin Williams (Late)		Yes	Accept	Recommendation No 26
Phillip Russell	S18	D1	Subject to the following amendments	Accept	Recommendation No 26
		D2	We ask that our land zoning - Living 2A be returned to that of our neighbours - Living 1B which was the zoning we shared with them prior to the airport sound contour zoning being imposed on us by Plan Change 60.	Accept	Recommendation No 26
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 26
	F22 - SCCB		Yes	Accept	Recommendation No 26
	F107 - Kevin Williams (Late)		Yes	Accept	Recommendation No 26
		D3	Alternatively we ask that our land zoning be joined with the new Living Z area	Reject	Recommendation No 26
Annmaree & Hendrickus Hofmeester	S19	D1	Subject to the following amendments	Accept	Recommendation No 26
		D2	We ask that our land zoning (Living 2A) be returned to that of other residents in the Sheralea Estate subdivision (Living 1B) which was the zoning shared with them prior to the airport sound contour zoning being imposed by Plan Change 60.	Accept	Recommendation No 26
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 26
	F22 - SCCB		Yes	Accept	Recommendation No 26
	F107 - Kevin Williams (Late)		Yes	Accept	Recommendation No 26
		D3	Alternatively we ask that our land zoning be joined with the new Living Z area	Reject	Recommendation No 26
Margit Muller & David Watson	S77	D1	Subject to the following amendments	Accept	Recommendation No 26
		D2	We would like the SDC to rezone our land (Living 2A) to the same as our neighbours (Living 1B). We were zoned the same as our neighbours prior to the airport noise contour being imposed on us by PC60.	Accept	Recommendation No 26
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 26
	F22 - SCCB		Yes	Accept	Recommendation No 26
	F107 - Kevin Williams (Late)		Yes	Accept	Recommendation No 26
Clive Horn	S21	D1	Subject to the following amendments	Accepted in Part	Recommendation No 27
		D2	To sub-divide in First Stage (within 10 years) - 620 East Maddisons Road	Accepted in Part	Recommendation No 27
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 27
	F107 - Kevin Williams (Late)		Yes	Accept	Recommendation No 27

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Angelene Holton	S25	D1	Unless the following amendments are made	Reject	Recommendation No 28
	Further Submission		Support?		
	F46 - Environment Canterbury		No	Accept	Recommendation No 28
		D2	That the section of East Maddisons Road currently zoned as Inner plains be rezoned as Living Z deferred	Reject	Recommendation No 28
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 28
		D3	That an allocation of 200-300 houses proposed in Plan Change 7 for ODP6 be reallocated along East Maddisons Road	Reject	Recommendation No 28
	Further Submission		Support?		
	F91 - Foster Holdings Limited		No	Accept	Recommendation No 28
	F31 - New Zealand Transport		No	Accept	Recommendation No 28
		D4	That the Council includes the inner section of East Maddisons Road (both sides) in Living Z zoning for ODP6, providing landowners in that area with an opportunity to subdivide or provide land for recreational and community development purposes	Reject	Recommendation No 28
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 28
		D5	That the Council considers options for adequate development of the larger sized section running along the inside of East Maddisons and Goulds Road to prevent reverse sensitivities arising from new landowners investing in residential land in ODP6	Reject	Recommendation No 28
	Further Submission		Support?		
	F91 - Foster Holdings Limited		No	Accept	Recommendation No 28
	F31 - New Zealand Transport		No	Accept	Recommendation No 28
		D6	That the Council reconsiders Plan Change 7 in light of the principles of the District Plan, and reconsiders the development of large areas proposed for rezoning in Outline Development Plan Area 5 and Outline Development Plan Area 6 along Goulds Road	Reject	Recommendation No 28
	Further Submission		Support?		
	F91 - Foster Holdings Limited		No	Accept	Recommendation No 28
	F31 - New Zealand Transport		No	Accept	Recommendation No 28
Klaus Detlef Prusas	S33	D1	Re-evaluate the policies involving land identified as part of the SDC Structure Plan warranting residential intensification	Accepted in Part	Recommendation No 25
		D2	Rezone Living Zone 2 (Rolleston) To average allotment sizes to not less than 2000m2 with deferral to a minimum lot area 1000m2 at a later date.	Accepted in Part	Recommendation No 25
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 25
	F106 - Michael Wilson		Yes	Accepted in Part	Recommendation No 25
	F105 - Dene Christensen		Yes	Accepted in Part	Recommendation No 25
	F104 - Shona Christensen		Yes	Accepted in Part	Recommendation No 25
William McGill	S64	D1	Unless the following amendments are made	Accepted in Part	Recommendation No 25
		D2	To rezone the land known as Helpet Park that is the area of land between Lowes Road, Lincoln Rolleston Road, Springston Rolleston Road and the Helpet Sewerage Plant Living 1.	Accepted in Part	Recommendation No 25
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 25
	F22 - SCCB		No (would support rezoning to Living Z)	Rejected in Part	Recommendation No 25

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	F108 - David and Donna Butts		Yes	Accepted in Part	Recommendation No 25
	F105 - Dene Christensen		Yes	Accepted in Part	Recommendation No 25
	F104 - Shona Christensen		Yes	Accepted in Part	Recommendation No 25
		D3	As an alternative remove the Living 2A zoning for replacement to a Living 2 zone	Accepted in Part	Recommendation No 25
Craig Harold Thompson	S40	D2	Amend the district planning maps to reflect the structure plans proposed for Rolleston/Lincoln including areas that are already zoned to higher densities, eg, Park Lane (Living Z) plus others	Accept	Recommendation No 30
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 30
	F22 - SCCB		No (would support rezoning to Living Z)	Reject	Recommendation No 30
Dianne Perry	S42	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Trevor and Mary Ford	S56	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Keith Ian & Karen Jean Wills	S57	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
T B Mander	S58	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Robin Savage	S59	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Sarah Kirk	S60	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Alan Blair & Kathleen Joy Haylock	S61	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
John Henning Hansen	S62	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Trevor Allan Smillie	S63	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Elizabeth Lockhead	S65	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Jacqueline and Warren Tindall	S66	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Howard Oscar & Sharyn Judith Bailey	S67	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Kevin & Maureen Henry	S68	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Vincent Hsu & Daphne Chao	S69	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Alison Florence Watkins	S70	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Ivan Bruce & Barbara Campbell Court	S71	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Marie Jeanette & John Joseph O'Donnell	S72	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Lyn McIntyre	S73	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Robert John Low	S74	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Robert John Perry	S75	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
John Rex & Amanda Jane Forrest	S76	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Donald Stranack Cottle Wright	S81	D1	We have serious concerns about our position regarding Plan Change 7 and the proposed 'Living Z' zone. We would prefer that Springton-Rolleston Road be given immediate development and high density status (Stage 1). This could be done by adding the land on the southern side of the road to the proposed SR6 and SR7 zones. Or creating new sub-zones SR6A and SR7A with some different conditions, if necessary.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Rodney Jarvis	S92	D1	The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive. We ask Council to rethink the time frame within which properties in the Lincoln Rolleston Road / Branthwaite Drive block might be developed.	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
		D2	If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots	Accepted in Part	Recommendation No 24
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Rejected in Part	Recommendation No 24
Park Grove Estate Ltd	S53	D1	That the submitter's land be included as a new ODP Area known as ODP Area 7 Rolleston, as illustrated on Appendix A of their submission and rezoned to Living Z (deferred);	Accept	Recommendation No 29
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 29
	F22 - SCCB		No	Reject	Recommendation No 29
		D2	That Policy B4.3.68 be amended to include ODP Area 7 Rolleston with appropriate criteria to enable high density residential development at approximately 20 households per hectare;	Accept	Recommendation No 29
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 29
		D3	All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.	Accept	Recommendation No 29
<u>Additional land in Lincoln requested to be rezoned via Plan Change 7 - Out of Scope</u>					
Edna Earnshaw (L)	S13	D1	Lincoln should progress towards Prebbleton rather than towards Ryelands and New World	Reject	Recommendation No 43
		D2	Include 624 Ellesmere Road within the Urban Limit for Lincoln	Reject	Recommendation No 43
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 43
	F46 - Ecan		No	Accept	Recommendation No 43
	F28 - Lincoln University		No	Accept	Recommendation No 43

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	F29 - Plant and Food Research		No	Accept	Recommendation No 43
	F30 - Agresearch		No	Accept	Recommendation No 43
Denwood Trustees Ltd (L)	S90	D3	The Trust opposes the balance of its land (70ha) being zoned Rural Outer Plains under PC7. In terms of PC7, the Trust seeks that its balance 70ha be either (in order of preference):- * Rezoned Living Z and included as a greenfield development area able to be developed immediately; or * Rezoned partially Living Z and partially Business 2 and included as a greenfield development area able to be developed immediately; or * Rezoned Living 2 (average allotment size 3000m2) and included as a greenfield development area able to be developed immediately; or If ODPs are retained as part of PC7, the Trust seeks that its balance land be included as part of the ODP Area 5.	Reject	Recommendation No 40
	Further Submission		Support?		
	F28 - Lincoln University		no	Accept	Recommendation No 40
	F31 - New Zealand Transport		no	Accept	Recommendation No 40
		D13	ODP Area 5 - LZ Zone: The Trust further seeks that the balance of the Trust land be rezoned LZ; and the ODP Area 5 - Lincoln LZ Zone as attached as Appendix C be included as part of PC7. Two alternative ODPs are included, with the preference for Option 1 which does not shown the potential Southern Bypass. As an alternative to the above, the above Area 5 ODPs could be amended to provide for a larger B2 Zone south of the proposed B2 Zone, as shown on the plan attached as Appendix F. The Trustees seek this alternative in the event that it is preferred by the Council	Reject	Recommendation No 40
<u>Additional land in Lincoln requested to be rezoned via Plan Change 7 - Within Scope</u>					
McIntosh, Jung and Lee (L)	S89	D1	We oppose Plan Change 7 provisions except for those relating to medium density housing and Rolleston. (Including D2, D16 and D17 re additional land seeking to be rezoned in Lincoln)	Reject	Recommendation No 43
	Further Submission		Support?		
	F103 - Hopkins		No	Accept	Recommendation No 43
	F102 - McKeich		Yes	Reject	Recommendation No 43
	F100 - Pringle		Yes	Reject	Recommendation No 43
		D2	We consider that our land and the rural residential blocks to the north legally described as Lot1-6 DP371976 should be included within the PC7 Living Z Zone and, if staging is retained (which we oppose), staged for immediate development	Reject	Recommendation No 43
	Further Submission		Support?		
	F31 - New Zealand Transport		no	Accept	Recommendation No 43
	F98 - Belcher		No	Accept	Recommendation No 43
	F99 - A Belcher		No	Accept	Recommendation No 43
	F103 - Hopkins		No	Accept	Recommendation No 43
	F102 - McKeich		Yes	Reject	Recommendation No 43
	F101 - Jacques		No	Accept	Recommendation No 43
	F100 - Pringle		Yes	Reject	Recommendation No 43
		D10	The requirements of Policy B4.3.56 for the form of ODPs for each ODP area are too restrictive and should be deleted or amended.	Reject	Recommendation No 43
	Further Submission		Support?		

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	F99 - A Belcher		No	Accept	Recommendation No 43
	F102 - McKeich		Yes	Reject	Recommendation No 43
	F100 - Pringle		Yes	Reject	Recommendation No 43
		D11	We seek that if ODP requirements in Policy B4.3.56 are to be retained, the following amendments are made to the ODP Area 1 matters:	Reject	Recommendation No 43
	Further Submission		Support?		
	F102 - McKeich		Yes	Reject	Recommendation No 43
	F100 - Pringle		Yes	Reject	Recommendation No 43
		D12	Delete the notation 'potential stormwater management area' over our land and amend the area of ODP 1 to enclose our land.	Accept	Recommendation No 31
	Further Submission		Support?		
	F99 - A Belcher		No	Reject	Recommendation No 43
	F85 - LLD		Yes	Accept	Recommendation No 43
	F102 - McKeich		Yes	Accept	Recommendation No 43
	F100 - Pringle		Yes	Accept	Recommendation No 43
		D13	Delete 'Maintenance of the buffer zone (150m) around the perimeter of the sewerage treatment plant'. This is to be decommissioned so is unnecessary and should be removed	Reject	Recommendation No 43
	Further Submission		Support?		
	F99 - A Belcher		No	Accept	Recommendation No 43
	F102 - McKeich		Yes	Reject	Recommendation No 43
	F100 - Pringle		Yes	Reject	Recommendation No 43
		D14	Amend bullet point 5 to read "Provision of a comprehensive stormwater/wetland system, including stormwater wetland areas where required to accommodate necessary flows, in accordance with approved stormwater discharge consents, and based on mitigation of stormwater effects within the ODP 1 Area".	Reject	Recommendation No 43
	Further Submission		Support?		
	F85 - LLD		Yes	Reject	Recommendation No 43
	F102 - McKeich		Yes	Reject	Recommendation No 43
	F100 - Pringle		Yes	Reject	Recommendation No 43
		D15	Amend ODP 1 to show a roading link to the boundary of our land, or as a less preferred alternative, to the boundary of the existing rural lifestyle blocks to the north of our land (as per amended ODP Area 1 attached as Appendix D)	Reject	Recommendation No 43
	Further Submission		Support?		
	F31 - New Zealand Transport		no	Accept	Recommendation No 43
	F98 - Belcher		No	Accept	Recommendation No 43
	F99 - A Belcher		No	Accept	Recommendation No 43
	F103 - Hopkins		No	Accept	Recommendation No 43
	F102 - McKeich		Yes	Reject	Recommendation No 43
	F101 - Jacques		No	Accept	Recommendation No 43
	F100 - Pringle		Yes	Reject	Recommendation No 43
		D16	We seek that if the provisions for ODPs in PC7 is retained, an additional ODP Area 7 is included, as attached as Appendix E of our submission. ODP Area 7 covers our land and Lots 1-6 DP371976 sited immediately to the north. We seek that all the land within ODP Area 7 be zoned Living Z.	Reject	Recommendation No 43
	Further Submission		Support?		

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	F31 - New Zealand Transport		no	Accept	Recommendation No 43
	F98 - Belcher		No	Accept	Recommendation No 43
	F99 - A Belcher		No	Accept	Recommendation No 43
	F103 - Hopkins		no	Accept	Recommendation No 43
	F102 - McKeich		Yes	Reject	Recommendation No 43
	F101 - Jacques		No	Accept	Recommendation No 43
	F100 - Pringle		Yes	Reject	Recommendation No 43
		D17	We seek that if the provisions for ODPs in PC7 is retained the following is added to the Policy B4.3.56: "Outline Development Plan Area 7 *ODP Area 7 align with ODP Area 1. * Provision for changing the status of the existing right of way at the end of Allendale Lane, in the adjoining Ryelands subdivision, to local road, with a minimum legal width of 10m and minimum formed width of 6m; * Provision for a possible road linkage to the adjoining ODP Area 1; * Provision for a stormwater management system; *Provision for wells and water pumping facilities to provide sufficient capacity for all future growth in this area; * Provision for a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows; *Provision for a 10m esplanade reserve along the western side of the Liffey (L1) waterway, consistent with the width of the existing esplanade reserve on the west side of the Liffey through the adjoining Ryelands subdivision; * Provision for pedestrian and cycle links along the western side of the Liffey (L1) waterway; * Provision of a minimum net density of 10 households per hectare averaged over the ODP area.	Reject	Recommendation No 43
	Further Submission		Support?		
	F93 - Jens Christensen		No	Accept	Recommendation No 43
	F98 - Belcher		No	Accept	Recommendation No 43
	F103 - Hopkins		No	Accept	Recommendation No 43
	F102 - McKeich		Yes	Reject	Recommendation No 43
	F101 - Jacques		No	Accept	Recommendation No 43
	F100 - Pringle		Yes	Reject	Recommendation No 43
Staging of Development					
Lincoln Land Development (L)	S85	D1	Unless the following amendments are made (including D22 - 27 re ODP Area 1)	Accept in Part	Recommendation No 6 & Recommendation No 32
		D2	Planning Map 116 - removal of deferred status from the Dairy Block (ODP Area 1) and identification as Living Z zone.	Accept	Recommendation No 6 & Recommendation No 32
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Reject	Recommendation No 6 & Recommendation No 32
	F31 - New Zealand Transport Agency		No	Reject	Recommendation No 6 & Recommendation No 32
	F47 - Futlon Hogan		No	Reject	Recommendation No 6 & Recommendation No 32
		D3	Removal of the split of ODP areas into different phasing periods; and	Accept	Recommendation No 6 & Recommendation No 32

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Reject	Recommendation No 6 & Recommendation No 32
	F31 - New Zealand Transport Agency		No	Reject	Recommendation No 6 & Recommendation No 32
	F47 - Futlon Hogan		Yes	Accept	Recommendation No 6 & Recommendation No 32
		D4	If the split into two phasing is retained that ODP Area 1 be included in phase 1	Accept	Recommendation No 6 & Recommendation No 32
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Reject	Recommendation No 6 & Recommendation No 32
	F31 - New Zealand Transport Agency		No	Reject	Recommendation No 6 & Recommendation No 32
	F47 - Futlon Hogan		No	Reject	Recommendation No 6 & Recommendation No 32
		D5	If the primary relief sought in D1-D4 is not accepted, deletion of the text is required, Table A4.4 - Description of Township Zones: Living Z Deferred Zone provisions, specifically that portion reading: "Where the deferral is dependent on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available."	Reject	Recommendation No 6 & Recommendation No 32
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6 & Recommendation No 32
	F90 - Denwood Trustees		Yes	Reject	Recommendation No 6 & Recommendation No 32
	F49 - Broadfield Developments Limited		Yes	Reject	Recommendation No 6 & Recommendation No 32
		D9	Policy B4.3.7(vi). This is opposed as it relates to the deferral of ODP Area 1 to 2021. If the primary relief sought in D1-D4 is not accepted that Policy B4.3.7(vi) be deleted	Reject	Recommendation No 6 & Recommendation No 32
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Accept	Recommendation No 6 & Recommendation No 32
		D10	Policy B4.3.8. This is opposed in so far as it relates to the deferral of ODP Area 1 to 2021. If the primary relief sought in D1-D4 is not accepted, that Policy B4.3.8 be deleted or amended so as remove the deferment of development of the Dairy Block (ODP Area 1).	Reject	Recommendation No 6 & Recommendation No 32
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Accept	Recommendation No 6 & Recommendation No 32
		D11	That Policy B4.3.50 be deleted and that Policy B.4.3.50 in the Operative Selwyn District Plan be reinserted (ie stating that new residential development at Lincoln should be in the area South of Gerald St and East of Springs Road).	Reject	Recommendation No 6 & Recommendation No 32
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Accept	Recommendation No 6 & Recommendation No 32

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Lincoln Estates Limited (L)	S15	D2	Delete following sentence in Table A4.4 "Where the deferral is dependant on separate phasing provision and /or the provision of infrastructure (As is the case with Phase 2 areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available." or reword the sentence to read as follows "Where the deferral is dependant on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 areas in Lincoln), they will remain deferred until sufficient infrastructure is available, and demand for further residential development can be verified"	Reject	Recommendation No 6
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 6
		D12	Objective B4.3.4 delete the words "...through a coordinated and phased development approach"	Reject	Recommendation No 6
		D13	Policy B4.3.8 Delete the second sentence and replace with the following "The deferment of these areas shall be lifted when demand for further residential development can be verified, provided adequate infrastructure and servicing is available and an operative Outline Development Plan for the stage has been included in the District Plan	Reject	Recommendation No 6
		D14	Policy B4.3.8 Explanation and Reasons - Delete the last sentence, and make any other consequential amendments.	Reject	Recommendation No 6
		D28	Supports in part inclusion of Map 14a into the Selwyn District Plan. However if the staging methodology promoted by Plan Change 1 is removed from the RPS then all of the Lincoln Estates land (PartLot 1 DP 9172 and contained in Certificate of Title Reference CB37B/525) shall be rezoned to Living Z zoning	Reject in Part	Recommendation No 6
		D29	Supports in part inclusion of Map 114 (sheets 1&2) and Map 117 (sheets 1&2) into the Selwyn District Plan. However if the staging methodology promoted by Plan Change 1 is removed from the RPS, then all of the Lincoln Estates land (Part Lot 1, DP 9172 and contained in Certificate of Title Reference CB37B/525) shall be rezoned to Living Z zoning	Reject in Part	Recommendation No 6
Broadfield Developments Ltd (L)	S49	D3	To provide for future residential development to occur only once 85% of the existing zoned land has been built upon.	Reject	Recommendation No 6
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 6
	F15 - Lincoln Estates Limited		No	Accept	Recommendation No 6
	F89 - McIntosh		No	Accept	Recommendation No 6
	F90 - Denwood Trustees		No	Accept	Recommendation No 6
	F85 - LLD		No	Accept	Recommendation No 6
	F47 - Futlon Hogan		No	Accept	Recommendation No 6
McIntosh, Jung and Lee (L)	S89	D3	We seek deletion of all of the phasing provisions in PC7. If phasing is retained in PC7, then we seek more flexibility for amending phasing where sustainable management of physical and natural resources will still be achieved, by way of a restricted discretionary resource consent application (or similar)	Reject	Recommendation No 6
	Further Submission		Support?		
	F85 - LLD		Yes	Reject	Recommendation No 6
	F102 - McKeich		Yes	Reject	Recommendation No 6
	F100 - Pringle		Yes	Reject	Recommendation No 6
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D4	Policy B4.3.7 as follows: "Each Outline Development Plan shall include: "(vi) Set out the phasing and coordination of subdivision and development in line with the staging shown on the Planning Maps and Appendices, except where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and associated funding mechanisms by a different method to that which forms the basis for the applicable development staging provisions in the District Plan and Change 1 to the Canterbury Regional Policy Statement"	Reject	Recommendation No 6
	Further Submission		Support?		
	F99 - A Belcher		No	Accept	Recommendation No 6
	F85 - LLD		Yes	Reject	Recommendation No 6
	F102 - McKeich		Yes	Reject	Recommendation No 6
	F100 - Pringle		Yes	Reject	Recommendation No 6
	F15 - Lincoln Estates Ltd		No	Accept	Recommendation No 6
		D5	Policy B4.3.8 as follows: "Except as provided for in Policy B4.3.9, the phasing of any living Z shown on the Planning Maps and Appendices occurs as follows:"	Reject	Recommendation No 6
	Further Submission		Support?		
	F99 - A Belcher		No	Accept	Recommendation No 6
	F85 - LLD		Yes	Reject	Recommendation No 6
	F102 - McKeich		Yes	Reject	Recommendation No 6
	F100 - Pringle		Yes	Reject	Recommendation No 6
	F15 - Lincoln Estates Ltd		yes	Reject	Recommendation No 6
		D6	New Policy B4.3.9 as follows: "Enable development to proceed ahead of the phasing requirements set out in Policy B4.3.8 and as shown on the Planning Maps and appendices in circumstances where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and associated funding mechanisms by a different method to that which forms the basis for the applicable development staging provisions in the District Plan and Change 1 to the Canterbury Regional Policy Statement.	Reject	Recommendation No 6
			This policy is intended to provide for some flexibility in the phasing of development, in accordance with the enabling provisions of the Resource Management Act 1991. It recognises that there may be a number of ways of providing for and funding infrastructure requirements, including developer-funding upgrades (to be subsequently recovered from the COuncil where the upgrades have wider public benefits), and temporary solutions which generate capital contributions to the Council upgrades programmed for a later date. Such flexibility will help ensure a continuous supply of residential sections in accordance with market demand, and avoid the potential for a few landowners allocated to 'early stages' 'monopolising' the development process"		
	Further Submission		Support?		
	F99 - A Belcher		No	Accept	Recommendation No 6
	F85 - LLD		Yes	Reject	Recommendation No 6
	F102 - McKeich		Yes	Reject	Recommendation No 6
	F100 - Pringle		Yes	Reject	Recommendation No 6
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D7	Explanation and Reasons of Policy 4.3.9 (renumbered 4.3.10) to read as follows: "... It is nonetheless recognised that through the detailed preparation of subdivision consent applications or asset design processes there is the potential for alternative solutions or routes to be developed that still achieve the outcomes sought in the ODPs than the broad land use pattern shown on the ODP. When assessing applications for development that is not in accordance with an ODP, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development still achieves the key principles and outcomes sought in the ODP than the layout shown in the ODP.	Reject	Recommendation No 6
	Further Submission		Support?		
	F85 - LLD		Yes	Reject	Recommendation No 6
	F102 - McKeich		Yes	Reject	Recommendation No 6
	F100 - Pringle		Yes	Reject	Recommendation No 6
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6
		D8	Policy B4.3.50 as follows: "Except as provided for in Policy B4.3.9, 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 B4.3.8 once adequate infrastructure and servicing is available	Reject	Recommendation No 6
	Further Submission		Support?		
	F85 - LLD		Yes	Reject	Recommendation No 6
	F102 - McKeich		Yes	Reject	Recommendation No 6
	F100 - Pringle		Yes	Reject	Recommendation No 6
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6
		D9	Subdivision Rule 12.1.6.5 as follows: Restricted Discretionary Activities - Subdivision - General. "The following activity shall be a restricted discretionary activity:- Any subdivision in a Living Z Zone covered by an operative Outline Development Plan within the District Plan that is not in general accordance with the Outline Development Plan and/or the Planning Maps and Appendices including in relation to phasing	Reject	Recommendation No 6
			The exercise of discretion shall be restricted to the matters set out below:- * With regard to the matters listed in Policy B4.3.7, whether the proposed amendments (eg alternative routes, phasing, infrastructure methods) will enable development to proceed without compromising the long term outcomes sought in the ODPs; and/or where it can be shown that the proposed amendments better achieve the overall purpose of the ODPs of achieving integrated high quality urban development based on best practice urban design principles. * Appropriate mechanisms (funding, covenants, consent notices on titles etc) to assist with achieving the above outcomes"		
	Further Submission		Support?		
	F99 - A Belcher		No	Accept	Recommendation No 6
	F102 - McKeich		Yes	Reject	Recommendation No 6
	F100 - Pringle		Yes	Reject	Recommendation No 6
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Denwood Trustees Ltd (L)	S90	D4	The Trusts seeks removal from PC7 of the provisions for phasing of development. If phasing is retained in PC7, the Trust seeks that all of its land (80ha) be zoned for immediate development (ie not deferred). If phasing is retained in PC7, then the Trust seeks more flexibility for amending phasing where sustainable management of physical and natural resources will still be achieved, by way of a restricted discretionary resource consent application (or similar).	Reject	Recommendation No 6
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6
		D5	Policy B4.3.7 as follows: "Each Outline Development Plan shall include: "(vi) Set out the staging and coordination of subdivision and development in line with the staging shown on the Planning Maps, except where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and associated funding mechanisms by a different method to that which forms the basis for the applicable development staging provisions in the District Plan and Plan Change 1 to the Canterbury Regional Policy Statement"	Reject	Recommendation No 6
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6
		D6	Policy B4.3.8 as follows: "Except as provided for in Policy B4.3.9, ensure that the staging of any Greenfield urban growth area shown on the Planning Maps occurs as follows:"	Reject	Recommendation No 6
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6
		D7	New Policy B4.3.9 as follows: "Enable development to proceed ahead of the phasing requirements set out in Policy B4.3.8 and as shown on the Planning Maps and appendices in circumstances where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and associated funding mechanisms by a different method to that which forms the basis for the applicable development phasing provisions in the District Plan and Change 1 to the Canterbury Regional Policy Statement.	Reject	Recommendation No 6
			This policy is intended to provide for some flexibility in the staging of development, in accordance with the enabling provisions of the Resource Management Act 1991. It recognises that there may be a number of ways of providing for and funding infrastructure requirements, including developer-funding upgrades (to be subsequently recovered from the COuncil where the upgrades have wider public benefits), and temporary solutions which generate capital contributions to the Council upgrades programmed for a later date. Such flexibility will help ensure a continuous supply of residential sections in accordance with market demand, and avoid the potential for a few landowners allocated to 'early stages' 'monopolising' the development process"		
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D8	Explanation and Reasons of Policy 4.3.9 (renumbered 4.3.10) to read as follows: "... It is nonetheless recognised that through the detailed preparation of subdivision consent applications or asset design processes there is the potential for alternative solutions or routes to be developed that still achieve the outcomes sought in the ODPs than the broad land use pattern shown on the ODP. When assessing applications for development that is not in accordance with an ODP, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development still achieves the key principles and outcomes sought in the ODP than the layout shown in the ODP.	Reject	Recommendation No 6
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6
		D9	Policy B4.3.50 as follows: "Except as provided for in Policy B4.3.9, ensure that new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and in accordance with the staging set out in Policy B4.3.8	Reject	Recommendation No 6
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6
		D10	Subdivision Rule 12.1.6.5 as follows: Restricted Discretionary Activities - Subdivision - General. The following activity shall be a restricted discretionary activity:- Any subdivision in a Living Z Zone covered by an operative Outline Development Plan within the District Plan that is not in general accordance with the Outline Development Plan and/or the Planning Maps including in relation to phasing. THe exercise of discretion shall be restricted to the matters set out below: * With regard to the matters listed in Policy B4.3.7, whether the proposed amendments (eg alternative routes, staging, infrastructure methods) will enable development to proceed without compromising the long term outcomes sought in the ODPs; and/or where it can be shown that the proposed amendments better achieve the overall purpose of the ODPs of achieving integrated high quality urban development based on best practice urban design principles. * Appropriate mechanisms (funding, covenants, consent notices on titles etc) to assist with achieving the above outcomes.	Reject	Recommendation No 6
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 6
General Issues					

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
New Zealand Historic Places Trust (NZHPT)	S26	D1	Should Plan Change 7 be approved, the following advice note is to be included in the decision: "It is possible that unrecorded archaeological sites may be affected by the proposed work. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. The New Zealand Historic Places Trust should be consulted if the presence of an archaeological is suspected. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. If any work associated with the development of these areas under Plan Change 7 around Lincoln and Rolleston, such as earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage	Reject	Recommendation No 9
Nimbus Group Ltd	S38	D1	Reject the entire application	Withdrawn this decision point	N/a
	Further Submission		Support?		
	F91 - Foster Holdings Limited		No	N/a	N/a
	F45 - Murray and Lisa Alfeld		No	N/a	N/a
	F44 - Bruce and Michelle Coles		No	N/a	N/a
		D2	The contents of PC7 are inconsistent with the requirements of the Resource Management Act and also set by the Selwyn District Council in planning matters it imposed on individuals requesting similar types of application.	Reject	Final Recommendation
		D3	There is insufficient information to gauge an assessment as to the affects on the environment due to the lack of comprehensive analysis in respect of traffic, recreational, educational facilities and commercial activities to give effect to such a significant change in zoning.	Reject	Final Recommendation
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		Yes	Reject	Final Recommendation
	F83 - Rolleston Retail Ltd		Yes	Reject	Final Recommendation
	F84 - RollTen Investments Ltd		Yes	Reject	Final Recommendation
	F54 - NZ Guardian Trust		Yes	Reject	Final Recommendation
Carrick No.1 Ltd	S39	D1	To remove all the ability to provide residential living activities in a Business 1 zone.	Out of Scope	See Section Business Activities in B1 Zone
	Further Submission		Support?		
	F31 - New Zealand Transport Agency		No	Out of Scope	See Section Business Activities in B1 Zone
	F82 - Rolleston Square Ltd		No	Out of Scope	See Section Business Activities in B1 Zone
	F83 - Rolleston Retail Ltd		No	Out of Scope	See Section Business Activities in B1 Zone
	F84 - RollTen Investments Ltd		No	Out of Scope	See Section Business Activities in B1 Zone
Jens Christensen (R)	S93	D3	Restrict the use of Business 1 zones to Business activities not Living activities	Out of Scope	See Section Business Activities in B1 Zone

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	Further Submission		Support?		
	F31 - New Zealand Transport Agency		No	Out of Scope	See Section Business Activities in B1 Zone
Environment Canterbury	S46	D1	Support PC7, subject to the following amendments	Accept in part	Recommendation No 10
	Further Submission		Support?		
	F89 - McIntosh		No	Reject	Recommendation No 10
	F90 - Denwood Trustees Ltd		No	Reject	Recommendation No 10
		D2	Amend Policy B3.4.3 to ensure that all residential developments are designed in accordance with the design principles set out in the policy	Reject	Recommendation No 10
	Further Submission		Support?		
	F31 - New Zealand Transport		Yes	Accept	Recommendation No 10
		D3	Amend Policy B3.4.3 - methods to include the subdivision design guide.	Accept	Recommendation No 10
	Further Submission		Support?		
	F31 - New Zealand Transport		Yes	Accept	Recommendation No 10
		D4	Amend B4.1 Residential Density - Strategy to provide for the densities enabled by PC 7.	Accept	Recommendation No 10
	Further Submission		Support?		
	F31 - New Zealand Transport		Yes	Accept	Recommendation No 10
		D5	Amend the ODP to ensure that they give effect to the requirements of Policy 8 to Proposed Change 1 to the Regional Policy Statement and Proposed District Plan Policy B4.3.7.	Withdrawn this decision point	N/a
	Further Submission		Support?		
	F31 - New Zealand Transport		Yes	N/a	N/a
	F29 - Plant and Food Research		No	N/a	N/a
		D6	Inclusion of appropriate Policies, Rules and/or other methods to ensure that ODP Areas are developed in accordance with the provisions of Policy 6 (including Tables 1 & 2), Proposed Change 1 to the Regional Policy Statement.	Reject	Recommendation No 10
	Further Submission		Support?		
	F31 - New Zealand Transport		Yes	Reject	Recommendation No 10
		D7	Inclusion of Rules to limit the scale of retail activity that can occur at the deferred Business 2 Zone for Lincoln to safeguard the function, vitality and amenity of the existing town centre.	Withdrawn this decision point	N/a
	Further Submission		Support?		
	F31 - New Zealand Transport		Yes	N/a	N/a
	F90 - Denwood Trustees Ltd		No	N/a	N/a
	F82 - Rolleston Square Ltd		Yes	N/a	N/a
	F83 - Rolleston Retail Ltd		Yes	N/a	N/a
	F84 - RollTen Investments Ltd		Yes	N/a	N/a
Christchurch City Council	S48	D1	Approve PC7 in a form consistent with the Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement.	Withdrawn	N/a
	Further Submission		Support?		
	F31 - New Zealand Transport		Yes	N/a	N/a
	F90 - Denwood Trustees Ltd		No	N/a	N/a
	F89 - McIntosh		No	N/a	N/a

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
New Zealand Fire Service	S86	D1	Given the large area involved in this plan change, the impacts on the NZFS are significant in terms of increased need for NZFS's activities, response times, staffing and operational requirements, access for fire appliances to new developments, and the provision of adequate and accessible water supply for fire fighting purposes. Therefore, the NZFS seeks assurances that development within any of the ODP areas will be serviced by a reticulated supply which meets the Code of Practice	Accept	Recommendation No 11
Lincoln Land Development (L)	S85	D6	Policy 3.4.3 should be retained	Accept	Recommendation No 12
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Reject	Recommendation No 12
Selwyn Central Community Board	S22	D1	Subject to the following amendments (including D3 - ODP Area 1 (R), D4 - ODP Area 2 (R), D5 - ODP Area 3 (R), D6 - ODP Area 5 & 6 (R))	Accept in part	Recommendation No 12
		D2	Policy 3.4.3 to read "a subdivision layout that <u>minimizes</u> the number of rear lots	Accept	Recommendation No 12
	Further Submission		Support?		
	F15 - Lincoln Estates Limited		No	Reject	Recommendation No 12
	F32 - CDL		No	Reject	Recommendation No 12
Rolleston Residents Association (R)	S79	D1	Subject to the following amendments (including D3 - ODP Area 1 (R), D4 - ODP Area 2 (R), D5 - ODP Area 3 (R), D6 - ODP Area 5 & 6 (R))	Accept in part	Recommendation No 12
		D2	That policy 3.4.3 be amended (in part) to read - a subdivision layout that minimizes the number of rear lots.	Accept	Recommendation No 12
	Further Submission		Support?		
	F32 - CDL		No	Reject	Recommendation No 12
		D8	The Rolleston Residents Association asks PC7, with the amendments, alterations, and additions requested as stated, be approved.	Accept in part	Recommendation No 12
Rolleston Square Limited	S82	D2	Policy 3.4.3 which seeks to provide living zones with neighbourhood centres. The term "neighbourhood centres" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. This should be deleted	Accept in Part	Recommendation No 2
	Further Submission		Support?		
	F32 - CDL		No	Accept in Part	Recommendation No 2
		D3	Objective B4.3.1 deals with the expansion of townships. It does not contain any reference to protecting the function, vitality and amenity of the existing town centres. It is submitted that the objective be amended to ensure that the expansion of townships does not adversely affect the function, vitality and amenity of existing town centre	Accept in Part	Recommendation No 2
	Further Submission		Support?		
	F54 - NZGT		Yes	Accept in Part	Recommendation No 2
		D5	Policy B4.3.9 deals with development that is not in general accordance with an operative Outline Development Plan. The Policy does not provide any protection to the function, vitality and amenity of the existing Rolleston Town Centre. It is submitted that the Policy should be amended to include reference to the protection of the function, vitality and amenity of the existing Rolleston Town Centre	Accept in Part	Recommendation No 2

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D6	Policy 4.3.68 ODP Area 1 Rolleston - The part of the Policy relating to ODP Area 1 contains reference to the "provision of a local business centre". No further guidance is given as to what constitutes a "local business centre". No reference to the types of activities or the size of the local business centre is given in the Policy. Given the lack of controls on the development of the local business centre within ODP Area 1, development could occur in such a way that detracts from the function, vitality and amenity of the existing Rolleston Town Centre. In the circumstances, it is submitted that reference to the provision of a local business centre ODP Area 1 should be deleted. Alternatively express reference should be made in the Policy to require the provision of a local business centre only if the provision of such a centre does not affect the function, vitality and amenity of the existing Rolleston Town Centre	Accept in Part	Recommendation No 2
	Further Submission		Support?		
	F32 - CDL		No	Accept in Part	Recommendation No 2
		D7	Policy 4.3.68 ODP Area 6 Rolleston - The part of the Policy relating to ODP Area 6 contains reference to the provision of a neighbourhood centre in the vicinity of the intersection of Goulds Road and East Madison Road. The term "neighbourhood centres" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. In these circumstances, the reference to "neighbourhood centres" in that part of Policy B4.3.68 should be deleted.	Accept in Part	Recommendation No 2
Rolleston Retail Limited	S83	D2	Policy 3.4.3 which seeks to provide living zones with neighbourhood centres. The term "neighbourhood centres" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. This should be deleted	Accept in Part	Recommendation No 2
	Further Submission		Support?		
	F32 - CDL		No	Accept in Part	Recommendation No 2
		D3	Objective B4.3.1 deals with the expansion of townships. It does not contain any reference to protecting the function, vitality and amenity of the existing town centres. It is submitted that the objective be amended to ensure that the expansion of townships does not adversely affect the function, vitality and amenity of existing town centre	Accept in Part	Recommendation No 2
	Further Submission		Support?		
	F54 - NZGT		yes	Accept in Part	Recommendation No 2
		D5	Policy B4.3.9 deals with development that is not in general accordance with an operative Outline Development Plan. The Policy does not provide any protection to the function, vitality and amenity of the existing Rolleston Town Centre. It is submitted that the Policy should be amended to include reference to the protection of the function, vitality and amenity of the existing Rolleston Town Centre	Accept in part	Recommendation No 2

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D6	Policy 4.3.68 ODP Area 1 Rolleston - The part of the Policy relating to ODP Area 1 contains reference to the "provision of a local business centre". No further guidance is given as to what constitutes a "local business centre". No reference to the types of activities or the size of the local business centre is given in the Policy. Given the lack of controls on the development of the local business centre within ODP Area 1, development could occur in such a way that detracts from the function, vitality and amenity of the existing Rolleston Town Centre. In the circumstances, it is submitted that reference to the provision of a local business centre ODP Area 1 should be deleted. Alternatively express reference should be made in the Policy to require the provision of a local business centre only if the provision of such a centre does not affect the function, vitality and amenity of the existing Rolleston Town Centre	Accept in Part	Recommendation No 2
	Further Submission		Support?		
	F32 - CDL		No	Accept in part	Recommendation No 2
		D7	Policy 4.3.68 ODP Area 6 Rolleston - The part of the Policy relating to ODP Area 6 contains reference to the provision of a neighbourhood centre in the vicinity of the intersection of Goulds Road and East Madison Road. The term "neighbourhood centres" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. In these circumstances, the reference to "neighbourhood centres" in that part of Policy B4.3.68 should be deleted.	Accept in Part	Recommendation No 2
Roll Ten Investments Limited	S84	D2	Policy 3.4.3 which seeks to provide living zones with neighbourhood centres. The term "neighbourhood centres" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. This should be deleted	Accept in Part	Recommendation No 2
	Further Submission		Support?		
	F32 - CDL		No	Accept in Part	Recommendation No 2
		D3	Objective B4.3.1 deals with the expansion of townships. It does not contain any reference to protecting the function, vitality and amenity of the existing town centres. It is submitted that the objective be amended to ensure that the expansion of townships does not adversely affect the function, vitality and amenity of existing town centre	Accept in Part	Recommendation No 2
	Further Submission		Support?		
	F54 - NZGT		Yes	Accept in part	Recommendation No 2
		D5	Policy B4.3.9 deals with development that is not in general accordance with an operative Outline Development Plan. The Policy does not provide any protection to the function, vitality and amenity of the existing Rolleston Town Centre. It is submitted that the Policy should be amended to include reference to the protection of the function, vitality and amenity of the existing Rolleston Town Centre	Accept in part	Recommendation No 2

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D6	Policy 4.3.68 ODP Area 1 Rolleston - The part of the Policy relating to ODP Area 1 contains reference to the "provision of a local business centre". No further guidance is given as to what constitutes a "local business centre". No reference to the types of activities or the size of the local business centre is given in the Policy. Given the lack of controls on the development of the local business centre within ODP Area 1, development could occur in such a way that detracts from the function, vitality and amenity of the existing Rolleston Town Centre. In the circumstances, it is submitted that reference to the provision of a local business centre ODP Area 1 should be deleted. Alternatively express reference should be made in the Policy to require the provision of a local business centre only if the provision of such a centre does not affect the function, vitality and amenity of the existing Rolleston Town Centre	Accept in Part	Recommendation No 2
	Further Submission		Support?		
	F32 - CDL		No	Accept in part	Recommendation No 2
		D7	Policy 4.3.68 ODP Area 6 Rolleston - The part of the Policy relating to ODP Area 6 contains reference to the provision of a neighbourhood centre in the vicinity of the intersection of Goulds Road and East Madison Road. The term "neighbourhood centres" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. In these circumstances, the reference to "neighbourhood centres" in that part of Policy B4.3.68 should be deleted.	Accept in Part	Recommendation No 2
Rolleston Square Limited	S82	D1	Plan Change 7 should be declined. Otherwise amendments should be made as follows:	Reject in Part	Recommendation No 13
	Further Submission		Support?		
	F91 - Foster Holdings Ltd		No	Accept	Recommendation No 13
	F44 - Coles		No	Accept	Recommendation No 13
	F45 - Alfeld		No	Accept	Recommendation No 13
	F109 - Christchurch		Yes (conditional on PC23 be declined)	Reject	Recommendation No 13
		D4	The changes to Objective B4.3.3 seeks to remove the requirement for the rezoning of land to occur by way of a consistent and equitable treatment of development is undesirable. It is submitted that the changes sought to this Objective should also include reference to a consistent and equitable process.	Reject	Recommendation No 13
		D8	The plan provisions which seek to introduce medium density housing refer to the Medium Density Housing Guide. The Medium Density Housing Guide has not yet been finalised and is still in draft form. It is inappropriate to rely on a document which is still in draft form as the basis upon which the changes to medium density housing are promulgated. In order to properly understand the justification for Plan Change 7, the Medium Density Housing Guide must, first be completed.	Reject	Recommendation No 13
	Further Submission		Support?		
	F32 - CDL		No	Accept	Recommendation No 13

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D9	There are a number of issues with Medium Density Housing which Plan Change 7 seeks to introduce into the District Plan. In particular, the rules package which Plan Change 7 seeks to introduce provide for a decrease in the ratio of visible public open space per household. This is contrary to the Section 32 analysis which refers to the need for open space. Extra effective and functional open space is a key requirement for successful medium density housing. This appears to have been overlooked in Plan Change 7	Reject in Part	Recommendation No 13
	Further Submission		Support?		
	F32 - CDL		No	Reject	Recommendation No 13
		D10	There are inconsistencies between the density requirements set out in Plan Change 1 to the RPS, the Rolleston Structure Plan and the Section 32 analysis for Plan Change 7. There is no justification for housing densities exceeding 15 household units per hectare (as provided for in Plan Change 7) as this limits the ability to provide visible public open space and to retain existing character or open space together with single level housing	Reject	Recommendation No 13
	Further Submission		Support?		
	F32 - CDL		No	Accept	Recommendation No 13
		D11	For these, reasons, it is submitted that Plan Change 7 does not amount to the sustainable management of natural and physical resources and is contrary to the purpose and principle of the Resource Management Act 1991	Reject	Recommendation No 13
Rolleston Retail Limited	S83	D1	Plan Change 7 should be declined. Otherwise amendments should be made as follows:	Reject in Part	Recommendation No 13
	Further Submission		Support?		
	F91 - Foster Holdings Ltd		No	Accept	Recommendation No 13
	F44 - Coles		No	Accept	Recommendation No 13
	F45 - Alfeld		No	Accept	Recommendation No 13
		D4	The changes to Objective B4.3.3 seeks to remove the requirement for the rezoning of land to occur by way of a consistent and equitable treatment of development is undesirable. It is submitted that the changes sought to this Objective should also include reference to a consistent and equitable process	Reject	Recommendation No 13
		D8	The plan provisions which seek to introduce medium density housing refer to the Medium Density Housing Guide. The Medium Density Housing Guide has not yet been finalised and is still in draft form. It is inappropriate to rely on a document which is still in draft form as the basis upon which the changes to medium density housing are promulgated. In order to properly understand the justification for Plan Change 7, the Medium Density Housing Guide must, first be completed.	Reject	Recommendation No 13
	Further Submission		Support?		
	F32 - CDL		No	Accept	Recommendation No 13
		D9	There are a number of issues with Medium Density Housing which Plan Change 7 seeks to introduce into the District Plan. In particular, the rules package which Plan Change 7 seeks to introduce provide for a decrease in the ratio of visible public open space per household. This is contrary to the Section 32 analysis which refers to the need for open space. Extra effective and functional open space is a key requirement for successful medium density housing. This appears to have been overlooked in Plan Change 7	Reject in Part	Recommendation No 13
	Further Submission		Support?		
	F32 - CDL		No	Accept	Recommendation No 13

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D10	There are inconsistencies between the density requirements set out in Plan Change 1 to the RPS, the Rolleston Structure Plan and the Section 32 analysis for Plan Change 7. There is no justification for housing densities exceeding 15 household units per hectare (as provided for in Plan Change 7) as this limits the ability to provide visible public open space and to retain existing character or open space together with single level housing	Reject	Recommendation No 13
	Further Submission		Support?		
	F32 - CDL		No	Accept	Recommendation No 13
		D11	For these, reasons, it is submitted that Plan Change 7 does not amount to the sustainable management of natural and physical resources and is contrary to the purpose and principle of the Resource Management Act 1991	Reject	Recommendation No 13
Roll Ten Investments Limited	S84	D1	Plan Change 7 should be declined. Otherwise amendments should be made as follows:	Reject in Part	Recommendation No 13
	Further Submission		Support?		
	F91 - Foster Holdings Ltd		No	Accept	Recommendation No 13
	F44 - Coles		No	Accept	Recommendation No 13
	F45 - Alfeld		No	Accept	Recommendation No 13
		D4	The changes to Objective B4.3.3 seeks to remove the requirement for the rezoning of land to occur by way of a consistent and equitable treatment of development is undesirable. It is submitted that the changes sought to this Objective should also include reference to a consistent and equitable process	Reject	Recommendation No 13
		D8	The plan provisions which seek to introduce medium density housing refer to the Medium Density Housing Guide. The Medium Density Housing Guide has not yet been finalised and is still in draft form. It is inappropriate to rely on a document which is still in draft form as the basis upon which the changes to medium density housing are promulgated. In order to properly understand the justification for Plan Change 7, the Medium Density Housing Guide must, first be completed.	Reject	Recommendation No 13
	Further Submission		Support?		
	F32 - CDL		No	Accept	Recommendation No 13
		D9	There are a number of issues with Medium Density Housing which Plan Change 7 seeks to introduce into the District Plan. In particular, the rules package which Plan Change 7 seeks to introduce provide for a decrease in the ratio of visible public open space per household. This is contrary to the Section 32 analysis which refers to the need for open space. Extra effective and functional open space is a key requirement for successful medium density housing. This appears to have been overlooked in Plan Change 7	Reject in Part	Recommendation No 13
	Further Submission		Support?		
	F32 - CDL		No	Accept	Recommendation No 13
		D10	There are inconsistencies between the density requirements set out in Plan Change 1 to the RPS, the Rolleston Structure Plan and the Section 32 analysis for Plan Change 7. There is no justification for housing densities exceeding 15 household units per hectare (as provided for in Plan Change 7) as this limits the ability to provide visible public open space and to retain existing character or open space together with single level housing	Reject	Recommendation No 13
	Further Submission		Support?		
	F32 - CDL		No	Accept	Recommendation No 13

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D11	For these, reasons, it is submitted that Plan Change 7 does not amount to the sustainable management of natural and physical resources and is contrary to the purpose and principle of the Resource Management Act 1991	Reject	Recommendation No 13
Lincoln Land Development (L)	S85	D18	Subject to the following amendments	Reject	Recommendation No 13
		D19	Township Volume - Part B - 4 Growth of Townships - That the objectives, policies and anticipated environmental results relating to medium density and comprehensive residential developments be amended to clarify that elderly persons housing is an anticipated outcome of a comprehensive residential development	Reject	Recommendation No 13
	Further Submission		Support?		
	F49 - Broadfield Developments		Yes	Reject	Recommendation No 13
Jens Christensen (R)	S93	D1	I oppose the proposal to rezone land by way of Outline Development Plans	Reject in Part	Recommendation No 4
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Accept in Part	Recommendation No 4
	F44 - Coles		No	Accept in Part	Recommendation No 4
	F45 - Alfeld		No	Accept in Part	Recommendation No 4
	F91 - Foster Holdings Ltd		No	Accept in Part	Recommendation No 4
		D4	Make subdivision consents publicly notifiable	Reject in Part	Recommendation No 4
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Accept in Part	Recommendation No 4
	F44 - Coles		No	Accept in Part	Recommendation No 4
	F45 - Alfeld		No	Accept in Part	Recommendation No 4
	F91 - Foster Holdings Ltd		No	Accept in Part	Recommendation No 4
Lincoln Estates Limited (L)	S15	D27	Inclusion of ODPs into the Selwyn District Plan	Accept	Recommendation No 4
		D1	Requests the following amendments to Plan Change 7 (including D16 re ODP area 2 Lincoln)	Reject in Part	Recommendation No 5
	F49 - Broadfield Developments		No	Accept in part	Recommendation No 5
		D3	Delete Policy B4.1.12 and the accompanying Explanation and Reasons in their entirety	Reject	Recommendation No 5
		D4	Objective 4.2.4: Explanation and Reasons - Final Paragraph - Rewrite the first sentence to read "Objective 4.2.4 satisfies the engineering requirements of the Plan. Delete the words "...protection of views..." and Delete the last sentence of the paragraph	Reject	Recommendation No 5
	Further Submission		Support?		
	F49 - Broadfield Developments		No	Accept	Recommendation No 5
		D5	Policy B4.2.3 "Access to sunlight" - Delete the provision in its entirety	Reject	Recommendation No 5
		D6	Policy B4.2.3 Explanation and Reasons - Delete the following sentences which read: "It is important that residential buildings maximise the ability to receive sunlight in living areas which helps to achieve energy efficiency and maintain associated amenity values" and "Direct site access onto limited access roads or State Highways is not generally possible, however allotments that adjoin main roads within urban areas should be designed so as to gain access from those roads rather than 'turning their back' to main roads.	Reject	Recommendation No 5
		D7	Policy B4.2.4 Explanation and Reasons - Delete the phrase "and views to the Southern Alps and Port Hills"	Reject	Recommendation No 5
		D8	Policy B4.2.9 - Delete the phrase "small in scale"	Reject	Recommendation No 5

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D9	Policy B4.2.9 Explanation and Reasons - Delete the phrase "Limiting the scale of new residential blocks will" and replace with "Pedestrian, cycle and vehicular permeability within and through these living environments needs to be encouraged so that pedestrians and cyclists will experience". Under point ii delete the phrase "and views". Under point iii delete the words starting "Residential blocks with perimeters" to the end of the Explanation	Reject	Recommendation No 5
		D10	Policy B4.2.11 Delete the phrase "whilst avoiding rear allotments where practical", delete the paragraph "Sufficient interaction for all allotments with road frontages..." and delete the paragraph the paragraph in its entirety "Where gated subdivisions are proposed, it will be ..."	Reject	Recommendation No 5
		D11	Anticipated Environmental Results (page30) - Strong connections between allotments and the road frontage - Delete the provision in its entirety	Reject	Recommendation No 5
		D17	Rule 4.13.1 - Delete the rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited	Reject	Recommendation No 5
		D18	Rule 4.13.2 - Delete the rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited	Reject	Recommendation No 5
		D19	Rule 4.13.3 - Amend to read as follows "4.13.3 Any activity which does not comply with Rule 4.13.1 and Rule 4.13.2 shall be a restricted discretionary activity which shall not be notified and shall not require the written approval of affected parties	Reject	Recommendation No 5
		D20	Rule 4.13.4.3 - Delete the Rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited	Reject	Recommendation No 5
		D21	Rule 4.13.5 - Delete the rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited	Reject	Recommendation No 5
		D22	Reasons for Rules: Buildings and Streetscene (pg79) - Delete the two paragraphs in their entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited	Reject	Recommendation No 5
		D23	Rule 12.1.4.16 - Delete the provision in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited	Reject	Recommendation No 5
		D24	Rule 12.1.4.28 - Delete the provision in its entirety or make other consequential amendments to provide flexibility to the satisfaction of Lincoln Estates Limited	Reject	Recommendation No 5
		D25	Rule 12.1.4.29, 12.1.4.30, 12.1.4.31 and 12.1.1.14.32 - Delete the provisions in its entirety or make other consequential amendments to provide flexibility to the satisfaction of Lincoln Estates Limited	Reject	Recommendation No 5
		D26	Rule 12.1.4.33 - Delete the phrase "view shafts to mountains, or good use of the rural interface to enhance the urban area"	Reject	Recommendation No 5
		D30	Make all consequential amendments to the Section 32 analysis for D1 to D28 to the satisfaction of Lincoln Estates Limited	Reject	Recommendation No 5
Craig Harold Thompson	S40	D4	Amend Rule 4.10.1 to increase the height of front fences to 1.50m maximum, thus providing owners a right of privacy whilst still achieving the council's goals.	Reject	Recommendation No 5
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 5
Broadfield Developments Ltd (L)	S49	D2	To allow for site coverage of 45% on Broadfield Estates Ltd Land.	Reject	Recommendation No 5
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 5

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Lincoln Land Development (L)	S85	D7	The following text in Policy B4.2.3 is contradictory to the Road Network and Density Plan (ODP Area 1 - Lincoln). "Direct site access onto limited access roads or State highways is not generally possible. However allotments that adjoin main roads within urban areas should be designed so as to gain access from those roads rather than 'turning their back' to main roads". LLD understood that the intention is to treat this similarly to the south-western portion of Stage 2, where there would be no direct vehicular access to Springs Road and there could be some provision for a second primary elevation along the frontage to avoid the 'turning their back' issue.	Reject	Recommendation No 5
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 5
	F49 - Broadfield Developments		Yes	Reject	Recommendation No 5
		D8	Amend Policy B4.2.3 so as to provide for the type of outcome referred above.	Reject	Recommendation No 5
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 5
	F49 - Broadfield Developments		Yes	Reject	Recommendation No 5
		D15	Delete all provisions within Rules 4.6 - 4.16 that pertain to design controls for buildings within the Living Z zone	Reject	Recommendation No 5
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 5
		D16	Deletion of the additional matters over which the Council has restricted the exercise of its discretion from rule 12.1.4.	Reject	Recommendation No 5
		D17	Create a new controlled activity subdivision rule for approved ODP areas	Reject	Recommendation No 5
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 5
The New Zealand Guardian Trust Company	S54	D1	NZGT conditionally supports Plan Change 7 subject to the following amendments	Accept in Part	Recommendation No 1
		D2	Commercial and business activities at Masefield Mall should not be adversely affected by residential activity. District plan issues, objectives, policies and rules should be included in Plan Change 7 that address the interface between zonings and enable sustainable management of existing business zonings and activity. Plan Change 7 land needs to internalise the effects of residential activity and impose standards on residential land to avoid conflicting land use with existing zoning and activity at Masefield Mall	Reject	Recommendation No 1
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		Yes	Reject	Recommendation No 1
	F83 - Rolleston Retail Ltd		Yes	Reject	Recommendation No 1
	F84 - Roll Ten Investments Ltd		Yes	Reject	Recommendation No 1
		D3	Business activity needs appropriate protection from residential sensitivities. These include without limitation: potential for 24 hour business activity, traffic movements including heavy traffic and commercial deliveries, need for set back for residential activity at interface and landscaping of residential activity, adequate acoustic insulation and protection from amenity, lighting and signage activities	Reject	Recommendation No 1

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Selwyn Central Community Board	S22	D7	The SCCB requests that the amount of open space and reserves provided in ODP Areas 1,2,3 & 4 be restricted so that reserve contributions from these areas shall be provided as both land and cash.	Reject	Recommendation No 8
Rolleston Residents Association (R)	S79	D7	The Rolleston Residents Association requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted to that reserve contributions from these areas shall be provided as both land and cash.	Reject	Recommendation No 8
Jens Christensen (R)	S93	D5	Ensure that the provision of green linkages in ODP's 1, 2, 3, and 4 (Rolleston) be limited in number and area and that reserve contributions from these ODP areas be in the form of 50% value in land and 50% in cash	Reject	Recommendation No 8
Jens Christensen (R)	S93	D2	On Map 102 amend Walkers Road to read Dunns Crossing Road	Accept	Recommendation No 8
<u>Rolleston ODPs</u> <u>Outline Development Plan 1</u>					
Sia Choo Leng	S2	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Mei Hong Hua	S3	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Wen Bin Lin	S4	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Worthwhile (Ltd)	S5	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Hoo Ting Yen	S6	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Christine Siew Ing Yek	S7	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Ming Shong Chen and Xin Ling Lin	S8	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Jason Hoo	S10	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Song Yu Rong	S14	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Ming Xing Wang	S35	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Jin Ping Huang	S36	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
Chen Jian Wang	S37	D1	Subject to following amendments:	Accept in part	Recommendation No 14
		D2	Include the triangular area - Pt Res 1759 (indicated in the attached drawing No300/B as part of the plan change and extend the "Low Density" designated area to included this triangular area	Accept	Recommendation No 14
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 14
		D3	Introduce another neighbourhood centre at the location indicated in the attached drawing No300/B	Reject	Recommendation No 15
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Accept in part	Recommendation No 15
	F83 - Rolleston Retail Ltd		No	Accept in part	Recommendation No 15
	F84 - RollTen Investments Ltd		No	Accept in part	Recommendation No 15
CDL Land (NZ) Ltd	S32	D1	Subject to the following amendments	Accept	Recommendation No 16
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Reject	Recommendation No 16
	F83 - Rolleston Retail Ltd		No	Reject	Recommendation No 16
	F84 - RollTen Investments Ltd		No	Reject	Recommendation No 16
		D2	Policy B4.3.68 - ODP Area 1 (Rolleston) - the reference to the provision of wells should be removed	Accept	Recommendation No 16
		D3	ODP Area 1 (Rolleston) - replace those areas shown as Comprehensive Residential Development with the appropriate shading on ODP Area 1 to indicate Medium Density development	Accept	Recommendation No 16
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 16

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Selwyn Central Community Board	S22	D3	Rolleston ODP Area 1 to include provision for a new primary school and early childhood facility	Accept in part	Recommendation No 17
	Further Submission		Support?		
	F27 - Ministry of Education		No	Accept in part	Recommendation No 17
	F32 - CDL		No	Accept in part	Recommendation No 17
Rolleston Residents Association (R)	S79	D3	That Rolleston ODP Area 1 includes provision for a new primary school and early childhood facility.	Accept in part	Recommendation No 17
	Further Submission		Support?		
	F27 - Ministry of Education		No	Accept in part	Recommendation No 17
	F32 - CDL		No	Accept in part	Recommendation No 17
Horncastle Homes Ltd	S41	D1	Subject to the following amendments	Reject in Part	Recommendation No 18
		D2	Horncastle Homes Ltd request that the medium density housing adjoining the Horncastle Homes Ltd block be reverted to low-density to ensure amenity values are maintained.	Reject in Part	Recommendation No 18
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in part	Recommendation No 18
	F32 - CDL		No	Accept in Part	Recommendation No 18
Selwyn Plantation Board Ltd	S52	D1	Subject to the following amendments	Reject	Recommendation No 19
		D2	That the ODP for Area 1 be approved, subject to the inclusion of additional pedestrian and cycle connections to the submitters land to the west of ODP Area 1 generally as illustrated on the plan attached to this submission;	Reject	Recommendation No 19
		D3	Amendments to the second bullet point under the heading "Outline Development Plan for ODP Area 1" in Policy B4.3.68 to recognise the need for pedestrian and cycle connections to the submitter's proposed rural residential land to the west of ODP Area 1; and	Reject	Recommendation No 19
		D4	All consequential, additional or other amendments to the provisions of PC7 necessary to give effect to the intent of this submission and/or support the decision sought.	Reject	Recommendation No 19
Outline Development Plan 2					
Selwyn District Council	S43	D1	Subject to the following amendments	Accept	Recommendation No 20
		D2	Amend PC 7 to include an Outline Development Plan for Area 2 in Rolleston within Appendix 36. As an ODP has been submitted for this area, Council seeks that the zoning for this area be changed from Living Z deferred to Living Z.	Accept	Recommendation No 20
	Further Submission		Support?		
	F22 - SCCB		No	Reject	Recommendation No 20
Rolleston Park Residents Group	S34	D5	Provision for a maximum number of households per hectare on the ODP Area 2.	Reject	Recommendation No 20
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 20

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Selwyn Central Community Board	S22	D4	Rolleston ODP Area 2 to allow a vehicle access via a secondary road from Norman Kirk Drive and that a pedestrian and cycle link be provided to/from ODP Area 2 to Markham Way	Reject	Recommendation No 20
Greg and Maria Rolton	S24	D1	I seek that the Selwyn District Council do not go ahead with this plan due to loss of privacy, traffic flow increase causing unnecessary noise which would inturn create less room on street for parking	Reject	Recommendation No 20
Rolleston Park Residents Group	S34	D2	Vehicle access be via a secondary road connection to Norman Kirk Drive with no direct vehicle access to Markham Way or Rolleston Drive.	Reject	Recommendation No 20
		D3	A pedestrian and cycle link should be provided from ODP Area 2 to Markham Way/Rolleston Primary/Norman Kirk/Rolleston Drive	Reject	Recommendation No 20
Rolleston Residents Association	S79	D4	That vehicle access to Rolleston ODP Area 2 be via a secondary road from Norman Kirk Drive and that a pedestrian and cycle link be provided to/from ODP Area 2 to Markham Way.	Reject	Recommendation No 20
Greg and Maria Rolton	S24	D2	In regards to privacy the two story buildings would be too close to the back of our section which would make it uncomfortable for us to spend time in our backyard where we currently enjoy spending our time.	Reject	Recommendation No 20
Vicki Henderson & Ruben Groot	S55	D1	Policy B4.3.68 - ODP Area 2 (Rolleston) - Add the following point "Lots within this transition strip to have single storey dwellings only"	Reject	Recommendation No 20
		D2	That the council consider what constructive changes could be made to improve pedestrian safety on Markham Way and whether SDC should introduce 30km/hr zones in closed residential subdivisions.	Reject	Recommendation No 20
Rolleston Park Residents Group	S34	D1	Unless the following amendments are made	Reject	Recommendation No 20
		D4	Building height restrictions to be placed on any dwellings built in ODP Area 2 to a single storied building.	Reject	Recommendation No 20
Outline Development Plan 3					
L R and J A Bain	S11	D1	To rezone Rolleston Area 3 to Living Z for residential development as soon as possible	Accept	Recommendation No 21
	Further Submission		Support?		
	S16 - Burdis		Yes	Accept	Recommendation No 21
Joseph and Glennis Burdis	S16	D1	To adopt Plan Change 7 and Rolleston Outline Development Plan Area 3	Accept	Recommendation No 21
Bruce & Michelle Coles	S44	D1	That the Plan Change be approved confirming the rezoning of ODP Area 3 to Living Z and including the proposed ODP as an appendix to the District Plan and all consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought	Accept	Recommendation No 21
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		Yes	Accept	Recommendation No 21
	F83 - Rolleston Retail Ltd		Yes	Accept	Recommendation No 21
	F84 - RollTen Investments Ltd		Yes	Accept	Recommendation No 21

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Murray & Lisa Alfeld	S45	D1	That the Plan Change be approved confirming the rezoning of ODP Area 3 to Living Z and including the proposed ODP as an appendix to the District Plan and all consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought	Accept	Recommendation No 21
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		Yes	Accept	Recommendation No 21
	F83 - Rolleston Retail Ltd		Yes	Accept	Recommendation No 21
	F84 - RollTen Investments Ltd		Yes	Accept	Recommendation No 21
Selwyn Central Community Board	S22	D5	Rolleston ODP Area 3 to make sure that provision for pedestrian/cycle linkages to the east of Rolleston ODP Area 3 be large enough to provide secondary road access to/from ODP Area 3 should (future) residential to occur in the area to the east of ODP Area 3	Accept in Part	Recommendation No 21
Rolleston Residents Association	S79	D5	That the provision for pedestrian/cycle linkages to the east of Rolleston ODP Area 3 be large enough to provide secondary road access to/from ODP Area 3 should (future) residential development occur in the area to the east of ODP Area 3.	Accept in Part	Recommendation No 21
New Zealand Transport Agency (NZTA) (R)	S31	D1	Plan Change 7 should be approved subject to the following amendments	Accept	Recommendation No 21
		D2	Delete Rule 4.9.25 or amend the rule to include the following text "Permitted Activities - ODP Area 3 in Rolleston - Dwelling Setback - No dwelling shall be located closer than 40m (measured from the nearest painted edge of the carriageway) from State Highway 1. Noise Design Standards - For any dwelling constructed between 40m and 100m (measured from the nearest painted edge of the carriageway) from State Highway 1: - appropriate noise control must be designed, constructed and maintained to ensure noise levels within the dwelling meet the internal design levels in AS/NZS2107:2000 (or its successor) - 'recommended design and sound levels and reverberation times for building interiors' and prior to the construction of any dwelling an acoustic design certificate from a suitability qualified and experienced consultant is to be provided to Council to ensure that the above internal sound levels can be achieved.	Accept	Recommendation No 21
	Further Submission		Support?		
	S44 - Coles		Yes	Accept	Recommendation No 21
		D3	A rule in either the Living Zone - Roading and /or Subdivision sections which states "That there be no access to ODP Area 3 from State Highway 1"	Reject	Recommendation No 21
Outline Development Plan 5					
Selwyn Central Community Board	S22	D6	That Rolleston ODP Area 5 & 6 be combined to allow development of the proposed Rolleston Recreation Precinct to be developed in either ODP Area 5 or 6 and residential development to occur in ODP Area 5 & 6 not subject to the Recreation Precinct development	Reject	Recommendation No 22
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 22
	F91 - Foster Holdings Limited		No	Accept	Recommendation No 22

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Rolleston Residents Association (R)	S79	D6	That Rolleston ODP Area 5 & 6 be combined to allow development of the proposed Rolleston Recreation Precinct to be developed in either ODP Area 5 or 6 and residential development to occur in ODP Area 5 & 6 not subject to the Recreational Precinct development	Reject	Recommendation No 22
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 22
	F91 - Foster Holdings Limited		No	Accept	Recommendation No 22
Foster Holdings Limited	S91	D1	ODP Area 5 subject to the following amendments	Accept in Part	Recommendation No 22
		D2	If a satisfactory agreement is reached between the submitter and the Council for the transfer of the submitter's land, the submitter seeks: that ODP Area 5 be extended to include all the land shown on Appendix A of the submission; and that all of the land identified in Appendix A of the submission be rezoned Living Z (deferred) with appropriate criteria in Policy B4.3.68 to enable development of this land for a recreational precinct a suitable ODP is approved	Accept in Part	Recommendation No 22
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject in Part	Recommendation No 22
		D3	In the alternative, if a satisfactory agreement is not reached between the submitter and the Council for the transfer of the submitter's land, the submitter seeks: that ODP Area 5 be extended to include all of the land shown within the ODP at Appendix B of the submission; that the ODP and accompanying report at Appendix B of the submission be included as an appendix to the District Plan, subject to any modifications as necessary and appropriate; that all of the land shown on Appendix B is immediately rezoned Living Z to enable residential development in general accordance with the ODP; that the criteria for ODP Area 5 be amended to reflect that the land will be used for residential development; and that all references to the recreational precinct in the Plan Change and supporting documentation be deleted.	Reject	Recommendation No 22
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 22
		D4	All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.	Accept in part	Recommendation No 22
Outline Development Plan 6					
Foster Holdings Limited	S91	D5	ODP Area 6 subject to the following amendments	Accept	Recommendation No 23
		D6	That the ODP and accompanying report at Appendix C of the submission be included within an Appendix to the District Plan, subject to any modifications as necessary and appropriate.	Accept	Recommendation No 23
	Further Submission		Support?		
	F82 - Rolleston Square Ltd		No	Reject	Recommendation No 23
	F83 - Rolleston Retail Ltd		No	Reject	Recommendation No 23
	F84 - RollTen Investments Ltd		No	Reject	Recommendation No 23
		D7	That all of the land shown on Appedix C of the submission is immediately rezoned Living Z to enable residential development in accordance with the ODP.	Accept	Recommendation No 23

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	Further Submission		Support?		
	F22 - SCCB		No	Reject	Recommendation No 23
	F31 - New Zealand Transport		No	Reject	Recommendation No 23
		D8	All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.	Accept	Recommendation No 23
Lincoln ODPs					
Outline Development Plan 1					
Lincoln Land Development (L)	S85	D12	Under Policy B4.3.56, LLD seek a clarification of the first bullet point;	Accept	Recommendation No 33
		D13	That all reference to the potential future bypass road be deleted from the proposed plan change, including but not limited to: the requirements in Policy B4.3.56 for ODP Area 1 and 5 to provide for a main roading link originating from Weedons Road linking to Springs Road and Moirs Lane; and the associated wording and indicative notations on the 'Grey Network & Density' plan of the Area 1 ODP which identify the potential bypass road.	Reject	Recommendation No 33
	Further Submission		Support?		
	F49 - Broadfield Developments		yes	Reject	Recommendation No 33
		D20	That Appendix 13 be amended to reflect the changes introduced by PC7 or	Reject	Recommendation No 33
		D21	That approved ODPs be exempt from the provisions of Appendix 13	Reject	Recommendation No 33
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		Yes	Reject	Recommendation No 33
		D23	ODP Area 1: Road Network and Density Plan - That all references to the potential future bypass road be deleted from the proposed plan change, including but not limited to: the requirements in Policy B4.3.56 for ODP Areas 1 and 5 to provide for a main roading link originating from Weedons Road linking to Springs Road and Moirs Lane and all other matters incidental thereto, and the associated wording and indicative notations on the 'Grey Network and Density' plan of the Area 1 ODP which identify the potential bypass road.	Reject	Recommendation No 33
	Further Submission		Support?		
	F49 - Broadfield Developments		Yes	Reject	Recommendation No 33
	Further Submission		Support?		
	F90 - Denwood Trustees		Yes	Reject	Recommendation No 33
Lincoln Land Development (L)	S85	D14	Amend the final bullet point to provide flexibility and to clarify that if the sewerage treatment plant changes use the buffer will be uplifted/modified accordingly.	Reject	Recommendation No 34
	Further Submission		Support?		
	F89 - McIntosh		Yes	Reject	Recommendation No 34
	F49 - Broadfield Developments		Yes	Reject	Recommendation No 34
Lincoln Land Development (L)	S85	D25	ODP Area 1: Green Network Plan - That an asterisk or more defined "key open space location" be shown in between the medium density area to the West of the site as shown on Attachment A.	Accepted in part	Recommendation No 35

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Joint submission from Mahaanui Kurataiao Ltd, Te Runanga o Ngai Tahu, Te Waihora Management Board & Te Taumutu Runanga	S87	D4	ODP Area 1 (Lincoln) - Ngai Tahu seek that riparian margin and appropriately planted buffer at least 20 metres in width is provided along the L1 to buffer the river, better provide for water quality in the river and through this provide for restoration and enhancement of tangata whenua values.	Reject in Part	Recommendation No 36
		D5	ODP Area 1 (Lincoln) - Ngai Tahu recommends the creation of a 'spring reserve' to protect the existing springs that are located on the southern boundary.	Reject in Part	Recommendation No 36
Lincoln Land Development (L)	S85	D22	That ODP Area 1: Location Plan be retained	Accept in Part	Recommendation No 36
		D24	The rest of ODP Area 1: Road Network and Density Plan be retained	Accept in Part	Recommendation No 36
		D26	The rest of ODP Area 1: Green Network Plan be retained	Accept in Part	Recommendation No 36
		D27	That ODP Area 1: Blue Network and Services Plan be retained	Accept in Part	Recommendation No 36
<u>Outline Development Plan 2</u>					
Lincoln Estates Limited (L)	S15	D15	Preferred Growth Option (pg48) "The first preferred direction for any expansion of the residential area at Lincoln township is south of Gerald Street and east of Springs Road" Delete the sentence in its entirety and make any other consequential amendments.	Accept	Recommendation No 37
		D16	ODP Area 2 Lincoln "Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main truck connections where necessary" - Delete the provision or make any other consequential amendments	Accept	Recommendation No 37
Joint submission from Mahaanui Kurataiao Ltd, Te Runanga o Ngai Tahu, Te Waihora Management Board & Te Taumutu Runanga	S87	D6	ODP Area 2 (Lincoln) - Ngai Tahu strongly oppose the location of the stormwater treatment in this area. Ngai Tahu request that the Council redesign the location of the proposed wetland stormwater treatment area to a site which does not contain existing springs.	Reject	Recommendation No 37
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Accept	Recommendation No 37
		D7	ODP Area 2 (Lincoln) - Ngai Tahu support the creation of esplanade reserves along L1 and Ararira / L2 to protect the rivers. However, they recommend that there be an explicit requirement for the width of the esplanade reserves along these rivers to be at least 20m	Accept	Recommendation No 37
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Reject	Recommendation No 37

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D8	ODP Area 2 (Lincoln) - The lack of protection of the existing drain/race that runs from Ellesmere Road to Ararira / L2 is also opposed and is recommended as requiring riparian planting.	Accept in Part	Recommendation No 37
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Reject in Part	Recommendation No 37
		D9	ODP Area 2 (Lincoln) - Oppose the location of the "swale routes" and possibly the "potential alternative stormwater treatment and storage facility" along Ellesmere Rd where there is a significant remnant bush/wetland area (cabbage trees & associated vegetation). Ngai Tahu request (as stated above) that Selwyn District Council redesigns the location of the proposed stormwater system in the ODP Area 2.	Reject	Recommendation No 37
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 37
Broadfield Developments Ltd (L)	S49	D1	To retain the Broadfield Estates Ltd land as a Living 1 zone under PC7, in accordance with the operative provisions of the plan under PC4.	Accept	Recommendation No 37
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 37
Outline Development Plan 3					
Plant and Food (L)	S29	D1	Unless the following amendments are made (including D4 re ODP Area 4)	Accept in Part	Recommendation No 38
		D2	That all reference to the requirement that main pedestrian and cycle route be provided at Browns Lane (including, but not limited to, the provisions set out in Policy B4.3.56 and in ODP 3) be deleted from the plan change	Accept in Part	Recommendation No 38
		D3	That the ODP for Area 3 (Lincoln) be approved subject to the amendments proposed in Attachment 2	Reject	Recommendation No 38
	Further Submission		Support?		
	F27 - Ministry of Education		No	Accept in Part	Recommendation No 38
Fulton Hogan Land Development Ltd	S47	D2	Amend ODP Area 3 so as to reduce the extent of medium density development as identified in the attached plan; and	Reject	Recommendation No 38
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 38
	F29 - Plant and Food Research		No	Accept	Recommendation No 38
Fulton Hogan Land Development Ltd	S47	D1	Subject to the following amendments (include D2 re ODP 3 Lincoln))	Accept in Part	Recommendation No 38
		D3	Amend "Table C12.1 - Allotment Sizes" so as to reduce the minimum average and minimum individual allotment sizes in the Living Z Zone at Lincoln to 600m and 500m respectively; and	Accept	Recommendation No 38
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Reject	Recommendation No 38

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	F15 - Lincoln Estates Ltd		Yes	Accept	Recommendation No 38
	F89 - McIntosh		No	Reject	Recommendation No 38
		D4	Any other consequential amendments required to give effect to the relief sought as identified above.	Accept in Part	Recommendation No 38
Ministry of Education	S27	D1	The Ministry acknowledge the opportunity to comment and wish to continue to be involved in determining future school sites and supports the concept of Outline Development Plans that form part of Plan Change 7.	Accept	Recommendation No 38
		D2	Further discussion with Selwyn District Council regard effective methods for ensuring the security of proposed school sites	Accept	Recommendation No 38
		D3	The school site identified in the Outline Development Lincoln Area 3 be removed from the Outline Development Plan and a more appropriate site identified with the Ministry	Accept	Recommendation No 38
	Further Submission		Support?		
	F47 - Futlon Hogan		Yes	Accept	Recommendation No 38
Jillian and John Meredith (L)	S12	D1	That all paths (cycle or pedestrian) should be situated on the perimeter of the Liffeyfields stormwater reserve and not traverse the reserve in any way	Reject in Part	Recommendation No 38
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Accept	Recommendation No 38
Joint submission from Mahaanui Kurataiao Ltd, Te Runanga o Ngai Tahu, Te Waihora Management Board & Te Taumutu Runanga	S87	D10	ODP Area 3 (Lincoln) - Ngai Tahu wish to see the establishment of a 'springs reserve' as discussed in ODP Area 2, and seek that the area be given specific plantings to support customary use by the local whanau and hapu. Ngai Tahu also considers there is a lack of protection given to the existing drain/race that runs off Birches Rd, and Ngai Tahu seek that the Council includes riparian planting as a buffer along this drain/race	Reject	Recommendation No 38
	Further Submission		Support?		
	F29 - Plant and Food Research		no	Accept	Recommendation No 38
		D11	ODP Area 3 (Lincoln) - The planting of streets and reserves with special trees and landscaping in ODP Area 3 is supported but Ngai Tahu request that specific reference is made to planting locally sourced indigenous species in particular especially where streets are adjacent to springs and waterways.	Reject	Recommendation No 38
<u>Outline Development Plan 4</u>					
Plant and Food (L)	S29	D4	That ODP Area 4 as proposed by notified Plan Change 7 be deleted; or	Reject	Recommendation No 39
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 39
		D5	Without derogating the relief sought in point 3 above, that ODP Area 4 be amended to include an appropriate landscaped buffer and setback from Smiths Block so as to avoid or mitigate the risk of reverse sensitivity effects arising between existing research activities and future residential activities	Accept	Recommendation No 39

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Agresearch (L)	S30	D1	Unless the following amendments are made	Reject	Recommendation No 39
		D2	That ODP Area 4 as proposed by notified Plan Change 7 be deleted; or	Reject	Recommendation No 39
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept	Recommendation No 39
		D3	Without derogating the relief sought in point 3 above, that ODP Area 4 be amended to include an appropriate landscaped buffer and setback from Smiths Block so as to avoid or mitigate the risk of reverse sensitivity effects arising between existing research activities and future residential activities	Accept	Recommendation No 39
Plant and Food (L)	S29	D6	That all reference (including, but not limited to, text in proposed Policies, Rules, and ODPs) to a requirement for a main road connection linking Boundary Road to Birchs Road via Smiths Block be deleted from the plan change	Accept	Recommendation No 39
Agresearch (L)	S30	D4	That all reference (including, but not limited to, text in proposed Policies, Rules, and ODPs) to a requirement for a main road connection linking Boundary Road to Birchs Road via Smiths Block be deleted from the plan change	Accept	Recommendation No 39
Craig Harold Thompson	S40	D1	Subject to the following amendments (include D2 - Additional Land Rezoned in Rolleston & D4 re ODP Area 4 Lincoln))	Reject	Recommendation No 39
		D3	Amend ODP area 4 Lincoln plans such that the primary road is not unduly located solely within land owned by the 'Claridges'	Reject	Recommendation No 39
Joint submission from Mahaanui Kurataiao Ltd, Te Runanga o Ngai Tahu, Te Waihora Management Board & Te Taumutu Runanga	S87	D12	ODP Area 4 (Lincoln) - Ngai Tahu support the protection of races through the incorporation of the races within the reserves, however Ngai Tahu seek that all races are explicitly identified as requiring protection with riparian planting within the reserves and that the planting criteria refer to locally sourced indigenous species	Reject	Recommendation No 39
		D13	ODP Area 4 (Lincoln) - Ngai Tahu request that Council specifically include provision for establishment of a 'spring reserve' as an acknowledge of the significance of waipuna (springs) to tangata whenua and to this area.	Reject	Recommendation No 39
Phillip Long (L)	S1	D1	Support the inclusion of land down Tancreds Road as Living Z or Living Z Deferred	Accept	Recommendation No 39
Paul Francis Claridge (L)	S9	D1	That Plan Change 7 is approved as publically notified on 27 February 2010	Accept	Recommendation No 39
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Reject	Recommendation No 39
Marion & Peter Burnett	S20	D1	Fully support Plan Change 7 and ask that the Plan Change be adopted	Accept	Recommendation No 39
Early Property Holdings	S50	D1	Approve Plan Change 7 as notified, subject to the following amendments	Accept	Recommendation No 39
		D2	Delete the words "that form part of a larger regional or sub-regional reserve network" from the definition of 'Net Density'.	Reject	Recommendation No 39
		D3	Retain Objectives B4.3.3, B4.3.4, B4.3.5 and B4.3.6 as notified	Accept	Recommendation No 39
		D4	Retain Planning Map 014C as notified as it pertains to Outline Development Area 4	Accept	Recommendation No 39

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D5	Retain Policy B4.3.50 as notified	Accept	Recommendation No 39
BHL Trust	S51	D1	Approve Plan Change 7 as notified, subject to the following amendments	Accept	Recommendation No 39
		D2	Delete the words "that form part of a larger regional or sub-regional reserve network" from the definition of 'Net Density'.	Reject	Recommendation No 39
		D3	Retain Objectives B4.3.3, B4.3.4, B4.3.5 and B4.3.6 as notified	Accept	Recommendation No 39
		D4	Retain Planning Map 014C as notified as it pertains to Outline Development Area 4	Accept	Recommendation No 39
		D5	Retain Policy B4.3.50 as notified	Accept	Recommendation No 39
Outline Development Plan 5					
Denwood Trustees Ltd (L)	S90	D1	Oppose all of Plan Change 7 except for the provisions relating to Rolleston and for medium density housing (including D12 and 13 re ODP Area 5 Lincoln, D3 re additional land sought to be rezoned in Lincoln)	Reject in Part	Recommendation No 40
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept in Part	Recommendation No 40
		D11	The requirements of Policy B4.3.56 for the form of ODPs for each ODP area are too restrictive and should be deleted or amended.	Reject	Recommendation No 40
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		No	Accept	Recommendation No 40
		D12	ODP Area 5 - B2 Zone: The Trust seeks that the Deferred status be removed from the Lincoln proposed B2 Zone at Springs Road; and that the ODP Area 5 - Lincoln B2 Zone as attached as Appendix C be included as part of PC7; and the amended B2 rules as they apply to the B2 Zone at Lincoln as attached as Appendix B be included as part of PC7. Two alternative ODPs are included in Appendix C, with the preference for Option 1 which does not show the potential Southern Bypass. The amended B2 Zone rules for Lincoln are considered appropriate in terms of the requirements of Part 2 of the Act, in particular to avoid or mitigate any potential environmental effects on adjoining zones. Also attached as Appendix D is a s32 assessment in support of the removal of deferred status, the Area 5 ODP and the amended B2 rules for the Lincoln B2 Zone. This includes a noise report from Marshall Day Acoustics explaining the reasoning for the proposed noise rules	Reject in Part	Recommendation No 40
		D2	The Trust supports the provision in PC7 for the Lincoln B2 Zone being zoned Business 2, but opposes the Deferred status of the zoning. It seeks that this be removed, and the land be zoned Business 2. It seeks amendments to the B2 Zone rules as they affect the Lincoln B2 Zone as set out in Appendix B and, if ODPs are to be retained as part of PC7, inclusion of the Area 5 ODPs for the proposed B2 and LZ Zones as set out in Appendix C of our submission.	Accept in Part	Recommendation No 40
	Further Submission		Support?		
	F28 - Lincoln University		no	Withdrawn at the hearing	Recommendation No 40
Lincoln University (L)	S28	D3	The Plan Change be amended by excluding the Old Railway Line from ODP Area 5 and the Business 2 Deferred Zone as shown on Attachment 1	Accept	Recommendation No 40

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D4	That all reference to the potential future bypass road be deleted from the proposed plan change, including (but not limited to): the requirement in Policy B4.3.56 for ODP Area 1 and 5 to provide for a main roading link originating from Weedons Road linking to Springs Road and Moirs Lane and the associated wording and indicative notations on the 'Grey Network & Density' plan of the Area 1 ODP which identify the potential bypass road.	Reject in Part	Recommendation No 40
GJ & SP Worner (L)	S88	D1	The rezoning of ODP Area 5 land to Business 2 for future industrial purposes	Reject	Recommendation No 40
	Further Submission		Support?		
	F90 - Denwood Trustees		no	Reject in Part	Recommendation No 40
	F28 - Lincoln University		Yes	Withdrawn at the hearing	Recommendation No 40
Lincoln University (L)	S28	D1	That Proposed Plan Change 7 be amended by deleting all reference to the proposed Business 2 Deferred zoning and associated ODP requirements for ODP Area 5; or	Withdrawn at the hearing	Recommendation No 40
	Further Submission		Support?		
	F31 - New Zealand Transport		No	N/a	Recommendation No 40
	F90 - Denwood Trustees		No	N/a	Recommendation No 40
		D2	Without derogating the primary relief set out in point (1) above, that: either i. the ODP Area 5 site be given an alternative business zoning to the Business 2 zone, which will not carry a risk of compromising the amenity, character, or efficient operation of the University; or ii. The ODP Area 5 site be given a 'split' zoning whereby an alternate business zone to the Business 2 zone is established at the northern portion of the site which will not carry a risk of compromising the amenity, character or efficient operation of the University; or iii. If the Council decides that the Business 2 Deferred zoning is the most appropriate zoning of the land, that the requirement in Policy B4.3.56 to include a landscaped buffer area between the ODP Area 5 site and the University be strengthened to require a minimum setback of no less than 20m between industrial activities and University land with additional requirements for the mitigation of potential adverse noise and visual impacts created by industrial activities (i.e via planting, fencing, bunding, etc); or iv. That specific restrictions on land uses be applied to ODP Area 5 (and as needed in the relevant Business 2 provisions) to ensure that the amenity, character, and efficient operation of the University are not compromised by future activities which establish on the ODP Area 5 site. This could include, but not be limited to, a provision controlling maximum site size	Withdrawn at the hearing	Recommendation No 40
Outline Development Plan 6					
Diana McDrury & Others (L)	S23	D1	Plan Change 7 as it stands	Accept in Part	Recommendation No 54 (Page 142)
		D2	As it relates to "Vege Block" that only single story, normal roof space (no attics) will be allowed and under all circumstances the 4 metre at 45 degrees recession plane be disallowed	Accept in Part	Recommendation No 54 (Page 142)
		D3	That usual distance of building from rear boundary be extended	Accept in Part	Recommendation No 54 (Page 142)
		D4	That you do not allow a development that will become a slum	Accept in Part	Recommendation No 54 (Page 142)
		D5	That shrubs be no higher than 0.3m above boundary fence, so there is no blocking of sun	Accept in Part	Recommendation No 54 (Page 142)

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
Kevin Zygmant (L)	S78	D1	I am not happy the council has through the notice of requirement now got the stadium under way and now wishes to "get rid" of the balance of land to a developer and presumably make what money it can out of the balance of land at all costs through this plan	Accept in Part	Recommendation No 54 (Page 142)
		D2	Develop this strip of land on the veggie block, so we can hold the council accountable for the development, as there will be little chance of holding the developer accountable.	Accept in Part	Recommendation No 54 (Page 142)
		D3	I would like to see council provide a strip of land 2-3 metres wide down the boundary of Roblyn Place, planted with trees that will in time give us shelter, noise reduction and the aesthetic views we once had.	Accept in Part	Recommendation No 54 (Page 142)
		D4	The council have allowed for an acoustic barrier (fencing) on the north side protecting the noise from who knows. That acoustic barrier needs to be put down Roblyn Place residents boundary.	Accept in Part	Recommendation No 54 (Page 142)
		D5	I don't want to look at the rear of a town house, and by cramming in more homes on that site, I believe they will have to be close to my boundary.	Accept in Part	Recommendation No 54 (Page 142)
		D6	No two storey homes	Accept in Part	Recommendation No 54 (Page 142)
		D7	Easements to existing residences boundaries	Accept in Part	Recommendation No 54 (Page 142)
		D8	Covenants on style of some of these homes.	Accept in Part	Recommendation No 54 (Page 142)
Patrick & Helen Aldwell (L)	S80	D1	That the site is not changed to medium density housing	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)
		D2	That the site is designated as L1 and allows a maximum of 12 dwellings	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)
		D3	That no back sections and back section dwellings are permitted	Accept in Part	Recommendation No 54 (Page 142)
		D4	That the site is not sold to a developer or other private body and is retained in SDC ownership in perpetuity	Accept in Part	Recommendation No 54 (Page 142)
		D5	That a 3 metre buffer zone is created along the back boundary of the Robyn Place residents to help maintain privacy from the vege block developments	Accept in Part	Recommendation No 54 (Page 142)
		D6	That the 3 metre buffer zone is planted in trees and that planting density and species are designed to maximise the privacy of the existing dwellings in Roblyn Place.	Accept in Part	Recommendation No 54 (Page 142)
		D7	Should any one of these items (D1 to D6) not occur, then Roblyn Place residents have the right to veto and modify any developments that result in intrusion on their existing residential properties.	Accept in Part	Recommendation No 54 (Page 142)
Margaret & David Hannan (L)	S94	D1	That the site is not changed to medium density housing	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)
		D2	That the site is designated as L1 and allows a maximum of 12 dwellings	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)
		D3	That no back sections and back section dwellings are permitted	Accept in Part	Recommendation No 54 (Page 142)
		D4	That the site is not sold to a developer or other private body and is retained in SDC ownership in perpetuity	Accept in Part	Recommendation No 54 (Page 142)

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D5	That a 3 metre buffer zone is created along the back boundary of the Robyn Place residents to help maintain privacy from the vege block developments	Accept in Part	Recommendation No 54 (Page 142)
		D6	That the 3 meter buffer zone is planted in trees and that planting density and species are designed to maximise the privacy of the existing dwellings in Roblyn Place.	Accept in Part	Recommendation No 54 (Page 142)
		D7	Should any one of these items (D1 to D6) not occur, then Roblyn Place residents have the right to veto and modify any developments that result in intrusion on their existing residential properties.	Accept in Part	Recommendation No 54 (Page 142)
Margery Baker (L)	S95	D1	That the site is not changed to medium density housing	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)
		D2	That the site is designated as L1 and allows a maximum of 12 dwellings	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)
		D3	That no back sections and back section dwellings are permitted	Accept in Part	Recommendation No 54 (Page 142)
		D4	That the site is not sold to a developer or other private body and is retained in SDC ownership in perpetuity	Accept in Part	Recommendation No 54 (Page 142)
		D5	That a 3 metre buffer zone is created along the back boundary of the Robyn Place residents to help maintain privacy from the vege block developments	Accept in Part	Recommendation No 54 (Page 142)
		D6	That the 3 meter buffer zone is planted in trees and that planting density and species are designed to maximise the privacy of the existing dwellings in Roblyn Place.	Accept in Part	Recommendation No 54 (Page 142)
		D7	Should any one of these items (D1 to D6) not occur, then Roblyn Place residents have the right to veto and modify any developments that result in intrusion on their existing residential properties.	Accept in Part	Recommendation No 54 (Page 142)
Margaret McDruiry (L)	S96	D1	That the site is not changed to medium density housing	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)
		D2	That the site is designated as L1 and allows a maximum of 12 dwellings	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)
		D3	That no back sections and back section dwellings are permitted	Accept in Part	Recommendation No 54 (Page 142)
		D4	That the site is not sold to a developer or other private body and is retained in SDC ownership in perpetuity	Accept in Part	Recommendation No 54 (Page 142)
		D5	That a 3 metre buffer zone is created along the back boundary of the Robyn Place residents to help maintain privacy from the vege block developments	Accept in Part	Recommendation No 54 (Page 142)
		D6	That the 3 meter buffer zone is planted in trees and that planting density and species are designed to maximise the privacy of the existing dwellings in Roblyn Place.	Accept in Part	Recommendation No 54 (Page 142)
		D7	Should any one of these items (D1 to D6) not occur, then Roblyn Place residents have the right to veto and modify any developments that result in intrusion on their existing residential properties.	Accept in Part	Recommendation No 54 (Page 142)
Kevan & Penny Zygmait (L)	S97	D1	That the site is not changed to medium density housing	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D2	That the site is designated as L1 and allows a maximum of 12 dwellings	Accept in Part	Recommendation No 54 (Page 142)
	Further Submission		Support?		
	F31 - New Zealand Transport		No	Accept in Part	Recommendation No 54 (Page 142)
		D3	That no back sections and back section dwellings are permitted	Accept in Part	Recommendation No 54 (Page 142)
		D4	That the site is not sold to a developer or other private body and is retained in SDC ownership in perpetuity	Accept in Part	Recommendation No 54 (Page 142)
		D5	That a 3 metre buffer zone is created along the back boundary of the Robyn Place residents to help maintain privacy from the vege block developments	Accept in Part	Recommendation No 54 (Page 142)
		D6	That the 3 meter buffer zone is planted in trees and that planting density and species are designed to maximise the privacy of the existing dwellings in Roblyn Place.	Accept in Part	Recommendation No 54 (Page 142)
		D7	Should any one of these items (D1 to D6) not occur, then Roblyn Place residents have the right to veto and modify any developments that result in intrusion on their existing residential properties.	Accept in Part	Recommendation No 54 (Page 142)
Joint submission from Mahaanui Kurataiao Ltd, Te Runanga o Ngai Tahu, Te Waihora Management Board & Te Taumutu Runanga	S87	D14	ODP Area 6 (Lincoln) - The lack of protection of Liffey Stream with riparian planting is a concern to Ngai Tahu. To address this a 20 metre planted buffer and riparian margin is requested to be incorporated for the L1. This buffer should include appropriate indigenous plantings	Accept in Part	Recommendation No 55 (Page 143)
Tangata Whenua Values					
Joint submission from Mahaanui Kurataiao Ltd, Te Runanga o Ngai Tahu, Te Waihora Management Board & Te Taumutu Runanga	S87	D1	Supports in principle the strategic, community approach of Plan Change 7 to better manage urban development, rather than leaving it to the market. (includes D4 & 5 re ODP Area 1, D6-9 re ODP Area 2, D10-11 re ODP Area 3, D12-13 re ODP Area 4 and D14 re ODP Area 6\))	Accept	Recommendation No 7
		D2	Supports in principle the concept of ODPs as a planning method as they are an effective tool for identifying tangata whenua values and areas for protection.	Accept	Recommendation No 7
		D3	Opposes the lack of explicit reference to tangata whenua values, including in the Lincoln ODPs. Ngai Tahu considers the Plan Change in its present state fails to recognise and provide for the relationship between Ngai Tahu and Selwyn District.	Accept in Part	Recommendation No 7

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
		D15	Inclusion of the following additional provisions for Objective B4.3.3 relevant to Ngai Tahu and supporting policies for the objective for ODPs both of which are modelled on that of Christchurch City Council's Plan Change 61 for greenfield development. Add the following text:	Reject	Recommendation No 7
			"General Tangata Whenua Objective		
			Outline Development Plans to recognise, provide and protect land, water (including waipuna), sites, wahi tapu and other taonga of cultural significance to tangata whenua)		
			Policies: Tangata Whenua		
			Protect Ngai Tahu cultural values and features and places of cultural significance, including natural habitats and mahinga kai, from the adverse effects of development and create opportunities to enhance or restore these values, features and places where possible. Incorporate Ngai Tahu values in the design of green and blue networks through the restoration and creation of natural habitat and mahinga kai and use of best practice stormwate conveyance and treatment mechanisms that avoid adverse effects on natural waters. That the design reflects and incorporates tangata whenua values such as mahinga kai, wahi tapu and wahi taonga, and kaitiakitanga. That relevant iwi management plans, in particular the Taumutu Runanga Resources Management Plan and the Te Waihora Joing Management Plan, be taken into account".		
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7
		D16	Inclusion of the following urban design principles for Policy B4.1.13 - "That where appropriate the design reflects and incorporates tangata whenua values such as kaitiakitanga, mahinga kai, wahi tapu and wahi taonga" and "That relevant iwi management plans in particular the Taumutu Runanga Natural Resources Management Plan and the Te Waihora Joint Management Plan be taken into account"	Reject	Recommendation No 7
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7
		D17	Inclusion of the following provision in B4.3.7 - "(x) Provide for tangata whenua values such as kaitiakitanga, mahinga kai, wahi tapu and wahi taonga and show how they are to be enhanced, maintained and restored"	Reject	Recommendation No 7
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7
		D18	Inclusion of the following provision in Quality of the Environment - Objectives p4 - "Urban development protects, enhances and restores tangata whenua values, through riparian plantings, native species plantings, protection of water quality and quantity and waterways including waipuna (springs), habitat restoration of mahinga kai species, adequate provision for open space" and "In managing urban development particular regard will be given to kaitiakitanga"	Reject	Recommendation No 7
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7
		D19	Inclusion of the following provisions in Policy B3.4.3 - "Ensure that tangata whenua values such as kaitiakitanga, mahinga kai, wahi tapu and wahi taonga are recognised and provided for" and "Ensure that in addressing the effects of development, the Ngai Tahu integrated approach of 'Ki Uta Ki Tai' (from the mountains to the sea) is taken into account"	Reject	Recommendation No 7
	Further Submission		Support?		

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7
		D20	Reword Objective B4.2.3 to read as follows "The maintenance, enhancement and restoration of the amenities of the existing natural and built environment and tangata whenua values through subdivision design and layout". And reword part of the explanation and reasons "... Subdivision design should also pay close regard to important natural features tangata whenua values such as mahinga kai and wahi tapu or wahi taonga sites, cultural heritage resources, waterways and public linkages"	Reject	Recommendation No 7
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7
		D21	Reword Policy B4.2.4 to read as follows "Encourage the retention, enhancement and restoration of natural, tangata whenua, historic and other values and features within the subdivision and for allotment boundaries to follow natural or physical features where it maintains the amenity of the area" and reword part of the Explanation and Reasons to "It is desirable to maintain, enhance and restore natural, tangata whenua, or other values and features historical within the subdivision area, including the retention of mature trees or other characteristic features"	Reject	Recommendation No 7
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7
		D22	Inclusion of the following bullet point within Subdivision of Land - Anticipated Environmental Results (pg 30) - "Retention, enhancement and restoration of tangata whenua values such as kaitiakitanga, mahinga kai, wahi tapu and wahi taonga"	Reject	Recommendation No 7
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7
		D23	Include the following principles within the Subdivision And Medium Density Design Guide -	Reject	Recommendation No 7
			* Provide for effective participation particularly in the early stages, of Ngai Tahu as kaitiaki, in urban planning and design including Outline Development Plans;		
			* Protect, enhance, and restore kaitiakitanga value, including but not limited to: riparian plantings; habitat restoration for mahinga kai species; native species plantings; protection of water quality and quantity in all water ways including springs and wetlands; adoption of LIUD techniques and principles and protection and adequate provision for open space;		
			* Provide for whanaungatanga (social relationships) and tangata whenua cultural identity in urban design such that tangata whenua identity and social relationship values can be reflected in places (work, street/place names, public spaces, artworks, leisure facilities, neighbourhoods and residences) in the community;		
			* Protect and restore wahi tapu and wahi taonga management areas / values including known spring sites from development including but not limited to: protection and restoration of sites and access from disturbance, earthworks and contamination; archaeological surveys and Accident Discovery Protocols		
			* Implement the Te Aranga Maori Cultural Landscapes Strategy		
			* Utilise cultural sustainability indicators for monitoring such as those identified in "The Cultural Sustainability review for the House of Tahu" (2006), and "The Cultural Health Assessment of the Avon Heathcote Estuary and its Catchment (2007)		
			* Develop wastewater and stormwater treatment systems that protect and improve water quality		

Submitter	Submission No	Decision No	Decisions Sought	Recommendations	Decision Reference
			* Take into account the Ngai Tahu holistic, integrated management approach of 'Ki Uta Ki Tai' (from the mountains to the sea) so that the downstream effects of development on the environment are addressed		
			* Ensure that street lights have upper shields or suppression rings to reduce the impact of new residential development on natural night time darkness		
			* Take into account relevant iwi management plans in particular the Taumutu Runanga Natural Resources Management Plan and the Te Waihora Joint Management Plan		
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7
		D24	Ngai Tahu seek that the Council ensure that rules for subdivision, landuse and earthworks reflect the protection and restoration matters described in the ODP and policy sections of this submission.	Reject	Recommendation No 7
	Further Submission		Support?		
	F15 - Lincoln Estates Ltd		no	Accept	Recommendation No 7

APPENDIX 4 – Change 1 to the Canterbury Regional Policy Statement as Amended by Commissioners Decisions



Volume 2 of 4

Commissioners' Recommendations on Submissions and Further Submissions:

**Proposed Change No.1
(Including Variations 1, 2, 3 and
4) Chapter 12A, Development
of Greater Christchurch**

**Proposed Change No.1 (text only)
showing Tracked Changes**

**Proposed Change No.1 (text and
maps) incorporating the
Recommendations**

Proposed Change No. 1 (Development
of Greater Christchurch)
to the
Canterbury Regional Policy Statement
**(Tracked changes on Commissioners'
Recommendations)**

Insert new Chapter 12A, Development of
Greater Christchurch

*

Coding of tracked changes:

Strikethrough = deleted text

Underline = new text

12A. DEVELOPMENT OF GREATER CHRISTCHURCH

12 A. 1 Introduction

Chapter 12A provides direction for the growth, development and enhancement of the urban and rural areas of the Greater Christchurch sub-region for the period to 2041, ~~and particularly for the period to 2026.~~ The Greater Christchurch sub-region is shown on Map1. The Ashley River/ Rakahuri lies to the north, the Waimakariri River cuts through the centre, the Port Hills and Selwyn River lie to the south and Pegasus Bay and Lyttelton Harbour are to the east. In Waimakariri District, Two Chain Road is the western boundary of the sub-region and in Selwyn District the western boundary follows Highfield and Station Roads.

Chapter 12A provides the sub-regional policy framework under the Resource Management Act 1991 to implement the Greater Christchurch Urban Development Strategy. This strategy is adopted policy by the Canterbury Regional Council and the territorial authorities of Christchurch City, Selwyn and Waimakariri District Councils. The purpose of Chapter 12A is to provide for development in a way which achieves quality outcomes and takes a sustainable development approach to managing growth.

The strategic vision for 2041 is for Greater Christchurch to have:

- *Enhanced lifestyles;*
- *Enhanced environments;*
- *Prosperous economies;*
- *Managed growth;*
- *Integrated and collaborative leadership*

(The Urban Development Strategy and Action Plan for Greater Christchurch 2007)

Chapter 12A sets out the intended sub-regional land use distribution for Greater Christchurch for the planning period, particularly the areas available for urban development, the household densities for the various areas and other key components for consolidated and integrated urban development. It also determines which land is to remain rural for resource protection and /or enhancement reasons.

Chapter 12A is part of an integrated implementation package designed to give effect to the Greater Christchurch Urban Development Strategy with other actions mandated under the Local Government Act 2002 and Land Transport Management Act 2003. Objectives, Policies and rules in district plans, and decisions on resource consents applications under these Plans are the key means under the Resource Management Act 1991 by which this chapter is given effect ~~to~~. Similarly but to a more limited extent, provisions in Regional Plans also give effect to this chapter.

Chapter 12A is more specific and directive than the balance of the Canterbury Regional Policy Statement while enabling district plans to give effect to the chapter's objectives and policies through ~~Outline Development Plans~~ provisions that facilitate development in growth areas and through intensification, ~~areas~~. The provisions are generally consistent with but avoid duplicating the balance of the Regional Policy Statement. The objectives and policies of the balance of the Regional Policy Statement, particularly Chapter 12 Settlement and Built Environment, will continue to apply across Greater Christchurch, ~~but the objective and policies~~ If there is any inconsistency between the two chapters in practice, the provisions of Chapter 12A will prevail. ~~take precedence because of their greater detail and specificity.~~

Applicable Objectives and Policies

~~The objectives and policies of the other chapters of this Regional Policy Statement shall equally apply to Greater Christchurch but only insofar as they do not conflict with the objectives and~~

~~policies in Chapter 12 A. For the avoidance of doubt the achievement and implementation of the objectives and policies in Chapter 12 A shall take precedence within Greater Christchurch.~~

In this Chapter, the Issues, Objectives, Policies and ~~m~~Methods are presented as sets. The policies most relevant to the achievement of each objective are noted following the explanation to each objective. All policies in this chapter however relate in varying degrees to the achievement of all the objectives.

12A.2 ISSUES

Issue 1: Growth Trends

Current growth trends within Greater Christchurch are resulting in a low density urban form that will not meet the future needs of people and communities.

Explanation

An increasing share of the new dwelling construction in Christchurch City and the Selwyn and Waimakariri Districts that are within the Greater Christchurch sub-region is occurring in low-density “greenfields” development. This is evidenced by monitoring of subdivision and building consents for Greater Christchurch. The resulting urban form places heavy reliance on road transport, particularly private motor vehicles for personal transportation, which is inappropriate for ensuring the wellbeing of people and communities in the future because of:

- (a) The changing demographic structure of the population, which will see an increasing percentage of the population in the older age groups, and thus result in a changing pattern of demand for housing and transport modes.
- (b) Uncertainty about the availability and/or cost of fossil fuels which calls into question the feasibility of the present high level of reliance on private motor vehicles, particularly for day to day use.
- (c) The need to reduce carbon emissions in line with international commitments. The reduction in the levels of private motor vehicle use is one of the main ways in which people in the Greater Christchurch sub-region can reduce the impacts of global warming.
- (d) The increased cost of developing and maintaining the transport system.

Issue 2: Accommodating Growth

How to accommodate expected population and household growth and economic activity in Greater Christchurch in the foreseeable future in a sustainable manner.

Explanation

It is anticipated that the population of Greater Christchurch will increase by 135,020 from a 2006 base of 413,500 to 548,520 by 2041. It is assumed that the number of new households will increase by 74,810 from a 2006 base of 164,100 to total 238,910 by 2041. It is expected that the existing labour force will increase by 47,500 from a base of 221,900 to total 269,400 in 2041.

Given the potential impact these three growth drivers could have on Greater Christchurch, it is critical to understand the volumes of growth and the choices available for accommodating this level of future change, in the most sustainable manner, along with the investment in and development of strategic infrastructure which will be required to provide for such growth.

Issue 3: Environmental Challenges

~~Inappropriate development~~ Development can have adverse effects, which if not identified and avoided, could result in inappropriate outcomes, such as:

- (a) contamination of Christchurch City's drinking water as a result of inappropriate development over the unconfined aquifer to the west of the city;
- (b) A risk to people and property from natural hazards such as flooding, coastal inundation or coastal erosion;
- (c) The potential to compromise outstanding landscapes;
- (d) The threat to areas of significant indigenous biodiversity, rural character and landscape; ~~and~~
- (e) The erosion of the character and amenity of settlements and rural areas; ;
- (f) Conflicts between legitimately established rural activities (including quarrying and agricultural research establishments) and sensitive activities which seek to locate in proximity to these activities.

Explanation

There is a strong relationship between the challenges of accommodating future growth and the potential impact of this growth on existing natural resources and risks associated with hazards. There are obligations under the Resource Management Act 1991 to avoid locating growth in areas where its impacts are unsustainable.

Likewise there are statutory requirements that growth does not compromise outstanding landscapes or biodiversity.

Also in accommodating future growth consideration must be given to its impact on the existing built environment as well as the character of rural areas.

Issue 4: Growth Impacts

Sporadic or unplanned development can:

- (a) ~~Impede the activities and thus~~ Adversely affect the efficient use or development undermine the viability of strategic infrastructure of existing infrastructure or services, due to overloading; including Christchurch International Airport and the Port of Lyttelton because of the sensitivity of people to effects such as traffic, noise and odours
- (b) Adversely affect the efficient use or development of strategic infrastructure, due to reverse sensitivity impeding their operations;
- (~~b~~c) Undermine the physical resource investment in urban centres including the central business district of Christchurch and suburban and rural town centres by undermining the economic and social viability of these centres;
- (~~c~~d) Create urban forms that consume more energy and are less sustainable than more integrated land-use patterns; ;
- (~~d~~e) Result in untimely or inefficient provision of supporting infrastructure, and create barriers to funding or provision of necessary infrastructure;
- (~~e~~f) Limit the extent to which land use patterns can be integrated with transport infrastructure and services that provide for a range of choice among transport options; ;
- (~~f~~g) Adversely affect the productive potential of versatile soils and associated rural industries and compromise the extraction of aggregate resources;
- (~~g~~h) Adversely affect biodiversity; and
- (~~h~~i) Adversely affect surface water and groundwater quality.

Explanation

A key element in successful growth management is the recognition of existing ~~key~~ infrastructure. It is important that future growth does not compromise the efficient operations of ~~these activities~~ infrastructure, particularly strategic infrastructure.

~~Recognition must also be made of t~~The value of the existing infrastructure investments in town centres, existing towns and key activity centres are recognised where these are efficiently located with regard to transport systems, ~~promote proximity to residential and~~ housing, and meet ~~their~~ wider community social and economic needs. ~~This is important because~~ Some recent growth trends have resulted in urban developments that have not appreciated the significance of which have not utilised the opportunities available to integrate effectively with existing urban centres.

The links between the size of a future urban footprint and the level of energy used needs to be given weight. Urban growth has occurred across Greater Christchurch that has resulted in accelerated energy use, in particular where development has created a more dispersed and fragmented footprint. Smaller and consolidated urban footprints encourage the use of less energy, especially those areas where travel patterns can be reduced through optimum relationships between residential, employment, shopping, educational and recreational activities.

The costs of the infrastructure necessary to sustain future growth, is significant. There are advantages ~~of~~ in extending existing services and encouraging a scale of growth sufficient to promote servicing economies rather than meeting the demands of dispersed development.

Achieving a high level of integration between future land use patterns and transport modes will help promote alternative forms of transport, especially public transport as well as walking and cycling. There is also significant benefit in terms of reduced environmental costs.

Costs of growth must be factored into location decisions, as unplanned growth can impact on the rural land resource, existing rural industries and rural character.

Issue 5: Transport Effectiveness

~~Urban land use and development in inappropriate locations can compromise the provision and maintenance of efficient and effective~~ adversely affect the efficient use and development of transport infrastructure, through:

- ~~(a) The location of residential and other sensitive activitiesy close to strategic transport infrastructure networks. operations such as Christchurch International Airport and the Port of Lyttelton~~
- ~~(b) High energy use associated with private car dependency.~~
- ~~(c) Inefficient operation of the strategic roading transport networks.~~

Explanation

Helping ensure environmental sustainability from a transport perspective means that existing key transport hubs such as airports and ports must be safeguarded. Future land use patterns need to be organised in such a manner that energy requirements are minimised and the efficient functioning of strategic transport networks, ~~energy requirements minimized and the future land use pattern organised in such a manner that key through routes are~~ is not compromised by traffic associated with local development.

Issue 6: Amenities

Poorly designed development within Intensification or Greenfields Areas or as part of residential intensification, if poorly designed, can adversely affect urban amenity values, rural amenity values, heritage, health and safety, access to community, educational, social and commercial facilities, and overall liveability.

Explanation

Accommodating future growth in a manner which does not compromise the amenity values of either existing or future communities is a key challenge which must be recognised at a Greater Christchurch, City, District and neighbourhood level, especially where it is necessary to increase building densities over those which currently exist.

Issue 7: Rural Residential Impacts

Rural-residential development, if unconstrained, has the potential to change the character of rural areas and to create adverse effects on established rural and farming (including agricultural research establishments) and quarrying activities through 'reverse sensitivity' and also through generating sporadic demands for services including water and sewerage.

Explanation

There is a long history of rural residential development in New Zealand, and the associated adverse and beneficial effects are relatively well understood. From the experience gained to date it is clear that such development is associated with reverse sensitivity effects and can also if allowed to cluster on any significant scale especially close to existing settlements will give rise to requests for the extension of urban services. This can lead to pressures for closer urbanisation, which is difficult to achieve in an effective manner given that the land use pattern has been established for a different purpose.

Issue 8: Areas Requiring Special Treatment

Several areas within or close to the urban area require special analysis and planning to achieve sustainable management of their natural and physical resources.

Explanation

Three areas have been identified in very close proximity to the Christchurch urban area where a combination of natural and/or physical constraints and opportunities mean that they require specific consideration to ensure appropriate outcomes within the overall growth framework. In particular, Cranford Basin and Hendersons Basin are subject to stormwater management issues, and the area between the existing north west urban fringe and the airport will increasingly be affected by airport noise.

Parts of the two Basins are considered suitable for conventional urban growth, but will involve larger areas of residual undeveloped land than elsewhere for catchment management purposes. Long-term land uses and ownership arrangements, and consideration of land recontouring, need to be part of planning for these areas.

While policy relating to airport noise effects will limit the ability for noise-sensitive activities to establish close to the airport, non-noise sensitive activities and some limited areas of lower density residential activities, subject to on-site noise mitigation, may represent a more sustainable use of land than present land uses.

12A.3 OBJECTIVES

Objective 1: Urban Consolidation

Urban Development in Greater Christchurch shall be managed to achieve consolidation of existing urban areas, ~~and to avoid unsustainable expansion outside existing urban areas in order to achieve and to bring about:~~

- ~~(a) Higher density living environments, particularly in the Christchurch City Centre Area, inner Christchurch, in and around Key Activity Centres, and in new Greenfields subdivision Areas;~~
- ~~(b) Reinforcement of the role of the Christchurch Central Business District within the Greater Christchurch sub-region;~~
- ~~(c) Greenfields development on the periphery of Christchurch's City urban area, and surrounding towns at a rate which enables the efficient provision and use of network infrastructure;~~
- ~~(d) Initiatives by the Christchurch City Council to promote intensification within Christchurch urban area; City~~
- ~~(e) A move towards sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and consolidation of the existing settlement of Prebbleton;~~
- ~~(f) Growth in rural-residential households restricted development to equate to no more than 5% of the planned growth of residential households within urban areas.~~

Policies 1- 8, 11, 12, 15 14.

Explanation

Consolidation of existing urban settlements is the form of development most likely to minimise the adverse effects of travel for work, education, business and recreation, minimise the costs of new infrastructure and avoid adverse effects of development on sensitive landscapes, natural features and areas of high amenity. Greater intensification within Christchurch's City urban area will reduce the need for expansion of peripheral areas, and some intensification of the centres of smaller towns is also expected to meet some needs.

Changing demographic patterns including an ageing population and smaller households is expected to increase the desirability of higher density housing while the ageing of housing stock in older parts of Christchurch City provides an opportunity for redevelopment at higher densities. Increased intensification is anticipated to occur over time requiring appropriately located and designed greenfields development during the time of transition.

Limitations to infrastructure within Christchurch City until 2016 means that greenfields development around surrounding towns will continue to be required. It will be important that the rate of greenfields development is not so great that it undermines removes any economic incentive for consolidation to occur, by providing an excessively large supply of greenfields land, to the market. However, it is important to provide for adequate greenfields land to allow for some flexibility in future developments, and to ensure a sufficient supply in case the availability of land in some planned areas is delayed.

Rural residential development is provided for to a limited extent in recognition of the desirability of providing a range of choice in housing types without compromising the overall intent of consolidation ~~directions of the Urban Development Strategy and in~~ this Regional Policy Statement.

Provision has been made for rural residential development equivalent to no more than 5% growth of planned new urban households in Selwyn and Waimakariri Districts over the period

2007-2041. A review of rural residential and similar large lot provisions for the whole of Greater Christchurch will be undertaken in 2010.

Objective 2: Character and Sustainability

To achieve built environments within Greater Christchurch that:

- (a) have a sense of character and identity;**
- (b) retain heritage values and values of importance to tangata whenua;**
- (c) protect areas of special amenity;**
- (d) provide a range of densities and uses, and**
- (e) are healthy, environmentally sustainable, functionally efficient, and economically vibrant.**

Policies 1, 2, 3, 5, 6, 7, 8, 11, 12, 14, 15 ~~13, 14~~.

Explanation

~~Through a combination of comprehensive re-development within Christchurch City, and the development of appropriate areas presently zoned rural, for residential and/or commercial and industrial activity an overall pattern of settlement of 60 percent of dwellings located within existing urban areas and 40 percent in areas of new development will be achieved by 2041. The dwelling densities to be achieved in new areas of greenfields development are higher than those presently being achieved.~~

Intensification and consolidation of development in Christchurch is subject to maintenance and protection of the city's identity and character, and maintenance of high quality living environments. For Greater Christchurch particular attention should be paid to the provision of open space, maintenance and promotion of a sense of identity and character, and the availability of community and recreation facilities, and of appropriately located commercial centres, so as to ensure the maintenance and/or provision of high quality living environments, especially in areas subject to intensification and new development. This focus on quality living environments also necessitates giving consideration to environmental aspects ~~building homes~~ that contribute to people's health and wellbeing, such as ~~This includes building~~ energy efficiency in housing and taking account of other factors such as sunlight access. Development that takes into account these factors will contribute towards a more socially cohesive Greater Christchurch.

The proportion of total new dwellings provided through redevelopment within existing urban areas is planned to shift from approximately 35% in 2010 to approximately 60% by 2041 with a consequent reduction in the proportion of greenfield dwellings. The dwelling densities to be achieved both in areas of greenfields development and in intensification development are higher than those presently being achieved by such development forms.

Objective 3: Recognising Urban Growth Limitations

Provide for and manage urban growth within Greater Christchurch while protecting:

- (a) the natural and physical environment from adverse effects of overloaded existing strategic infrastructure,**
- (b) the quantity and quality of water in groundwater aquifers and surface water bodies,**
- (c) outstanding natural features and landscapes including those within the Port Hills and Banks Peninsula, within Greater Christchurch, from degradation through inappropriate development,**
- (d) indigenous biodiversity from loss or degradation,**
- (e) the character and amenity of rural areas outside areas of planned urban growth ~~and settlements from adverse effects of change, and~~**
- (f) people and property from unacceptable risk from natural hazards.**

Policies 1, 3, 4, 7, 8, 12, 14 ~~13~~.

Explanation

The recognition of existing ~~physical~~ constraints in terms of natural and physical resources is a critical part of successful growth management. This objective identifies the key elements of natural and physical constraints resources in Greater Christchurch that must be protected in order to ensure that harm to the natural environment is minimised and that resources remain available for the benefit of future generations. In addition, a limit on the extent of urban development will assist in maintaining the identity of the communities of Greater Christchurch.

Objective 4: Integration of Land Use, Infrastructure and Funding

Long-term planning for land use change, which ensures that the rate and location of development is integrated with the provision of strategic and other infrastructure, the provision of services, and associated funding mechanisms.

Policies 1-14-15

Explanation

Successful long term growth management is dependent on integrating long term land use, the infrastructure necessary to support this and the ability to fund the infrastructure in a timely and equitable manner.

Objective 5: Key Activity Centres

Recognise, provide for and sustain the community's physical resource investment in the key centres of business and service activity that are highly accessible and constitute nodes on the strategic transport corridors shown on Map 1.

Policies 3, 4, 5, 7, 8.

Explanation

~~It is important to recognise that~~ A number of existing centres that are highly accessible and constitute nodes on the strategic transport corridors networks provide a strong basis for the planning of and ~~of support for more intensified residential living and provide a basis for the successful planning of public transport. It is important to recognise that existing Key Activity Centres also provide a strong basis of support for surrounding residential areas, and that the inappropriate development of additional Key Activity Centres may undermine the community's investment in existing centres and weaken the range and viability of the services they provide.~~

Objective 6: Business Land

Identify and provide for Greater Christchurch's land requirements for the growth of business activities in a manner that supports the settlement pattern brought about by Objective 1.

Policies 1, 3, 4, 7, 8, 9, 12, 13, 16-15.

Explanation

The provision of adequate land for future business activities is important for long term economic growth and the provision of both employment and services for the sub-region's existing and future communities. Locating appropriate business land close to existing and future residential development helps achieve a greater range of travel options as well as reducing energy usage. The locations selected for business land development are also key for the forward planning of the transportation network. While there is some capacity for the demand for business land to be met through the redevelopment of existing zoned land, particularly within Christchurch City, the Urban Limits provide for the accommodation of new business activities in appropriate greenfields locations.

Objective 7: Integration of Transport Infrastructure and Land Use

Ensure that the planning and provision of transport infrastructure is integrated with development and settlement patterns and facilitates the movement of goods and provision of services in Greater Christchurch, while:

- (a) to reduce limiting network congestion;
- (b) reducing dependency on private motor vehicles;
- (c) reducing emission of contaminants to air and energy use; and
- (d) promoting the use of active transport modes, and.

Policies 1-11, 12 14-15

Explanation

Land use patterns that are integrated with transport infrastructure minimise energy use through network optimisation, operation and maintenance, and provide for the social and economic wellbeing of the community, and peoples' health and safety. Development that is not well integrated with transport infrastructure can result in increased car dependency, higher energy use, and greater traffic volumes, and inefficient freight movement.

Objective 8: Development and Protection of Strategic Infrastructure

Achieve urban land use and patterns of urban development that does not adversely affect the efficient operation, use and development of strategic infrastructure

(a) Strategic transport networks roading infrastructure

- Rail corridors and network

(b) Christchurch International Airport

(c) Rangiora Airfield

(d) Port of Lyttelton

- Transport infrastructure necessary to support the movement of freight, including State Highways, strategic roading networks, and rail corridors

(e) Defence facilities including Burnham Military Camp and West Melton Military Training Area Military establishments for defence purposes, including Burnham Military Camp and the West Melton Rifle Range.

(f) Strategic telecommunications facilities

(g) Strategic transmission corridors The electricity transmission network

(h) Other strategic network utilities

and enables the development of the additional Strategic Infrastructure necessary to meet the needs of growth in population and economic activity in the Greater Christchurch area.

Policies 1, 3, 5-10.

Explanation

Urban land use and development can undermine the viability of adversely affect the efficient use or operation of strategic infrastructure for a range of reasons including direct effects such as noise levels and odour, reverse sensitivity effects, capacity aspects and physical relationships (such as proximity or severance concerns) including Christchurch International Airport, the Port of Lyttelton, the State Highway and strategic road networks, and the rail corridors, because of the sensitivity of people to effects such as traffic, noise and odours. It can also curtail scope to further development of these strategic infrastructure assets. These facilities are Strategic infrastructure is of national, regional and sub-regional significance and its use and ongoing development enables people to provide for their social, economic and cultural wellbeing, and for their health and safety.

12A.4 POLICIES

Policy 1 Urban Limits

Except as provided for in Policy ~~12~~ 13 and in Chapter 12, Policy 8 (Papakainga Housing), urban activities within Greater Christchurch shall ~~only~~ occur only within the Urban Limits delineated on Map 1.

Methods

- 1.1** Territorial authorities within their district plans shall provide for the urban growth of Greater Christchurch within the ~~Urban Limits~~ shown on Map 1 and shall include provisions to prevent urban activities locating outside the Urban Limits except as provided for in Policy~~ies~~ 13 ~~12 and 15~~.
- 1.2** The Canterbury Regional Council will initiate changes to the RPS, if appropriate, in accordance with Policy ~~15~~16.
- 1.3** The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.

Explanation

The Urban Limits shown on Map 1 provide for the existing urban areas and ~~are the maximum extent of greenfields development within Greater Christchurch to achieve the other policies in this chapter of the RPS.~~ requirements of Policies 5, 11 and Tables 1 and 2 of Policy 6.

These areas are expected to be more than sufficient to provide for the projected sub-regional requirements for residential development, additional business land and related network and community infrastructure and reserves to 2041. The addition of growth areas beyond those shown on Map 1 ~~or development at a rate greater than that set out in Policy 6 (a) and (b)~~ is likely to provide excessive capacity, lead to inefficient and premature demand for the expansion of network and community infrastructure, and ~~will~~ result in the failure to achieve the strategic vision for Greater Christchurch and the objectives of this chapter of the RPS.

The ~~definition~~ positioning of the Urban Limits includes the following considerations for identified growth areas and intensification ~~areas~~ within Greater Christchurch:

- there is the infrastructure either in place or able to be efficiently provided to support the urban activity, especially that arising from sporadic development with low density urban characteristics,
- safe, convenient and sustainable access to community, social and commercial facilities can be provided,
- ~~they encompass~~ sufficient land is encompassed to provide efficiently and effectively for the all residential and business needs to 2041
- in some areas they ~~avoid~~ limit noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport ~~or~~ taking into account the health, well-being and amenity of people
- they do not adversely affect ~~compromise~~ the operation of the Port of Lyttelton, taking into account and the health, well-being and amenity of people, ~~is not compromised by port noise~~
- they largely avoid the groundwater recharge zone for Christchurch's drinking water, where urban land use increases the risk of contamination,

- they do not lie between the primary and secondary stop banks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout,
- they ~~avoid~~ generally exclude land required to protect the landscape character of the Port Hills, and
- they ~~do not form part of~~ generally exclude the rural land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch.

The Urban Limits shown on Map 1 have generally been defined at property boundary scale although changes may occur through the Outline Development Plan and change of zoning in the district plan process as set out in Policy 8.

Policy 2: Intensification

- (a) An increasing proportion of the residential growth of Greater Christchurch should take place through intensification by redevelopment within existing urban areas. ~~of areas identified on Map 1. There shall will~~ be a change over time to greater rates of intensification particularly in Christchurch City than ~~has occurred~~ in the past. Between 2007 and 2041 the ratio of intensification to greenfields development is intended to change from approximately 25:75 to 60:40;.
- (b) Intensification will take place primarily in areas ~~already identified for higher density forms of living in Christchurch City, and in areas~~ to be identified through district plans to achieve the household numbers identified set out in Policy 6. Intensification should particularly be encouraged in the City Centre Area, in and close to the Key Activity Centres identified in Policy 5 and on Map 1 and on suitable industrial “Brownfields” sites.
- (c) Territorial authorities shall encourage intensification by selecting particular areas for enhancement of amenities to provide an attractive environment for higher density living.
- (d) Christchurch City Council ~~will~~ shall recognise and provide for ~~central city~~ intensification in the City Centre Area which underpins and supports the role of the ~~C~~entral ~~B~~usiness ~~D~~istrict within the Greater Christchurch sub-region.
- (e) Christchurch City Council ~~will~~ shall in identifying areas for intensification, recognise and provide for the protection of heritage values and areas of special amenity.

Methods

- 2.1 Territorial authorities within their district plans shall identify areas suitable for urban intensification within the Urban Limits through zoning or other method. ~~so as to provide for the households in Table 1 of Policy 6.~~
- 2.2 Territorial authorities should give consideration to appropriate administrative and financial arrangements to enable and encourage intensification to occur.
- 2.3 The Christchurch City Council ~~will~~ shall continue to promote the implementation of ~~and support~~ high-density residential redevelopment, particularly within the ~~central~~ City Centre Area.

- 2.4 The Christchurch City Council ~~will~~ shall investigate methods for promoting intensification including the selection of areas for specific Council initiatives. The Council ~~will develop and implement~~ Urban Intensification Plans where appropriate to encourage the achievement of Policy 2.
- 2.5 Territorial authorities ~~will~~ shall research, and implement as appropriate, methods for promoting development and enhancement of Key Activity Centres.
- 2.6. The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, ~~shall~~ will monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.

Explanation

~~Greater~~ Intensification within Christchurch City will reduce the need for expansion of peripheral areas. Changing demographic patterns including an ageing population and smaller households ~~is~~ are expected to increase the desirability of higher density housing while the ageing of housing stock in older parts of the City provides an opportunity for redevelopment at higher densities.

Intensification will also minimise the adverse effects of travel for work, business and recreation, ~~minimise~~ limit the costs of new infrastructure, and avoid the adverse effects of development on sensitive landscapes, natural features and areas of high amenity.

There is scope for intensification throughout much of the existing urban areas. Certain areas in Christchurch City have been identified for intensification for many years and have community acceptance. Other areas may be identified including redevelopment of suburban industrial (~~B~~Brownfields) sites. Providing for intensification in and around ~~k~~Key ~~a~~Activity ~~c~~Centres will help ensure good access to commercial, community and recreational facilities and to public transport.

Councils have the ability to encourage greater uptake of intensification in selected areas through investment such as the provision of and improvements to open space and the streetscape.

Policy 3: Business land

Territorial authorities shall provide for business activities in a manner which;

- ~~(a) Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfields business land, Promotes the redevelopment and better utilisation of existing business land, and provides sufficient other land for expansion,~~
- (a) Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfields business land,
- (b) Reinforces Key ~~a~~Activity Centres, and
- (c) Utilises existing infrastructure availability, capacity and quality,
- (d) Protects existing and future communities from reverse sensitivity issues,
- (e) Ensures close proximity to labour supply, major transport hubs and passenger transport networks; and
- (f) Encourages self-sufficiency of employment and business activities within communities across Greater Christchurch.

Methods

- 3.1 Territorial authorities shall identify areas suitable for future business land and the redevelopment of underutilised existing business land within the Urban Limits.
- 3.2 Territorial authorities should give consideration to appropriate administrative and financial arrangements to enable and encourage business land provision to occur.

- 3.3 Territorial authorities ~~will~~ **shall** investigate and implement as appropriate, methods for promoting development and enhancement of Key Activity Centres.
- 3.4 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity of business land (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.

Explanation

The provision of adequate land for future business activities is a key challenge for successful growth management. ~~Across Greater Christchurch there is potential to provide for new business activity within existing zoned business land through redevelopment and uptake of undeveloped land. Locating appropriate business land close to existing and future residential development helps achieve a greater range of travel options as well as reducing energy usage. Business land location is also important for the forward planning of the transportation network. New business land will however be needed.~~

Provision of new business land should be focussed around existing infrastructure to minimise public costs and in particular to achieve integration with transport networks. Locating appropriate business land close to existing and future residential development helps to achieve a greater range of travel options as well as reducing energy usage. Greater self-sufficiency of employment within districts, suburbs and settlements is also desirable in terms of community development and social sustainability.

Phasing or sequencing of business land for development is not necessary provided that a ready supply is available, as the market will dictate its rate of development.

Policy 4: Existing Towns

Rangiora, Kaiapoi, Woodend, Lincoln, Prebbleton and Rolleston will expand to accommodate urban growth that:

- (a) Provides for healthy, vibrant living environments,
- (b) Enables efficient and economic provision of network infrastructure, and
- (c) Encourages self-sufficiency ~~infor~~ employment, commercial, community and recreational activities, particularly for those communities which have Key Activity Centres. and

Methods

- 4.1 The Selwyn and Waimakariri District Councils will identify, through techniques such as ~~their district plans~~, Structure or Area Plans, and/or District Development Strategies, areas for the growth of the district towns of Greater Christchurch.
- 4.2 Territorial authorities should give consideration to appropriate administrative and financial arrangements to enable and encourage development consistent with the three principles of this policy to occur.
- 4.3 Provision and alignment of infrastructure and community facilities through the appropriate processes and mechanisms.

Explanation

Growth in some of the district towns of Greater Christchurch will enable a choice of location for business and living and a diversity of urban environments. Balanced growth of employment, living areas, commercial, community and recreational facilities will be required to avoid creating

dormitory areas that create excessive demands on wider network and community infrastructure, especially transport. The towns identified are well located on the strategic transport network and have capacity for further growth. For several of these towns, Greenfields Areas within the urban limits will exceed the area required for population growth over the next 30 years. Strategic planning exercises (such as Structure or Area Plans and District Development Strategies) facilitated by the Councils with the community, are the means by which the direction and manner of the growth of district towns within the Urban Limits is most appropriately formulated. Such techniques will also be applied to future extensions of the Urban Limits.

Policy 5: Key Activity Centres and Commercial Activities

(a) The following centres shown on Map 1 constitute the Key Activity Centres within Greater Christchurch:

- Central City
- Papanui/Northlands
- Shirley
- Linwood
- New Brighton
- Belfast
- Riccarton
- Halswell
- Barrington
- Hornby
- Kaiapoi
- Rangiora
- Woodend / Pegasus,
- Lincoln
- Rolleston

(b) Territorial authorities shall manage the development of the Key Activity Centres to:

- (i)** provide for facilities and services necessary to support the planned community, and
- (ii)** encourage economic and business activity and interaction, and
- (iii)** broaden the mix of uses appropriate to the centre, including medium and/or high density residential provision within and adjoining the Key Activity Centre, and
- (iv)** provide major centres for the community, and
- (v)** support the development of the principal public transport and cycling networks and the ability to change transport modes, and
- (vi)** encourage pedestrian and cycling access to and within these centres.

(c) Territorial authorities shall ensure that commercial activity outside of the Key Activity Centres, other than local service activities, including local retailing, does not adversely affect the function, vitality or amenity of the Key Activity Centres as identified in (b) above.

(d) Territorial authorities shall in considering the outward expansion of Key Activity Centres (identified in (a) above), ensure that such expansion:

- (i)** is appropriate in terms of the location of the ~~k~~Key a~~Activity c~~Centre in relation to the existing network of all commercial centres and population growth, in order to facilitate a sustainable distribution of centres;
- (ii)** are is compatible with the nature and proximity of adjoining land uses;
- (iii)** avoids adverse effects on ~~the strategic road~~ transport networks; and

- (iv) avoids expansion into areas identified for residential consolidation; and.
- (v) is compatible with the matters set out in (b) above.

Methods

- 5.1 Territorial authorities shall, through their district plans, introduce measures to support the planned development of Key Activity Centres
- 5.2 Territorial authorities shall limit commercial activity outside the Key Activity Centres that could restrict the ability of Key Activity Centres ~~those centres~~ to achieve their intended functions as identified in (b) of the Policy.
- 5.3 Territorial authorities should give consideration to appropriate administrative and financial arrangements to enable Key Activity Centres to fulfil the functions identified in (b) of the Policy.
- 5.4 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with policy 16.

Explanation

The more significant commercial centres are a key component of the urban settlement pattern as they ~~are an~~ comprise existing physical resources that provides a logical focus for areas of intensive residential development as well as for ongoing commercial use and development. Integrating urban development in this way assists in reducing car travel, increases the efficient use of resources, and strengthens existing communities. As such their development, usability and viability are important to successfully implementing the ~~Greater Christchurch Urban Development Strategy~~ objectives of this chapter. Significant ~~Commercial~~ development in other areas can reduce the ability of the centres to fulfil these functions, and such development should therefore be ~~avoided~~ limited.

Note: not all Key Activity Centres comprise a concentrated commercial component at present. The mapped locations indicate the general location for future development and intensification, to be determined more specifically by the territorial authorities in district plans.

Policy 6: Integration of Urban Form, and Infrastructure and Sequencing within Identified Urban Limits

(a) Territorial Authorities shall provide for the strategic integration of infrastructure and development through the progressive release (~~sequencing~~) of new ~~g~~Greenfields Areas for residential development and the encouragement of intensification areas in accordance with to provide for increases over time in household numbers as set out in Table 1.

Table 1: ~~Provision for~~ Projected Household Growth in Greater Christchurch 2007- 2041

	2007- 16 Households	2017- 26 Households	2027- 41 Households
Christchurch City			
—Intensification Areas			
—— a. City Centre	+3000	+4000	+6990
—— b. Rest of City	+5500	+6500	+7500
—Greenfield Areas **	+6510	+7590	+5580
Total	+15010	+18090	+20070
Selwyn District			
—Greenfield Areas **	+3330	+3705	+3338

	2007–16 Households	2017–26 Households	2027–41 Households
—Rural Residential Areas (outside Urban Limits)	+570	+395	+302
—Existing Rural Zoning	+100	+100	+50
Total	+4000	+4200	+3690
Waimakariri District			
—Greenfield Areas**	+4150	+2150	+1590
—Rural Residential Areas (outside Urban Limits)	+500	+500	+510
—Existing Rural Zoning	+200	+100	+100
Total	+4850	+2750	+2200
Greater Christchurch Total	+23860	+25040	+25960
Percentage Intensification	36%	42%	56%

	2007- 16 Households	2017- 26 Households	2027- 41 Households	<u>Totals</u>
Christchurch City				
Intensification Areas				
a. City Centre Area	+3000	+4000	+6990	13990
b. Rest of City	+5500	+6500	+7500	19500
Greenfields Areas and existing zoned land	+6510	+7590	+5580	19680
Total	+15010	+18090	+20070	53170
Selwyn District				
Greenfields Areas and existing zoned land	+3700	+3900	+3440	11040
Rural Residential Areas (outside Urban Limits)	+200	+200	+200	600
Existing Rural Zoning	+100	+100	+50	250
Total	+4000	+4200	+3690	11890
Waimakariri District				
Greenfields Areas and existing zoned land	+4150	+2150	+1590	7890
Rural Residential Areas (outside Urban Limits)	+500	+500	+510	1570
Existing Rural Zoning	+200	+100	+100	400
Total	+4850	+2750	+2200	9800
Greater Christchurch Total	+23860	+25040	+25960	74860
Percentage Intensification	36%	42%	56%	

Greenfields Areas includes Notes: 1 Existing undeveloped zoned land includes land at Pegasus, Woodend, Rangiora, Aidanfield, Masham, Port Hills, Lincoln, West Melton, Prebbleton and Rolleston.

2. Rural Residential allocation provides for up to a maximum of the stated number.

3. The Greenfields Areas in Table 2 exceed the area needed to provide for the population numbers in Table 1. The availability of the Greenfields Areas is to be managed under Policy 6(b).

- (b) **Within the Urban Limits identified on Map 1, residential development should occur shall be provided for in general accord with the sequencing locations and**

numbers set out in Table 2. In the period 2021 to 2041, development shall be provided for as set out in Table 2, prioritised as determined through a review of this policy. Where development (for various unanticipated reasons) does not occur in a particular Greenfields aAreas, they may, with the approval of the District or City Council territorial authority, be substituted for another Greenfields aAreas (or Areas) of equivalent capacity within the Urban Limits and able to be serviced by appropriate infrastructure, may be brought forward. within the Urban Limits set out in the next 10 year period.

Table 2: Development Sequencing Phasing for Greater Christchurch 2007 - 2041

	Map Notations for greenfield areas	2007-2016 Households	2017-2026 Households	2027-2041 Households	Total Available Households
Christchurch City	-	-	-	-	-
New Growth Areas	-	-	-	-	-
Belfast s293	CN1	1140	360	-	1500
Upper Styx	CN3	-	1525	387	1912
East Belfast	CN4	-	1030	120	1150
Russley	CW1	-	-	98	98
South of Masham	CW2	255	-	-	255
Wigram	CSW1	1540	350	-	1890
Awatea	CSW2	870	340	-	1210
Sparks Rd	CSW3	175	1455	180	1810
South Halswell and South West Halswell	CSW4	-	1940	1962	3902
South East Halswell	CSW5	-	-	1140	1140
Hendersons Basin above the 19 metre contour	CSW6	-	-	1383	1383
Port Hills West	CPH1	-	180	-	180
Existing Undeveloped Zoned Land including Masham, Aidanfield, Port Hills		2530	410	310	3250
Total		6510	7590	5580	19680
Selwyn District					
Lincoln		930	905	1290	3125
Rolleston	SR3	328			328
	SR4	50			50
	SR5	509			509
	SR6	135			135
	SR7	108	470		578
	SR8		362		362
	SR9		523		523
	SR10		294		294
	SR11		513		513
	SR12		143	371	514
	SR13			776	776
	SR14			471	471
	SR15			430	430

West Melton		570	0	0	570
Prebbleton		700	495	0	1195
Total		3330	3705	3338	10373
Waimakariri District					
Pegasus (zoned)		1550	250	0	1800
Woodend (zoned)		250	0	0	250
Rangiora east and west (zoned)		550	0	0	550
Rangiora west		700	700	400	1800
Rangiora east		50	150	0	200
Kaiapoi		700	700	900	2300
Woodend		350	350	290	990
Total		4150	2150	1590	7890
Combined total greenfield areas		13990	13445	10508	37943

	Map Notation for Greenfields Areas			Total
		2007-2020	2021-2041	2007-2041
Christchurch City				
New Growth Areas				
Belfast s293	CN1	1284	216	1500
Upper Styx	CN3	610	1302	1912
East Belfast	CN4	412	738	1150
Mills Road	CN5	200	600	800
Hills Road	CN6	200	1200	1400
Russley	CW1	98	0	98
South of Masham	CW2	255	0	255
Wigram	CSW1	1680	210	1890
Awatea	CSW2	1006	204	1210
Sparks Road	CSW3	757	1053	1810
South West Halswell	CSW4	276	2926	3202
South East Halswell	CSW5	0	1060	1060
South Halswell	CSW7	500	280	780
Cranford Basin	STA2	200	300	500
Hendersons Basin	STA3	0	1383	1383
Existing undeveloped Zoned Land including Masham, Aidanfield, Port Hills		2706	574	3280
Total		10184	12046	22230
Selwyn District				
New Growth Areas				
Lincoln		1740	2160	3900
Rolleston		2052	3323	5375
West Melton (zoned)		570	0	570
Prebbleton		998	297	1295
SDC Total		5360	5780	11140
Waimakariri District				
New Growth Areas				

<u>Pegasus (zoned)</u>		<u>1650</u>	<u>150</u>	<u>1800</u>
<u>Woodend (zoned)</u>		<u>250</u>	<u>0</u>	<u>250</u>
<u>Rangiora E & W (zoned)</u>		<u>550</u>	<u>0</u>	<u>550</u>
<u>Rangiora west</u>		<u>980</u>	<u>820</u>	<u>1800</u>
<u>Rangiora east</u>		<u>110</u>	<u>90</u>	<u>200</u>
<u>Kaiapoi</u>		<u>980</u>	<u>2320</u>	<u>3300</u>
<u>Woodend</u>		<u>490</u>	<u>1500</u>	<u>1990</u>
<u>Tuahiwi</u>		<u>200</u>	<u>800</u>	<u>1000</u>
<u>WDC Total</u>		<u>5210</u>	<u>5680</u>	<u>10890</u>
<u>Combined Totals</u>		<u>20754</u>	<u>23506</u>	<u>44260</u>
<u>Greenfields Areas</u>				

Notes:

1. Unbolded figures are anticipated targets to be achieved within plus or minus five percent and totals in bold represent overall totals resulting from managed development.
2. The allocations of households to existing zoned land in Table 2 assume development at densities that are in accordance with existing zoning provisions that apply to those areas.
3. The allocation of numbers in Greenfields Areas is at the density set out in Policy 11.
4. Map 1 shows Greenfields Areas which provide a greater capacity than necessary to provide for the numbers of households in Table 1, to ensure the territorial authorities have some flexibility.

(c) Within the Urban Limits identified on Map 1, the territorial authorities shall provide for development of business land identified in Table 3 in a way that ensures an available supply of business land to meet not less than 10 years' anticipated requirement, based on monitoring in accordance with Policy 16.

Table 3: Business Land Areas for Greater Christchurch 2007-2041

	<u>Map Notations for Greenfields Areas</u>	<u>Total Hectares</u>
<u>Christchurch City</u>		
<u>New Growth Areas</u>		
<u>Belfast</u>	<u>CB1</u>	<u>98</u>
<u>Hornby</u>	<u>CB2</u>	<u>111</u>
<u>SW Awatea</u>	<u>CB3</u>	<u>25</u>
<u>Wigram</u>	<u>CB4</u>	<u>43</u>
<u>Base of Port Hills</u>	<u>CB5</u>	<u>28</u>
<u>Islington Park</u>	<u>CB6</u>	<u>80</u>
<u>Hornby West</u>	<u>CB7</u>	<u>60</u>
<u>Memorial Ave</u>	<u>CB8</u>	<u>19</u>
<u>South Hornby</u>	<u>CB9</u>	<u>42</u>
<u>Cranford Basin</u>	<u>STA2</u>	<u>20</u>
<u>Total</u>		<u>526</u>
<u>Selwyn District</u>		
<u>Rolleston</u>	<u>SR1</u>	<u>46</u>
<u>Rolleston</u>	<u>SR2</u>	<u>56</u>
<u>Rolleston</u>	<u>SR16</u>	<u>81</u>
<u>Rolleston</u>	<u>SR17</u>	<u>188</u>
<u>Lincoln</u>	<u>SR7</u>	<u>11</u>
<u>Total</u>		<u>382</u>
<u>Waimakariri District</u>		
<u>Woodend</u>	<u>WW2</u>	<u>8</u>

Woodend	WW5	8
Kaiapoi West	WK6	15
Kaiapoi Central	WK7	10
Total		41
Combined total greenfields business areas		950

Note:

In addition, in June 2007 there were around 287 hectares of vacant zoned business land within the Christchurch City Plan area. There are also around 174 hectares of vacant land zoned Special Purpose (Airport).

Methods

- 6.1 The settlement pattern shall be given effect to through the provisions of any relevant ~~Regional Plan~~, changes to or review of the RPS Regional Policy Statement, district plans, the Regional Land Transport Strategy, LTCCPs and any relevant strategic planning process.
- 6.2 Territorial authorities in their district plans shall provide ~~sufficient~~ zoned and serviced land to enable the Greenfields Areas households in the sequence contained in Policy 6 (a) and (b) in the areas set out in Policy 6(b), and may provide for rural residential land in accordance with Table 1 in Policy 6(a) (Note: this is subject to review in 2010 – see Policy 14.2).
- 6.3 Territorial authorities shall make appropriate ~~administrative and financial arrangements to enable integrated~~ the development in accordance with and sequencing in Policy 6 (a) and (b)
- 6.4 Christchurch City Council through its district plan and other methods, shall provide for and encourage the provision of the intensification set out in Table 1 in Policy 6(a), in accordance with Policy 2.
- 6.5 Territorial authorities shall provide zoned land, integrated with infrastructure, to achieve Policy 6(c).
- 6.46 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.

Explanation

This policy will ensure there is sufficient land available to provide for population and economic growth, and ensure there is timely efficient provision of infrastructure to support urban growth within the context of the ~~proposed intended integrated and consolidated~~ settlement pattern. This policy is based on the availability of and/or further co-ordinated development of presumption that key infrastructure, such as transport, is available and is able to be funded, to support land use. The policy acknowledges that the sequencing order and timing of urban development may need to be varied in order to provide for unanticipated growth, to respond to community needs, and/or to accommodate changes in the priorities of territorial local authorities and government agencies. Flexibility in the detail of sequencing within phases is provided for, and is a responsibility of the territorial authorities, within the context of the policy. A review of residential Greenfields Areas priorities in the second phase (post 2020) will need to occur prior to that date. Greenfields aAreas, whether as originally set out in Policy 6 or proceeding by way of any variation or change

must be ~~zoned~~ incorporated in district plans in accord with the Outline Development Plan process set out in Policy 8.

Note: All areas not zoned in District Plans for urban activities are subject to confirmation under District Plan processes.

Policy 7: Development Form and Design

~~Greenfields Development, intensification, of Activities in Greenfields, Intensification Areas, and development of Key Activity Centres~~ should give effect to urban design best practice. The principles of the Urban Design Protocol (Ministry for the Environment, 2005) shall be observed when preparing or assessing any urban development and the following matters shall be provided for:

- (a) good safe connectivity within the area, and to surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport;_i
- (b) location within walkable distance to, community, social and commercial facilities;_i
- (c) provision for effective, efficient and attractive walk and cycleways, preferably integrated with open space and stormwater detention areas, within, across and linking beyond the area;_i
- (d) provision for a range of areas of residential densities and lot sizes, with higher residential densities located within walking distance of Key Activity Centres and commercial centres;_i
- (e) provision for the protection of surface and groundwater quality, including appropriate stormwater management facilities to avoid down stream flooding and to preserve or enhance water quality;_i
- (f) provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential densities;_i
- (g) protection and enhancement of significant natural, ecological, landscape, cultural and historic heritage features;_i
- (h) ~~show demonstration of~~ how other adverse effects on the environment are to be avoided, remedied or mitigated,
- (i) provision for a high standard of visual interest and amenity;_i
- (j) provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light;_i
- (k) effective and efficient use of existing and new infrastructure networks;_i and
- (l) appropriate relationships in terms of scale and style with the surrounding environment.

Methods

- 7.1 Territorial authorities and developers will apply the Urban Design Protocol (Ministry for the Environment, 2005).
- 7.2 Territorial authorities will ensure that Outline Development Plans and any Urban Intensification Plans are completed in accordance with Policies 7 and 8 ~~for inclusion in the district plans.~~
- 7.3 Territorial authorities shall include appropriate provisions in district plans and attach appropriate conditions to resource consents ~~approvals in order to give effect to the Outline Development Plans this policy.~~

Explanation

Good urban design will increase the ~~success~~ efficiency and effectiveness of urban areas in Greater Christchurch. It will ~~benefit~~ assist both ~~the~~ the economic performance of Greater Christchurch and the quality of life of its residents. In particular the factors listed will:

- reduce travel times, fuel usage and dependence on the private car,
- provide for a high standard of physical amenities,
- avoid adverse effects on other areas such as flooding, traffic congestion and degraded water , and
- protect important features of the natural environment

The Urban Design Protocol contains many principles to enhance the sustainability and quality of urban environments. It is important that good urban design is achieved consistently across all parts of Greater Christchurch.

Policy 8: Outline Development Plans and Changes of Zoning in District Plans

Development of urban activities within the ~~g~~Greenfields a~~Areas defined in shown on Map 1~~ shall occur in accordance with an Outline Development Plan. This Plan shall be prepared when it is proposed to amend the district plan, and shall be included in the district plan to provide for urban activities (Greenfields and Areas). Outline Development Plans shall:

- (a) Be prepared as a single plan for the whole of a Greenfields a~~Area~~, or for a lesser area in accordance with a comprehensive plan prepared by a territorial authority such as a District Development Strategy, an Area Plan or a Structure Plan, ~~which includes the whole of the relevant Greenfield Area identified in Map 1,~~
- (b) Be prepared in accordance with the matters set out in Policy 7 (Development Form and Design), ~~;~~
- (c) ~~s~~Show proposed indicative land uses, including:
 - (i) principal through roads, and connections ~~and integration~~ with the surrounding road network and trunk relevant infrastructure and services,~~;~~
 - (ii) any land to be set aside for community facilities or schools,~~;~~
 - (iii) parks and any other land ~~required~~ for recreation,~~;~~
 - (iv) any land to be set aside for business activities,~~;~~
 - (v) the distribution of different residential densities,~~;~~
 - (vi) land required for stormwater treatment, retention and drainage paths,~~;~~
 - (vii) land reserved or otherwise set aside from development for environmental or landscape protection or enhancement,~~;~~
 - (viii) land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development,~~;~~ and
 - (ix) pedestrian walkways, cycleways, bus routes both within and adjoining the area to be developed,~~;~~
- (d) Demonstrate how Policy 11 (residential density) will be met for residential areas within the area that is subject of the Outline Development Plan,~~;~~
- (e) Identify significant cultural, natural and historic or heritage features and values and show how they are to be protected and/or enhanced,~~;~~
- (f) Document the infrastructure required, when it will be required and how it will be funded,~~;~~
- (g) Set out the staging and co-ordination of subdivision and development between landowners,~~;~~

- (h) Demonstrate how effective provision is made for a range of transport options and changing integration between transport modes, including – pedestrian, cycling, passenger transport, freight, private motor vehicles;
- (i) Demonstrate how adverse effects on and/or from nearby existing or designated ~~s~~Strategic infrastructure (including requirements for designations) ~~as identified in Objective 8~~ will be avoided or appropriately mitigated;
- (j) Show how other potential adverse effects on the environment, including adverse effects on the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
- (k) Include any other information which is relevant to an understanding of the development and its proposed zoning.

Methods

- 8.1 Territorial authorities shall ensure that Outline Development Plans are prepared for each Greenfields Development Area for inclusion in the district plans.
- 8.2 Territorial authorities shall ensure financial provision is made for infrastructure required to be provided for each Greenfields Development Area.
- 8.3 Canterbury Regional Council and territorial authorities shall establish a protocol to assist all parties involved in the preparation of Outline Development Plan to ensure Policy 8 is efficiently and effectively applied in the particular circumstances of each Greenfields Area.

Explanation

Outline Development Plans provide a mechanism for integrating urban development with infrastructure, making the best use of existing infrastructure, and identifying and providing for the additional infrastructure required to meet the needs of incoming residents and businesses. They also provide the mechanism for integrating new development with existing urban areas, and of achieving the type and form of development necessary to accommodate urban growth in a sustainable way. In addition these plans help to provide certainty for the community, developers, network utilities providers and territorial authorities, and ensure that all constraints associated with the development of an area are investigated, addressed or protected at the time of initial ~~urban~~ zoning for urban purposes.

Note: A combined ODP is required for areas WW1 and WW2, and for STA2, comprising both business and residential development within each area.

Policy 9 Transport Effectiveness

- (a) Development of Greenfields ~~Development~~ Areas, Intensification Areas and Key Activity Centres, and areas accommodating intensification and rural residential activities shall avoid overloading existing and proposed transport network infrastructure, particularly strategic roads, and avoid detracting from the primary through-traffic function of ~~s~~State hHighways and arterial roads;
- (b) The Canterbury Regional Council, territorial authorities and transport infrastructure providers shall ensure that the ~~land~~ transport networks within Greater Christchurch provide for the safe, sustainable, integrated movement of goods and people both within the sub-region, and to and from locations outside the sub-region.

Methods

- 9.1 The Canterbury Regional Council shall consider changes to the Canterbury Regional Land Transport Strategy to give effect to this policy
- 9.2 The Canterbury Regional Council and territorial authorities shall give consideration to any transport projects that may be needed to give effect to this policy and will include them in the Canterbury Regional Land Transport Programme and LTCCPs if appropriate.
- 9.3 Territorial authorities shall give consideration to developing district plan rules to manage property access and transport efficiency conflicts.

Explanation

The efficient and effective movement of goods and services within Greater Christchurch and on an intra and inter regional basis is critical for the Canterbury region and a key part of the vision and goals of the Canterbury Regional Land Transport Strategy, the Regional Land Transport Programme and LTCCPs. There are considerable tensions between those land uses which generate high levels of traffic demand and the need to maintain an efficient strategic roading network.

Policy 10: Strategic Transport Infrastructure and Reverse Sensitivity

Ensure urban activities do not adversely affect ~~effect~~ the efficient use and development ~~operations and thus viability of s~~Strategic transport infrastructure, including:

- a) ~~Christchurch International Airport.~~
- b) ~~Port of Lyttelton.~~
- c) ~~Strategic land transport network.~~
- d) ~~Rangiora Airfield.~~

Methods

- 10.1 The Canterbury Regional Council shall consider changes to the Canterbury Regional Land Transport Strategy to give effect to this policy.
- 10.2 The Canterbury Regional Council shall consider changes over time to the Regional Policy Statement to give effect to this policy.
- 10.3 Territorial authorities shall adopt a consistent management approach to addressing the adverse effects of, and on, such infrastructure within the Greater Christchurch area.
- 10.34 Territorial authorities within their district plans shall provide policies and rules to manage reverse sensitivity effects between transport strategic infrastructure and the subdivision, use and development of land, particularly including for residential and rural residential activities development.

Explanation

Urban development can impact on the efficient use and development ~~viability~~ of strategic infrastructure such as Christchurch International Airport, the Port of Lyttelton, the State Highway and strategic road networks and rail corridors. Urban development can also limit further development of strategic infrastructure assets. The operation of strategic infrastructure can affect the liveability of residential developments in their vicinity, despite the application of practicable mitigation measures to address effects.

~~The Rangiora Airfield has the potential to become an important secondary airfield in the Greater Christchurch area, able to take commuter and small freight aircraft, and also frequently able to operate when Christchurch International Airport is closed by fog. There is the potential for the operational capacity of the Rangiora airfield to be compromised by the westward expansion of residential development at Rangiora.~~

Strategic infrastructure represents an important regional and sometimes national asset that should not be compromised by urban growth and intensification.

Policy 11: Residential Density

Residential subdivision and development shall generally achieve the following minimum net densities, averaged over the whole of an Outline Development Plan areas for individual Greenfield and Intensification Areas, as shown on Map 1 and for intensification developments:

- (a) 10 lots or household units per hectare in Greenfields Areas in Selwyn and Waimakariri District;
- (b) 15 lots or household units per hectare in Greenfields Areas in Christchurch City except in Hendersons Basin;
- (c) 50 lots or household units per hectare for intensification development in Intensification Areas located within the City Centre Area central business district of Christchurch;
- (d) 30 lots or household units per hectare for intensification development elsewhere in Intensification Areas located outside the central business district of Christchurch;

~~except w~~Where this these densities would have a significant adverse effect on Listed Heritage Buildings, Listed Heritage Areas or Tree Protection Orders, or significant open space, landscape or coastal values, lower densities may be considered appropriate.

Methods

- 11.1 Territorial authorities shall implement the specified densities through their district plans and/or through resource consents. ~~the above specified densities.~~
- 11.2 Territorial authorities shall ensure financial provision is made for infrastructure required to be provided for each Greenfields Development Area.
- 11.3 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.

Explanation

~~Minimum densities standards are required~~ are to be achieved to make the most sustainable use of available land to accommodate urban growth, and to create a compact urban area that supports existing urban and suburban centres and can be served more efficiently ~~be~~ by strategic infrastructure. Reductions in densities will be appropriate only in the specific circumstances set out in the policy.

Policy 12: Special Treatment Areas

Specific analysis and planning shall be undertaken to achieve the sustainable management of the natural and physical resources of the following areas and to meet the stated expectations:

- (a) In Northwest Christchurch (STA1) to determine the medium and long-term sustainable future of the area affected by airport noise.
- (b) In Cranford Basin (STA2) to, as far as practicable, achieve the household numbers and phasing, and the business development area, set out in Policy 6.
- (c) In the Hendersons Basin and associated area (STA3) to, as far as practicable, achieve the household numbers and phasing set out in Policy 6, while enabling effective private and/or public use and development of the balance land.

Methods

12.1 Christchurch City Council shall undertake specific planning investigations in relation to the three Special Treatment Areas by 2012 in conjunction with landowners within the areas and other stakeholders.

12.2 Lower density residential development than usually required in terms of Policy 11 may be applied in the Hendersons and Cranford Basin areas as long as overall totals in Policy 6 are achieved.

12.3 Christchurch City Council shall include appropriate zoning and/or other provisions with the district plan as a result of Method 12.1.

Explanation

The three special treatment areas have been identified on the basis of specific constraints and opportunities.

Not all of the Cranford Basin area will be suitable for urban development. Ground conditions, stormwater management and future significant road connections require an approach via an Outline Development Plan involving particularly close integration between these elements and business and residential land uses.

Development of the Hendersons Basin area is constrained by drainage and stormwater issues and there are expectations of large public open space areas and possibly a component of large lot or lifestyle development to retain the area's green aspect. Equity considerations as to the manner of sharing the burden of stormwater retention areas is also important for the range of landowners, and ground contouring may be a more practical means of achieving this than relying on the existing 19m contour (Christchurch datum).

For the area lying between Christchurch International Airport and the built-up urban area, there are a range of possible futures, but the presence of the airport constrains conventional residential development. The Council needs to provide more certainty to landowners by undertaking a consultative long-term planning exercise to determine the long-term sustainable future for the area.

Policy 123: Resolution of Development Outside Urban Limits

- (a) During the process of completing district plan changes and Outline Development Plans, and in situations where proposed urban activities are contiguous with but to a limited extent are outside of defined Urban Limits shown on Map 1, then territorial authorities may make minor amendments to provide for urban zoning

outside the Urban Limits shown on Map 1 include additional lands outside the Urban Limits provided all the following conditions are met:

- (a) Any proposed extension or reduction will not change the Outline Development Plan area by more than 5 %; and
- (b) Any additional land is contiguous with the Outline Development Plan area; and
- (c) Economies of scale or other efficiencies for infrastructure would arise; and
- (d) All other provisions of Policy 8 are met.

(b) Resource consents or plan changes may provide for urban activities outside the Urban Limits on Map 1 only under the following circumstances:

- (i) where the land concerned has been used for an industrial, business or rural activity which has resulted in site contamination or environmental degradation, and
- (ii) where the proposed use and development involves remediation, rehabilitation and/or on-site environmental off-sets and ensures a long-term net environmental benefit, and
- (iii) where there is no conflict with the objectives and policies of all chapters of the RPS.

(c) Any use or development for urban activities, other than those specified in Policy 1 or elsewhere in this chapter, which is outside the Urban Limits on Map 1 shall only be progressed subject to a change to Map 1 which is underway prior to or at the same time as the consideration of the specific use or development, provided that the land is contiguous with the existing Urban Limits and the extension meets the criteria of Policy 13(a) (iii) and (iv).

Methods

123.1 Territorial authorities in their district plans shall provide for development under Policy 13(a) or (c). once urban limits issues have been resolved

123.2 Territorial authorities will shall ensure that Outline Development Plans are prepared for each Greenfields Development Area for inclusion in the a district plans.

13.3 Territorial authorities shall have regard to Policy 13(b) in making decisions and determining conditions of any resource consent applications or plan changes for urban activities outside the Urban Limits.

Explanation

This policy confirms the requirement for urban development to generally be contained within the Urban Limits, but provides for minor amendments to the Urban Limits at the time of preparing an Outline Development Plan and changing the district plan in accordance with Policy 8, and for specific exemptions in terms of the rehabilitation of Brownfields areas outside the Urban Limits.

Policy 134: Rural Residential Development

Rural Residential development further to areas already zoned in district plans as at 28 July 2007 may be provided for by territorial authorities, if it does not exceed the maximum quantities for the periods set out in Table 1, Policy 6, and if it accords with the methods

~~under this policy, beyond areas already zoned in district plans as at 28 July 2007, shall occur in accordance with Policy 6 (a).~~

Methods

134.1 Areas within which Rural Residential development may occur shall be defined by changes to the district plan by the territorial authorities subject to the following:

- (i) The location must be outside the Urban Limits
- (ii) All subdivision and development must be located so as to be able to be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal
- (iii) Legal and physical Access is provided ~~to~~ to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or ~~which are as a State H~~highways under the Transit New Zealand Act 1989;
- (iv) The location of any proposed Rural Residential development shall:
 - ~~avoid limit~~ noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well- being and amenity of people;
 - avoid adversely affecting the groundwater recharge zone for Christchurch City's drinking water;
 - avoid land between the primary and secondary stop banks south of the Waimakariri River;
 - avoid land required to protect the landscape character of the Port Hills;
 - not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area ~~West Melton Rifle Range Burnham Military Camp and or~~ Rangiora Airfield;
 - support existing or upgraded community infrastructure and ~~has~~ provide for good access to emergency services;
 - not give rise to significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;
 - avoid significant natural hazard areas including steep or unstable land;
 - avoid significant adverse ecological effects;
 - not adversely affect ancestral land, water sites, wahi tapu and wahi taonga ~~to of~~ of Ngai Tahu;
 - where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement;
 - ~~A~~avoid adverse effects on existing surface water quality.
- (v) An Outline Development Plan is ~~to be~~ prepared which sets out an integrated design for subdivision and land use, ~~which~~ and provides for the long-term maintenance of rural residential character, ~~and which ensures that rural residential development is to be maintained, and~~

(vi) ~~t~~The area A Rural Residential development area shall not be regarded as in transitional areas to full urban development.

14.2 The Canterbury Regional Council together with the three territorial local authorities within Greater Christchurch shall undertake monitoring of Rural Residential development in accordance with Policy 16, and shall undertake a review of the provisions in 2010.

Explanation

Provision for ~~R~~rural ~~R~~residential development ~~needs to occur to~~ enables a choice of living environments and ~~to provide~~s a rural living environment which is more space conserving than the four hectare minima of most rural zones within Greater Christchurch. Rural ~~R~~residential development can have significant effects disproportionate to the numbers of households living within this form of development, and more than limited provision would undermine Objective 1 and Policies 1 and 2.

Policy 14-5 Interim Development in Greenfields Development Areas

Any subdivision and ~~D~~development of within Greenfields Areas within the Urban Limits prior to the Outline Development Plan and ~~D~~district ~~P~~plan change processes set out in Policy 8 shall proceed in a way that does not compromise;

(a) For Greenfields Areas – Residential, the minimum net densities of set out in Policy 11 (a) and (b).

(b) For all Greenfields Areas, the efficient and effective delivery of future development in terms of Policy 7, Policy 8, and if relevant, Policy 12.

Explanation

~~It is important that the residential density provisions are achieved. The administration of rural zones in ~~D~~district ~~P~~plans for areas identified for future urban Greenfields dDevelopment needs to ensure land is not fragmented or compromised in a manner which may jeopardise its future urbanisation, including the effective integration and particularly the with adjoining urban areas. the achievement of higher intended residential densities, appropriate layout of business areas and the achievement of urban design best practice.~~

Methods

- 15-4.1** Territorial authorities shall complete ~~district plan~~ changes or variations to district plans in accordance with Policy 8.
- 15-4.2** Territorial authorities ~~will~~ shall ensure that Outline Development Plans are prepared for each Greenfields Development Area for inclusion in district plans in accordance with the phasing in Policy 6 for Greenfields Areas – Residential, and in advance of establishment of business activities in Greenfields Areas - Business.
- 15-4.3** Territorial authorities shall ensure through administration of district plans that land within Greenfields Areas ~~the Urban Limits~~ is not fragmented in a way that jeopardises the future urbanisation of the area.
- 15-4.4** Territorial authorities shall develop and administering ~~D~~district ~~P~~plans so as to recognise the future urban intended long term use of land within the Urban Limits and not allow activities to avoid large lot subdivision and uses which would have negative effects on future planned urban uses development.

Policy 156: Circumstances for Altering Growth and Sequencing Monitoring and Review

- (a) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake adequate monitoring to demonstrate that at all times there is an available supply of residential and business land to meet not less than 10 years anticipated requirements.
- (b) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake monitoring of the supply, uptake and impacts of rural residential land use and development.
- (c) Prior to initiating a review of this chapter, for the purposes of information the Canterbury Regional Council may request the organisation or agency responsible for the operation of Christchurch International Airport to undertake a remodelling of the air noise contours relating to the airport.
- (d) The Canterbury Regional Council, following relevant territorial authority input, shall initiate a reconsideration review of the extent, location and timing of land for development ~~as provided for under Policies 1 and 6 in accordance with Policy 6(b) and 6(c), or if any of the following situations occur:~~
- (a) (i) There is a difference of 10% or more between the projected household growth in Table 1, Policy 6(a) and the estimated annual change in households by Statistics New Zealand over three consecutive years; or
- (b) (ii) A shortfall in available land is identified by monitoring under Policy 16(a); or ~~Insufficient land exists or development activity occurs at a faster rate than anticipated by the Greater Christchurch Urban Development Strategy (April 2007) within the Urban Limits shown on Map 1 to provide for the household growth anticipated by the Greater Christchurch Urban Development Strategy (April 2007) to occur over the following ten years; or~~
- (c) (iii) It has been demonstrated is identified that altered circumstances have arisen or will arise either in one or more parts of Greater Christchurch, in relation to the expected availability anticipated timing of provision of sub-regional infrastructure, and a reconsideration of the extent, location and timing of land for development under Policies 1 and 6 is necessary to achieve the objectives and policies of this chapter.
- (d) ~~Changes to the growth management assumptions outlined in section 3.6 of the Greater Christchurch Urban Development Strategy (2007).~~
- (e) ~~In reconsidering~~ Any change resulting from a review of the extent, location and timing of land for development, any alteration to the Urban Limits, or provision for of new Greenfields, Intensification Areas, business land shall commence only under give effect to the following circumstances:
- infrastructure is either in place or able to be economically and efficiently provided to support the urban activity;_i ~~especially that arising from sporadic development with low density urban characteristics,~~
 - provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;_i
 - the objective of urban consolidation continues to be achieved;
 - ~~sufficient land is included to provide efficiently and effectively for the residential and business needs to 2041~~
 - noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport are ~~avoided~~ managed so as not to

- compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;
- ~~the operation of the Port of Lyttelton is not affected and the health, well-being and amenity of people is not compromised by port noise~~
- urban land use, including industrial and commercial activities, does not increase the risk of contamination of drinking water sources, including the groundwater recharge zone for Christchurch's drinking water;
- urban development does not lie between the primary and secondary stopbanks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout;
- the landscape character of the Port Hills is protected;
- sufficient rural land is retained to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch; and
- the operational capacity of strategic infrastructure ~~is the West Melton Rifle Range and Burnham Military Camp, both operated by the Ministry of Defence, are not compromised.~~

Methods

16.1 The monitoring for Policy 16(a) may include but is not limited to:

- any information published by or sought from Statistics New Zealand.
- annual or less frequent surveys of business and residential land uptake, including Greenfields Development and redevelopment.
- annual or less frequent surveys of the development capacity of zoned and serviced land within Greenfields Areas and elsewhere within the Urban Limits.
- obtaining and analysing a range of information to assist with the understanding and prediction of future needs, including information on market behaviour and social and economic trends.

16.2 The monitoring for Policy 16(b) shall include such matters as the councils consider relevant and appropriate.

16.3 The Canterbury Regional Council shall prepare a comprehensive monitoring report in relation to Policy 16(a) and (b) at least every three years, and make it publicly available.

16.4 Any remodelling in terms of Policy 16(c) shall:

- involve an assessment of projected future airport business growth and operation, and shall take into account, but not be limited to aircraft movements, flight tracks, fleet mix and runway utilisation; and
- be accompanied by the report of an independent panel of airport noise experts who have undertaken a peer review of the inputs, assumptions and outcomes of the remodelling; and
- shall be provided to the Canterbury Regional Council in the form of a comprehensive report along with an executive summary or summary report.

16.5 The Canterbury Regional Council shall make the summary report of any remodelling under Method 16.4 publicly available as soon as practicable after receiving it.

~~15.1~~ 16.6 Any ~~The~~ amended growth and sequencing pattern shall be given effect through the provisions of any relevant regional plan, changes to the Regional Policy Statement, district plans, the Regional Land Transport Strategy, the Regional Land Transport Programme, LTCCPs and any relevant strategic planning process, as appropriate.

~~15.2 Territorial authorities through their district plans shall provide sufficient zoned and serviced land in the sequence contained in Tables 1 and 2 of Policy 6~~

~~15.3~~ 16.7 Territorial authorities shall make appropriate administrative and financial arrangements to enable the achievement of any changes resulting from a review under Policy 16, ~~development and sequencing in Tables 1 and 2 of Policy 6~~.

16.8 Any expansion of the 50dBA Ldn air noise contour shall be accompanied by provisions that ensure that the airport is required to mitigate effects, both in terms of its own operations and by contributing to off-site remediation of effects in the receiving environment.

~~15.4 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits.~~

Explanation

Population, household and business growth can be affected by a wide range of variables, particularly over long timeframes. The policy framework should be responsive to this variation in order to meet any changes in circumstances. Policy 6 is intended to ensures a land bank of ten years is always maintained to facilitate economic and strategic decision-making, as well as the provision of required infrastructure. Monitoring ~~new household~~ a range of statistics and trends is a key factor in growth management; ~~anticipating the number of new households and the business activity to be accommodated, as well as the form that these are likely to take, indicates determines the land areas required for successful growth management.~~

Policy ~~15~~ 16 also provides that the circumstances for altering the ~~growth and sequencing~~ land availability or other provisions of this chapter are:

- (a) where a greater than ten percent increase in households over a three year period (ie over three years not, an annual variance) ~~as is~~ shown by Statistics NZ figures compared to what was anticipated by Policy 6(a)
- (b) There is determined to be insufficient land within the Urban Limits over the forthcoming ten year period
- (c) Altered circumstances have arisen in relation to anticipated timing of the infrastructure required to support the development planned by this chapter
- (d) There are changes to the growth management assumptions upon which the objectives and policies of this chapter are based.

Note: Outcomes relating to the effectiveness of the objectives and policies of this chapter, the natural environment, outstanding landscapes and significant infrastructure are required to be monitored elsewhere under the RPS (see Chapter 21).

12A.5 Principal Reasons for Adopting Objectives, Policies and Methods of Implementation

These are set out in the detailed explanations which accompany each objective and the policies and methods.

12A.6 Anticipated Environmental Results

The following are the anticipated environmental results from this Regional Policy Statement:

- (a) A more compact and consolidated urban form, which reflects higher density development focussed and concentrated around the City Centre Area and Key Activity Centres.
- (b) A more sustainable pattern of growth given locational certainty, and management of timing of land release, as well as the ability to design and fund the supporting infrastructure.
- (c) Sufficient provision of appropriately located and serviced land to provide opportunities for economic activity to match population growth.
- (d) Integration of urban development with infrastructure and services.
- (e) Integration between land use, infrastructure and funding.
- (f) Greater ability to ascertain and manage the costs of growth.
- (g) Cost effective servicing as a result of a more compact urban form.
- (h) ~~The maintenance and improvement~~ Improved management of the transition between urban and rural land use.
- (i) A shift of emphasis from continued peripheral development to greater levels of urban intensification.
- (j) Land available for both greenfields and intensification ~~development~~ is used efficiently in the longer term.
- (k) Increased public transport use.
- (l) Increased use of sustainable forms of transport (public transport, cycling, walking).
- (m) Efficient roading networks.
- (n) Retention and improvement of the natural environment and outstanding natural features and landscapes.
- (o) Minimising adverse effects, including the cumulative effects of development, on the environment.
- (p) Protection of the activities of ~~regionally significant~~ strategic infrastructure and other activities of regional importance facilities
- (q) Urban development located outside hazard prone areas.
- (r) ~~Inappropriate development~~ does not occur over the unconfined aquifer.
- (s) ~~for all~~ new urban developments and redevelopments, involve ~~H~~high quality integrated urban design.
- (t) A wide range of residential living options, meeting a diverse range of household needs.
- (u) Protection of heritage values and areas of special amenity.

12A.7 ~~Monitoring Procedures~~

~~The Canterbury Regional Council in conjunction with the territorial authorities will:~~

- ~~a) monitor and report at least every three years, including:~~
 - ~~• Residential and business land availability~~
 - ~~• Current population, household and business growth rates~~
 - ~~• Property market behaviour both within and external to the UDS area~~

- ~~Transportation trends~~
- ~~High quality and integrated urban design~~

12A.87 Definitions

~~**Area Plan:** means a comprehensive development plan for a whole or part of a territorial authority administrative area that has been adopted by the territorial authority under the Local Government Act 2002, which clearly shows the relationship between a proposed land use pattern and all infrastructure requirements.~~

Area Plan: see definition of Structure Plan

~~**Brownfields:** means an area piece of industrial or commercial property that is abandoned or underused and possibly environmentally contaminated, especially one considered as a potential site for redevelopment.~~

Business or Business Activities: means activities that include retail, office, industrial and other commercial and any ancillary activity.

~~**Deferred Noise Sensitive Activity:** means subdivision, use or development of rural land for noise sensitive activities within areas identified on Map 1 as Deferred Noise Sensitive Activity Area, where such activities are not permitted and where consideration of the subdivision, use or development of land for noise sensitive activities, is deferred until:~~

- ~~any review of the Regional Policy Statement ;~~
- ~~any alteration or review of the air noise contours for Christchurch International Airport which alters their location or their policy application in relation to where noise sensitive activities may be permitted.~~

City Centre Area: means the area within the Avenues (Bealey, Fitzgerald, Moorhouse, Deans and Harper) and the nearby inner city residential and business-zoned suburbs.

~~**District Development Strategy:** means a comprehensive development plan for a whole or part of a territorial authority administrative area that has been adopted by the territorial authority under the Local Government Act 2002, which clearly shows the relationship between a proposed land use pattern and all infrastructure requirements.~~

District Development Strategy: see definition of Structure Plan

Electricity Transmission Network: means the national grid as defined in the National Policy Statement on Electricity Transmission 2008

~~**Greater Christchurch or the Greater Christchurch Sub-Region:** means the area shown on Map 1.~~

Greenfields Areas: means areas identified on Map 1 for greenfields development. **Greenfields Areas – Residential** are primarily residential and are subject to Policy 11, Residential Density requirements, but may incorporate minor areas for local community services and retail facilities, and home occupations. **Greenfields Areas – Business** do not exclude any component of residential activity provided for in district plan zoning provision.

~~**Greenfields development:** means subdivision, use and/or development of rural land identified on Map 1 as Greenfields Areas for urban activities.~~

Intensification: means subdivision, use and or redevelopment of areas within developed urban areas. ~~identified on Map 1 as Intensification Areas for urban activities~~

Key Activity Centres: Key existing and proposed commercial/business centres identified as focal points for employment and the transport network and suitable for more intensive mixed-use development. ~~These centres are intended to:~~

- ~~• provide for the facilities and services necessary to support the planned community, and~~
- ~~• encourage economic and business activity and interaction, and~~
- ~~• broaden the mix of uses appropriate to the centre, including high density residential provision within and adjoining the Key Activity Centre, and~~
- ~~• provide major focal points for the community, and~~
- ~~• support the development of the principal public transport and cycling networks and the ability to change transport modes, and~~
- ~~• encourage pedestrian access to and within these centres.~~

Land Transport means: (i) ~~transport on land by any means;~~ (ii) ~~the infrastructure, goods and services facilitating that transport.~~ [Do we need this given the comprehensiveness of the def of Strategic Transport Networks?]

Mixed Activity Area: ~~means an area to enable the provision of a mixed activity centre providing for localised retail, commercial, educational, medical and recreation facilities.~~

Net Density: is the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;
- Local (neighbourhood) reserves.

The area (ha) excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage or landscape values;
- Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network;
- ~~Identified f~~For local community services and retail facilities ~~commercial or business use, or for schools, hospitals or other district, regional or sub-regional facilities.~~

Noise Sensitive Activities: means:

- Residential activities other than those in conjunction with rural activities that ~~and which~~ comply with the rules in the relevant district plan as at 23 August 2008;
- Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities located; within the Special Purpose (Airport) Zone in the Christchurch District Plan or on other land used or available for business activities; ~~not including flight training, trade training or other industry related training facilities;~~
- Travellers accommodation except that which is designed, constructed and operated to a standard to that ~~mitigates~~ the effects of aircraft noise on occupants;
- Hospitals, healthcare facilities and any elderly persons housing ~~or complex~~.

Outline Development Plan: means a plan prepared for the development of a Greenfields Area ~~prepared~~ in the manner outlined in Policy 8. It shall include maps, plans, and other

descriptive and illustrative material as necessary to convey the information referred to in Policy 8.

Rural Activities: means

- Rural land use activities such as agriculture, aquaculture, horticulture and forestry
- Businesses that support rural land use activities
- Large – footprint parks, reserves, conservation parks and recreation facilities
- Residential activity on lots of 4 ha or more
- Quarrying and associated activities
- Strategic Infrastructure outside the urban limits.

Rural Residential Activities: means

- Residential units outside the ~~Urban Limits~~ at a ~~density of~~ an average density of no less than ~~of between a half and one per~~ hectare.

Special Treatment Areas: means areas identified on Map 1 which require special investigation and planning to achieve the intentions of Policy 12 in accordance with the other objectives and policies in Chapter 12A.

Strategic Infrastructure: means those necessary facilities, services and installations which are of greater than local importance, and can include infrastructure that is nationally significant. The following are examples of strategic infrastructure:

- Strategic transport networks
- Christchurch International Airport
- Rangiora Airfield
- Port of Lyttelton
- Defence facilities including Burnham Military Camp and West Melton Military Training Area
- Strategic telecommunications facilities
- The Electricity Transmission Network
- Other strategic network utilities

Strategic Transport Networks: means transport networks and operations of national or regional significance. These include the strategic road network including State Highway and major arterial roads as defined in district plans and the rail network, along with the region's core public passenger transport operations and significant regional transport hubs such as Christchurch International Airport and the Port of Lyttelton.

Structure Plan or Area Plan or District Development Strategy: means a comprehensive development plan for a whole or part of a territorial authority administrative area that has been adopted by the territorial authority, under the Local Government Act 2002, which clearly shows the relationship between a proposed land use pattern and all infrastructure requirements.

Urban Activities: means

- Residential units (except rural residential activities) at a density of more than one household unit per 4 ha of site area;
- Business activities, including industrial and commercial activities;
- Sports fields and recreation facilities;
- Any other land use within the urban limits.

Urban Growth: means ~~growth of urban activity areas (see definition above).~~

Urban Intensification Plan: means a plan prepared for the redevelopment of an ~~Intensification Area~~ that has been selected by a territorial authority for specific Council initiatives to promote intensification. As a minimum such plans shall identify:

- The development capacity of the area proposed for intensification.
- The capacity of the existing infrastructure and proposed new infrastructure.
- The effect on areas with heritage values and special amenity.
- Opportunities for giving effect to Policy 7 (Development Form and Design)
- How the residential density targets contained in Policy 11 (Residential Density) will be met.
- A range of transport options, including pedestrian, cycling, passenger transport, motor vehicles.

Proposed Change No. 1 (Development
of Greater Christchurch)
to the
Canterbury Regional Policy Statement
**(Incorporating the Commissioners'
Recommendations)**

Insert new Chapter 12A, Development of
Greater Christchurch

*

12A. DEVELOPMENT OF GREATER CHRISTCHURCH

12 A. 1 Introduction

Chapter 12A provides direction for the growth, development and enhancement of the urban and rural areas of the Greater Christchurch sub-region for the period to 2041. The Greater Christchurch sub-region is shown on Map1. The Ashley River/ Rakahuri lies to the north, the Waimakariri River cuts through the centre, the Port Hills and Selwyn River lie to the south and Pegasus Bay and Lyttelton Harbour are to the east. In Waimakariri District, Two Chain Road is the western boundary of the sub-region and in Selwyn District the western boundary follows Highfield and Station Roads.

Chapter 12A provides the sub-regional policy framework under the Resource Management Act 1991 to implement the Greater Christchurch Urban Development Strategy. This strategy is adopted policy by the Canterbury Regional Council and the territorial authorities of Christchurch City, Selwyn and Waimakariri District Councils. The purpose of Chapter 12A is to provide for development in a way which achieves quality outcomes and takes a sustainable development approach to managing growth.

The strategic vision for 2041 is for Greater Christchurch to have:

- *Enhanced lifestyles;*
- *Enhanced environments;*
- *Prosperous economies;*
- *Managed growth;*
- *Integrated and collaborative leadership*

(The Urban Development Strategy and Action Plan for Greater Christchurch 2007)

Chapter 12A sets out the intended sub-regional land use distribution for Greater Christchurch for the planning period, particularly the areas available for urban development, the household densities for the various areas and other key components for consolidated and integrated urban development. It also determines which land is to remain rural for resource protection and /or enhancement reasons.

Chapter 12A is part of an integrated implementation package designed to give effect to the Greater Christchurch Urban Development Strategy with other actions mandated under the Local Government Act 2002 and Land Transport Management Act 2003. Objectives, policies and rules in district plans, and decisions on resource consent applications under these plans are the key means under the Resource Management Act 1991 by which this chapter is given effect to. Similarly but to a more limited extent, provisions in Regional Plans also give effect to this chapter.

Chapter 12A is more specific and directive than the balance of the Canterbury Regional Policy Statement while enabling district plans to give effect to the chapter's objectives and policies through provisions that facilitate development in growth areas and through intensification. The provisions are generally consistent with but avoid duplicating the balance of the Regional Policy Statement. The objectives and policies of the balance of the Regional Policy Statement, particularly Chapter 12 Settlement and Built Environment, will continue to apply across Greater Christchurch. If there is any inconsistency between the two chapters in practice, the provisions of Chapter 12A will prevail.

Applicable Objectives and Policies

In this chapter, the Issues, Objectives, Policies and Methods are presented as sets. The policies most relevant to the achievement of each objective are noted following the explanation to each objective. All policies in this chapter however relate in varying degrees to the achievement of all the objectives.

12A.2 ISSUES

Issue 1: Growth Trends

Current growth trends within Greater Christchurch are resulting in a low density urban form that will not meet the future needs of people and communities.

Explanation

An increasing share of the new dwelling construction in Christchurch City and the Selwyn and Waimakariri Districts that are within the Greater Christchurch sub-region is occurring in low-density "greenfields" development. This is evidenced by monitoring of subdivision and building consents for Greater Christchurch. The resulting urban form places heavy reliance on road transport, particularly private motor vehicles for personal transportation, which is inappropriate for ensuring the wellbeing of people and communities in the future because of:

- (a) The changing demographic structure of the population, which will see an increasing percentage of the population in the older age groups, and thus result in a changing pattern of demand for housing and transport modes.
- (b) Uncertainty about the availability and/or cost of fossil fuels which calls into question the feasibility of the present high level of reliance on private motor vehicles, particularly for day to day use.
- (c) The need to reduce carbon emissions in line with international commitments. The reduction in the levels of private motor vehicle use is one of the main ways in which people in the Greater Christchurch sub-region can reduce the impacts of global warming.
- (d) The increased cost of developing and maintaining the transport system.

Issue 2: Accommodating Growth

How to accommodate expected population and household growth and economic activity in Greater Christchurch in the foreseeable future in a sustainable manner.

Explanation

It is anticipated that the population of Greater Christchurch will increase by 135,020 from a 2006 base of 413,500 to 548,520 by 2041. It is assumed that the number of new households will increase by 74,810 from a 2006 base of 164,100 to total 238,910 by 2041. It is expected that the existing labour force will increase by 47,500 from a base of 221,900 to total 269,400 in 2041.

Given the potential impact these three growth drivers could have on Greater Christchurch, it is critical to understand the volumes of growth and the choices available for accommodating this level of future change, in the most sustainable manner, along with the investment in and development of strategic infrastructure which will be required to provide for such growth.

Issue 3: Environmental Challenges

Development can have adverse effects, which if not identified and avoided, could result in inappropriate outcomes, such as:

- (a) contamination of Christchurch City's drinking water as a result of inappropriate development over the unconfined aquifer to the west of the city;
- (b) A risk to people and property from natural hazards such as flooding, coastal inundation or coastal erosion;
- (c) The potential to compromise outstanding landscapes;
- (d) The threat to areas of significant indigenous biodiversity, rural character and landscape;
- (e) The erosion of the character and amenity of settlements and rural areas;
- (f) Conflicts between legitimately established rural activities (including quarrying and agricultural research establishments) and sensitive activities which seek to locate in proximity to these activities.

Explanation

There is a strong relationship between the challenges of accommodating future growth and the potential impact of this growth on existing natural resources and risks associated with hazards. There are obligations under the Resource Management Act 1991 to avoid locating growth in areas where its impacts are unsustainable.

Likewise there are statutory requirements that growth does not compromise outstanding landscapes or biodiversity.

Also in accommodating future growth consideration must be given to its impact on the existing built environment as well as the character of rural areas.

Issue 4: Growth Impacts

Sporadic or unplanned development can:

- (a) Adversely affect the efficient use or development of existing infrastructure or services, due to overloading;
- (b) Adversely affect the efficient use or development of strategic infrastructure, due to reverse sensitivity impeding their operations;
- (c) Undermine the physical resource investment in urban centres including the central business district of Christchurch and suburban and rural town centres by undermining the economic and social viability of these centres;
- (d) Create urban forms that consume more energy and are less sustainable than more integrated land-use patterns;
- (e) Result in untimely or inefficient provision of supporting infrastructure, and create barriers to funding or provision of necessary infrastructure;
- (f) Limit the extent to which land use patterns can be integrated with transport infrastructure and services that provide for a range of choice among transport options;
- (g) Adversely affect the productive potential of versatile soils and associated rural industries and compromise the extraction of aggregate resources;
- (h) Adversely affect biodiversity;
- (i) Adversely affect surface water and groundwater quality.

Explanation

A key element in successful growth management is the recognition of existing infrastructure. It is important that future growth does not compromise the efficient operations of infrastructure, particularly strategic infrastructure.

The value of existing infrastructure investments in town centres, existing towns and key activity centres are recognised where these are efficiently located with regard to transport systems and housing, and meet wider community social and economic needs. Some recent growth trends have resulted in urban developments which have not utilised the opportunities available to integrate effectively with existing urban centres.

The links between the size of a future urban footprint and the level of energy used needs to be given weight. Urban growth has occurred across Greater Christchurch that has resulted in accelerated energy use, in particular where development has created a more dispersed and fragmented footprint. Smaller and consolidated urban footprints encourage the use of less energy, especially those areas where travel patterns can be reduced through optimum relationships between residential, employment, shopping, educational and recreational activities.

The costs of the infrastructure necessary to sustain future growth, is significant. There are advantages in extending existing services and encouraging a scale of growth sufficient to promote servicing economies rather than meeting the demands of dispersed development.

Achieving a high level of integration between future land use patterns and transport modes will help promote alternative forms of transport, especially public transport as well as walking and cycling. There is also significant benefit in terms of reduced environmental costs.

Costs of growth must be factored into location decisions, as unplanned growth can impact on the rural land resource, existing rural industries and rural character.

Issue 5: Transport Effectiveness

Urban land use and development in inappropriate locations can adversely affect the efficient use and development of transport infrastructure, through:

- (a) The location of residential and other sensitive activities close to strategic transport networks.**
- (b) High energy use associated with private car dependency.**
- (c) Inefficient operation of strategic transport networks.**

Explanation

Helping ensure environmental sustainability from a transport perspective means that existing key transport hubs such as airports and ports must be safeguarded. Future land use patterns need to be organised in such a manner that energy requirements are minimised and the efficient functioning of strategic transport networks is not compromised by traffic associated with local development.

Issue 6: Amenities

Development within Intensification or Greenfields Areas or as part of residential intensification, if poorly designed, can adversely affect urban amenity values; rural amenity values; heritage; health and safety; access to community, educational, social and commercial facilities, and overall liveability.

Explanation

Accommodating future growth in a manner which does not compromise the amenity values of either existing or future communities is a key challenge which must be recognised at a Greater Christchurch, City, District and neighbourhood level, especially where it is necessary to increase building densities.

Issue 7: Rural Residential Impacts

Rural-residential development, if unconstrained, has the potential to change the character of rural areas and to create adverse effects on established rural, farming (including agricultural research establishments) and quarrying activities through reverse sensitivity and also through generating sporadic demands for services including water and sewerage.

Explanation

There is a long history of rural residential development in New Zealand, and the associated adverse and beneficial effects are relatively well understood. From the experience gained to date it is clear that such development is associated with reverse sensitivity effects and can also give rise to requests for the extension of urban services. This can lead to pressures for closer urbanisation, which is difficult to achieve in an effective manner given that the land use pattern has been established for a different purpose.

Issue 8: Areas Requiring Special Treatment

Several areas within or close to the urban area require special analysis and planning to achieve sustainable management of their natural and physical resources.

Explanation

Three areas have been identified in very close proximity to the Christchurch urban area where a combination of natural and/or physical constraints and opportunities mean that they require specific consideration to ensure appropriate outcomes within the overall growth framework. In particular, Cranford Basin and Hendersons Basin are subject to stormwater management issues, and the area between the existing north west urban fringe and the airport will increasingly be affected by airport noise.

Parts of the two Basins are considered suitable for conventional urban growth, but will involve larger areas of residual undeveloped land than elsewhere for catchment management purposes. Long-term land uses and ownership arrangements, and consideration of land recontouring, need to be part of planning for these areas.

While policy relating to airport noise effects will limit the ability for noise-sensitive activities to establish close to the airport, non-noise sensitive activities and some limited areas of lower density residential activities, subject to on-site noise mitigation, may represent a more sustainable use of land than present land uses.

12A.3 OBJECTIVES

Objective 1: Urban Consolidation

Urban Development in Greater Christchurch shall be managed to achieve consolidation of existing urban areas, to avoid unsustainable expansion outside existing urban areas and to bring about:

- (a) Higher density living environments, particularly in the Christchurch City Centre Area, in and around Key Activity Centres, and in Greenfields Areas;**
- (b) Reinforcement of the role of the Christchurch central business district within the Greater Christchurch sub-region;**
- (c) Greenfields development on the periphery of Christchurch's urban area, and surrounding towns at a rate which enables the efficient provision and use of network infrastructure;**
- (d) Initiatives by the Christchurch City Council to promote intensification within Christchurch urban area;**
- (e) A move towards sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and consolidation of the existing settlement of Prebbleton;**
- (f) Growth in rural-residential development to equate to no more than 5% of the planned growth of households within urban areas.**

Policies 1- 8, 11, 12, 15.

Explanation

Consolidation of existing urban settlements is the form of development most likely to minimise the adverse effects of travel for work, education, business and recreation, minimise the costs of new infrastructure and avoid adverse effects of development on sensitive landscapes, natural features and areas of high amenity. Greater intensification within Christchurch's urban area will reduce the need for expansion of peripheral areas, and some intensification of the centres of smaller towns is also expected to meet some needs.

Changing demographic patterns including an ageing population and smaller households is expected to increase the desirability of higher density housing while the ageing of housing stock in older parts of Christchurch provides an opportunity for redevelopment at higher densities. Increased intensification is anticipated to occur over time requiring appropriately located and designed greenfields development during the time of transition.

Limitations to infrastructure within Christchurch City until 2016 means that greenfields development around surrounding towns will continue to be required. It will be important that the rate of greenfields development is not so great that it undermines consolidation, by providing an excessively large supply of greenfields land. However, it is important to provide for adequate greenfields land to allow for some flexibility in future developments, and to ensure a sufficient supply in case the availability of land in some planned areas is delayed.

Rural residential development is provided for to a limited extent in recognition of the desirability of providing a range of choice in housing types without compromising the overall intent of consolidation in this Regional Policy Statement.

Provision has been made for rural residential development equivalent to no more than 5% growth of planned new urban households in Selwyn and Waimakariri Districts over the period 2007-2041. A review of rural residential and similar large lot provisions for the whole of Greater Christchurch will be undertaken in 2010.

Objective 2: Character and Sustainability

To achieve built environments within Greater Christchurch that:

- (a) have a sense of character and identity;**
- (b) retain heritage values and values of importance to tangata whenua;**
- (c) protect areas of special amenity;**
- (d) provide a range of densities and uses; and**
- (e) are healthy, environmentally sustainable, functionally efficient, and economically vibrant.**

Policies 1, 2, 3, 5, 6, 7, 8, 11, 12, 14, 15

Explanation

Intensification and consolidation of development in Christchurch is subject to maintenance and protection of the city's identity and character, and maintenance of high quality living environments. For Greater Christchurch particular attention should be paid to the provision of open space, maintenance and promotion of a sense of identity and character, and the availability of community and recreation facilities and appropriately located commercial centres, so as to ensure the maintenance and/or provision of high quality living environments. The focus on quality living environments also necessitates giving consideration to environmental aspects that contribute to health and wellbeing, such as energy efficiency in housing and sunlight access. Development that takes into account these factors will contribute towards a more socially cohesive Greater Christchurch.

The proportion of total new dwellings provided through redevelopment within existing urban areas is planned to shift from approximately 35% in 2010 to approximately 60% by 2041 with a consequent reduction in the proportion of greenfield dwellings. The dwelling densities to be achieved both in areas of greenfields development and in intensification development are higher than those presently being achieved by such development forms.

Objective 3: Recognising Urban Growth Limitations

Provide for and manage urban growth within Greater Christchurch while protecting:

- (a) the natural and physical environment from adverse effects of overloaded strategic infrastructure,**
- (b) the quantity and quality of water in groundwater aquifers and surface water bodies,**
- (c) outstanding natural features and landscapes including those within the Port Hills and Banks Peninsula,**
- (d) indigenous biodiversity,**
- (e) the character and amenity of rural areas outside areas of planned urban growth, and**
- (f) people and property from unacceptable risk from natural hazards.**

Policies 1, 3, 4, 7, 8, 12, 14.

Explanation

The recognition of existing constraints in terms of natural and physical resources is a critical part of successful growth management. This objective identifies the key elements of natural and physical resources in Greater Christchurch that must be protected in order to ensure that harm to the natural environment is minimised and that resources remain available for the benefit of future generations. In addition, a limit on the extent of urban development will assist in maintaining the identity of the communities of Greater Christchurch.

Objective 4: Integration of Land Use, Infrastructure and Funding

Long-term planning for land use change, which ensures that the rate and location of development is integrated with the provision of strategic and other infrastructure, the provision of services, and associated funding mechanisms.

Policies 1-15

Explanation

Successful long term growth management is dependent on integrating long term land use, the infrastructure necessary to support this and the ability to fund the infrastructure in a timely and equitable manner.

Objective 5: Key Activity Centres

Recognise, provide for and sustain the community's physical resource investment in the key centres of business and service activity shown on Map 1.

Policies 3, 4, 5, 7, 8.

Explanation

A number of existing centres that are highly accessible and constitute nodes on the strategic transport networks provide a strong basis for the planning of and support for more intensified residential living and for the successful planning of public transport. It is important to recognise that existing Key Activity Centres also provide a strong basis of support for surrounding residential areas, and that the inappropriate development of additional Key Activity Centres may undermine the community's investment in existing centres and weaken the range and viability of the services they provide.

Objective 6: Business Land

Identify and provide for Greater Christchurch's land requirements for the growth of business activities in a manner that supports the settlement pattern brought about by Objective 1.

Policies 1, 3, 4, 7, 8, 9, 12, 13, 16.

Explanation

The provision of adequate land for future business activities is important for long term economic growth and the provision of both employment and services for the sub-region's existing and future communities. Locating appropriate business land close to existing and future residential development helps achieve a greater range of travel options as well as reducing energy usage. The locations selected for business land development are also key for the forward planning of the transportation network. While there is some capacity for the demand for business land to be met through the redevelopment of existing zoned land, particularly within Christchurch City, the Urban Limits provide for the accommodation of new business activities in appropriate greenfields locations.

Objective 7: Integration of Transport Infrastructure and Land Use

Ensure that the planning and provision of transport infrastructure is integrated with development and settlement patterns and facilitates the movement of goods and provision of services in Greater Christchurch, while:

- (a) limiting network congestion;
- (b) reducing dependency on private motor vehicles;
- (c) reducing emission of contaminants to air and energy use; and
- (d) promoting the use of active transport modes.

Policies 1, 12, 15

Explanation

Land use patterns that are integrated with transport infrastructure minimise energy use through network optimisation, operation and maintenance, and provide for the social and economic wellbeing of the community, and peoples' health and safety. Development that is not well integrated with transport infrastructure can result in increased car dependency, higher energy use, greater traffic volumes, and inefficient freight movement.

Objective 8: Development and Protection of Strategic Infrastructure

Achieve urban land use and development that does not adversely affect the efficient operation, use and development of strategic infrastructure and enables the development of the additional Strategic Infrastructure necessary to meet the needs of growth in population and economic activity in the Greater Christchurch area.

Policies 1, 3, 5-10.

Explanation

Urban land use and development can adversely affect the efficient use or operation of strategic infrastructure for a range of reasons including direct effects such as noise levels and odour, reverse sensitivity effects, capacity aspects and physical relationships (such as proximity or severance concerns) can also curtail scope to further develop these strategic infrastructure assets. Strategic infrastructure is of national, regional and sub-regional significance and its use and ongoing development enables people to provide for their social, economic and cultural wellbeing, and for their health and safety.

12A.4 POLICIES

Policy 1 Urban Limits

Except as provided for in Policy 13 and in Chapter 12, Policy 8 (Papakainga Housing), urban activities within Greater Christchurch shall occur only within the Urban Limits delineated on Map 1.

Methods

- 1.1** Territorial authorities within their district plans shall provide for the urban growth of Greater Christchurch within the Urban Limits shown on Map 1 and shall include provisions to prevent urban activities locating outside the Urban Limits except as provided for in Policy 13.
- 1.2** The Canterbury Regional Council will initiate changes to the RPS, if appropriate, in accordance with Policy 16.

1.3 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.

Explanation

The Urban Limits shown on Map 1 provide for the existing urban areas and greenfields development within Greater Christchurch to achieve the other policies in this chapter of the RPS.

These areas are expected to be more than sufficient to provide for the projected sub-regional requirements for residential development, additional business land and related network and community infrastructure and reserves to 2041. The addition of growth areas beyond those shown on Map 1 is likely to provide excess capacity, lead to inefficient and premature demand for the expansion of network and community infrastructure, and result in the failure to achieve the strategic vision for Greater Christchurch and the objectives of this chapter of the RPS.

The positioning of the Urban Limits includes the following considerations for identified growth areas and intensification within Greater Christchurch:

- there is the infrastructure either in place or able to be efficiently provided to support the urban activity, especially that arising from sporadic development with low density urban characteristics,
- safe, convenient and sustainable access to community, social and commercial facilities can be provided,
- sufficient land is encompassed to provide efficiently and effectively for all residential and business needs to 2041
- in some areas they limit noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport taking into account the health, well-being and amenity of people
- they do not adversely affect the operation of the Port of Lyttelton, taking into account the health, well-being and amenity of people.
- they largely avoid the groundwater recharge zone for Christchurch's drinking water, where urban land use increases the risk of contamination,
- they do not lie between the primary and secondary stop banks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout,
- they generally exclude land required to protect the landscape character of the Port Hills, and
- they generally exclude the rural land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch.

The Urban Limits shown on Map 1 have generally been defined at property boundary scale although changes may occur through the Outline Development Plan and change of zoning in the district plan process as set out in Policy 8.

Policy 2: Intensification

- (a) An increasing proportion of the residential growth of Greater Christchurch should take place through intensification by redevelopment within existing urban areas. There will be a change over time to greater rates of intensification particularly in Christchurch City than in the past. Between 2007 and 2041 the ratio of intensification to greenfields development is intended to change from approximately 25:75 to 60:40.**

- (b) Intensification will take place primarily in areas to be identified through district plans to achieve the household numbers set out in Policy 6. Intensification should particularly be encouraged in the City Centre Area, in and close to the Key Activity Centres identified in Policy 5 and on Map 1 and on suitable industrial Brownfields sites.**
- (c) Territorial authorities shall encourage intensification by selecting particular areas for enhancement of amenities to provide an attractive environment for higher density living.**
- (d) Christchurch City Council shall recognise and provide for intensification in the City Centre Area which underpins and supports the role of the central business district within the Greater Christchurch sub-region.**
- (e) Christchurch City Council shall in identifying areas for intensification, recognise and provide for the protection of heritage values and areas of special amenity.**

Methods

- 2.1 Territorial authorities within their district plans shall identify areas suitable for urban intensification within the Urban Limits through zoning or other method.**
- 2.2 Territorial authorities should give consideration to appropriate administrative and financial arrangements to enable and encourage intensification to occur.**
- 2.3 The Christchurch City Council shall continue to promote the implementation of high-density residential redevelopment, particularly within the City Centre Area.**
- 2.4 The Christchurch City Council shall investigate methods for promoting intensification including the selection of areas for specific Council initiatives. The Council will develop and implement Urban Intensification Plans where appropriate to encourage the achievement of Policy 2.**
- 2.5 Territorial authorities shall research, and implement as appropriate, methods for promoting development and enhancement of Key Activity Centres.**
- 2.6. The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, will monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.**

Explanation

Intensification within Christchurch City will reduce the need for expansion of peripheral areas. Changing demographic patterns including an ageing population and smaller households are expected to increase the desirability of higher density housing while the ageing of housing stock in older parts of the City provides an opportunity for redevelopment at higher densities.

Intensification will also minimise the adverse effects of travel for work, business and recreation, limit the costs of new infrastructure, and avoid the adverse effects of development on sensitive landscapes, natural features and areas of high amenity.

There is scope for intensification throughout much of the existing urban areas. Certain areas in Christchurch City have been identified for intensification for many years and have community

acceptance. Other areas may be identified including redevelopment of suburban industrial (Brownfields) sites. Providing for intensification in and around Key Activity Centres will help ensure good access to commercial, community and recreational facilities and to public transport.

Councils have the ability to encourage greater uptake of intensification in selected areas through investment such as the provision of and improvements to open space and the streetscape.

Policy 3: Business land

Territorial authorities shall provide for business activities in a manner which;

- (a) Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfields business land,**
- (b) Reinforces Key Activity Centres,**
- (c) Utilises existing infrastructure availability, capacity and quality,**
- (d) Protects existing and future communities from reverse sensitivity issues,**
- (e) Ensures close proximity to labour supply, major transport hubs and passenger transport networks; and**
- (f) Encourages self-sufficiency of employment and business activities within communities across Greater Christchurch.**

Methods

- 3.1 Territorial authorities shall identify areas suitable for future business land and the redevelopment of underutilised existing business land within the Urban Limits.**
- 3.2 Territorial authorities should give consideration to appropriate administrative and financial arrangements to enable and encourage business land provision to occur.**
- 3.3 Territorial authorities shall investigate and implement as appropriate, methods for promoting development and enhancement of Key Activity Centres.**
- 3.4. The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity of business land (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.**

Explanation

The provision of adequate land for future business activities is a key challenge for successful growth management. Across Greater Christchurch there is potential to provide for new business activity within existing zoned business land through redevelopment and uptake of undeveloped land. New business land will however be needed.

Provision of new business land should be focussed around existing infrastructure to minimise public costs and in particular to achieve integration with transport networks. Locating appropriate business land close to existing and future residential development helps to achieve a greater range of travel options as well as reducing energy usage. Greater self-sufficiency of employment within districts, suburbs and settlements is also desirable in terms of community development and social sustainability.

Phasing or sequencing of business land for development is not necessary provided that a ready supply is available, as the market will dictate its rate of development.

Policy 4: Existing Towns

Rangiora, Kaiapoi, Woodend, Lincoln, Prebbleton and Rolleston will expand to accommodate urban growth that:

- (a) Provides for healthy, vibrant living environments,**
- (b) Enables efficient and economic provision of network infrastructure, and**
- (c) Encourages self-sufficiency for employment, commercial, community and recreational activities, particularly for those communities which have Key Activity Centres.**

Methods

- 4.1 The Selwyn and Waimakariri District Councils will identify, through techniques such as Structure or Area Plans and/or District Development Strategies, areas for the growth of the district towns of Greater Christchurch.**
- 4.2 Territorial authorities should give consideration to appropriate administrative and financial arrangements to enable and encourage development consistent with the three principles of this policy to occur.**
- 4.3 Provision and alignment of infrastructure and community facilities through the appropriate processes and mechanisms.**

Explanation

Growth in some of the district towns of Greater Christchurch will enable a choice of location for business and living and a diversity of urban environments. Balanced growth of employment, living areas, commercial, community and recreational facilities will be required to avoid creating dormitory areas that create excessive demands on wider network and community infrastructure, especially transport. The towns identified are well located on the strategic transport network and have capacity for further growth. For several of these towns, Greenfields Areas within the urban limits will exceed the area required for population growth over the next 30 years. Strategic planning exercises (such as Structure or Area Plans and District Development Strategies) facilitated by the Councils with the community, are the means by which the direction and manner of the growth of district towns within the Urban Limits is most appropriately formulated. Such techniques will also be applied to future extensions of the Urban Limits.

Policy 5: Key Activity Centres and Commercial Activities

(a) The following centres shown on Map 1 constitute the Key Activity Centres within Greater Christchurch:

- Central City**
- Papanui/Northlands**
- Shirley**
- Linwood**
- New Brighton**
- Belfast**
- Riccarton**
- Halswell**
- Barrington**
- Hornby**
- Kaiapoi**
- Rangiora**

- Woodend / Pegasus
- Lincoln
- Rolleston

- (b) Territorial authorities shall manage the development of the Key Activity Centres to:
- (i) provide for facilities and services necessary to support the planned community, and
 - (ii) encourage economic and business activity and interaction, and
 - (iii) broaden the mix of uses appropriate to the centre, including medium and/or high density residential provision within and adjoining the Key Activity Centre, and
 - (iv) provide major centres for the community, and
 - (v) support the development of the principal public transport and cycling networks and the ability to change transport modes, and
 - (vi) encourage pedestrian and cycling access to and within these centres.
- (c) Territorial authorities shall ensure that commercial activity outside of the Key Activity Centres, other than local service activities, including local retailing, does not adversely affect the function, vitality or amenity of the Key Activity Centres as identified in (b) above.
- (d) Territorial authorities shall in considering the outward expansion of Key Activity Centres identified in (a) above, ensure that such expansion:
- (i) is appropriate in terms of the location of the Key Activity Centre in relation to the existing network of all commercial centres and population growth, in order to facilitate a sustainable distribution of centres;
 - (ii) is compatible with the nature and proximity of adjoining land uses;
 - (iii) avoids adverse effects on strategic transport networks;
 - (iv) avoids expansion into areas identified for residential consolidation; and
 - (v) is compatible with the matters set out in (b) above.

Methods

- 5.1 Territorial authorities shall, through their district plans, introduce measures to support the planned development of Key Activity Centres
- 5.2 Territorial authorities shall limit commercial activity outside the Key Activity Centres that could restrict the ability of Key Activity Centres to achieve their intended functions as identified in (b) of the Policy.
- 5.3 Territorial authorities should give consideration to appropriate administrative and financial arrangements to enable Key Activity Centres to fulfil the functions identified in (b) of the Policy.
- 5.4 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with policy 16.

Explanation

The more significant commercial centres are a key component of the urban settlement pattern as they comprise existing physical resources that provide a logical focus for areas of intensive residential development as well as for ongoing commercial use and development. Integrating urban development in this way assists in reducing car travel, increases the efficient use of resources, and strengthens existing communities. As such their development, usability and viability are important to successfully implementing the objectives of this chapter. Significant

commercial development in other areas can reduce the ability of the centres to fulfil these functions, and such development should therefore be limited.

Note: not all Key Activity Centres comprise a concentrated commercial component at present. The mapped locations indicate the general location for future development and intensification, to be determined more specifically by the territorial authorities in district plans.

Policy 6: Integration of Urban Form and Infrastructure within Urban Limits

(a) Territorial Authorities shall provide for the strategic integration of infrastructure and development through the progressive release of new Greenfields Areas for residential development and the encouragement of intensification to provide for increases over time in household numbers as set out in Table 1.

Table 1: Projected Household Growth in Greater Christchurch 2007- 2041

	2007- 16 Households	2017- 26 Households	2027- 41 Households	Totals
Christchurch City				
Intensification				
a. City Centre Area	+3000	+4000	+6990	13990
b. Rest of City	+5500	+6500	+7500	19500
Greenfields Areas and existing zoned land	+6510	+7590	+5580	19680
Total	+15010	+18090	+20070	53170
Selwyn District				
Greenfields Areas and existing zoned land	+3700	+3900	+3440	11040
Rural Residential Areas (outside Urban Limits)	+200	+200	+200	600
Existing Rural Zoning	+100	+100	+50	250
Total	+4000	+4200	+ 3690	11890
Waimakariri District				
Greenfields Areas and existing zoned land	+4150	+2150	+1590	7890
Rural Residential Areas (outside Urban Limits)	+500	+500	+510	1570
Existing Rural Zoning	+200	+100	+100	400
Total	+4850	+2750	+2200	9800
Greater Christchurch Total	+23860	+25040	+25960	74860
Percentage Intensification	36%	42%	56%	

Notes:

- Existing zoned land includes land at Pegasus, Woodend, Rangiora, Aidanfield, Masham, Port Hills, Lincoln, West Melton, Prebbleton and Rolleston.
- Rural Residential allocation provides for up to a maximum of the stated number.
- The Greenfields Areas in Table 2 exceed the area needed to provide for the population numbers in Table 1. The availability of the Greenfields Areas is to be managed under Policy 6(b).

- (b) Within the Urban Limits identified on Map 1, residential development shall be provided for in general accord with the locations and numbers set out in Table 2. In the period 2021 to 2041, development shall be provided for as set out in Table 2, prioritised as determined through a review of this policy. Where development (for various unanticipated reasons) does not occur in a particular Greenfields Area, with the approval of the territorial authority another Greenfields Area (or Areas) of equivalent capacity within the Urban Limits and able to be serviced by appropriate infrastructure, may be brought forward.

Table 2: Development Phasing for Greater Christchurch 2007 - 2041

	Map Notation for Greenfields Areas			Total
		2007-2020	2021-2041	2007-2041
Christchurch City				
New Growth Areas				
Belfast s293	CN1	1284	216	1500
Upper Styx	CN3	610	1302	1912
East Belfast	CN4	412	738	1150
Mills Road	CN5	200	600	800
Hills Road	CN6	200	1200	1400
Russley	CW1	98	0	98
South of Masham	CW2	255	0	255
Wigram	CSW1	1680	210	1890
Awatea	CSW2	1006	204	1210
Sparks Road	CSW3	757	1053	1810
South West Halswell	CSW4	276	2926	3202
South East Halswell	CSW5	0	1060	1060
South Halswell	CSW7	500	280	780
Cranford Basin	STA2	200	300	500
Hendersons Basin	STA3	0	1383	1383
Existing undeveloped Zoned Land including Masham, Aidanfield, Port Hills		2706	574	3280
Total		10184	12046	22230
Selwyn District				
New Growth Areas				
Lincoln		1740	2160	3900
Rolleston		2052	3323	5375
West Melton (zoned)		570	0	570
Prebbleton		998	297	1295
SDC Total		5360	5780	11140
Waimakariri District				
New Growth Areas				
Pegasus (zoned)		1650	150	1800
Woodend (zoned)		250	0	250
Rangiora E & W (zoned)		550	0	550
Rangiora west		980	820	1800
Rangiora east		110	90	200

Kaiapoi		980	2320	3300
Woodend		490	1500	1990
Tuahiwi		200	800	1000
WDC Total		5210	5680	10890
Combined Totals		20754	23506	44260
Greenfields Areas				

Notes:

1. Unbolded figures are anticipated targets to be achieved within plus or minus five percent and totals in bold represent overall totals resulting from managed development.
2. The allocations of households to existing zoned land in Table 2 assume development at densities that are in accordance with existing zoning provisions that apply to those areas.
3. The allocation of numbers in Greenfields Areas is at the density set out in Policy 11.
4. Map 1 shows Greenfields Areas which provide a greater capacity than necessary to provide for the numbers of households in Table 1, to ensure the territorial authorities have some flexibility.

(c) Within the Urban Limits identified on Map 1, the territorial authorities shall provide for development of business land identified in Table 3 in a way that ensures an available supply of business land to meet not less than 10 years' anticipated requirement, based on monitoring in accordance with Policy 16.

Table 3: Business Land Areas for Greater Christchurch 2007-2041

	Map Notations for Greenfields Areas	Total Hectares
Christchurch City		
New Growth Areas		
Belfast	CB1	98
Hornby	CB2	111
SW Awatea	CB3	25
Wigram	CB4	43
Base of Port Hills	CB5	28
Islington Park	CB6	80
Hornby West	CB7	60
Memorial Ave	CB8	19
South Hornby	CB9	42
Cranford Basin	STA2	20
Total		526
Selwyn District		
Rolleston	SR1	46
Rolleston	SR2	56
Rolleston	SR16	81
Rolleston	SR17	188
Lincoln	SR7	11
Total		382
Waimakariri District		
Woodend	WW2	8
Woodend	WW5	8
Kaiapoi West	WK6	15
Kaiapoi Central	WK7	10
Total		41
Combined total greenfields business areas		950

Note:

In addition, in June 2007 there were around 287 hectares of vacant zoned business land within the Christchurch City Plan area. There are also around 174 hectares of vacant land zoned Special Purpose (Airport).

Methods

- 6.1 The settlement pattern shall be given effect to through the provisions of any relevant Regional Plan, changes to or review of the Regional Policy Statement, district plans, the Regional Land Transport Strategy, LTCCPs and any relevant strategic planning process.**
- 6.2 Territorial authorities in their district plans shall provide zoned and serviced land to enable the Greenfields Areas households in Policy 6 (a) in the areas set out in Policy 6(b), and may provide for rural residential land in accordance with Table 1 in Policy 6(a) (Note: this is subject to review in 2010 – see Policy 14.2).**
- 6.3 Territorial authorities shall make appropriate arrangements to enable integrated development in accordance with Policy 6 (a) and (b)**
- 6.4 Christchurch City Council through its district plan and other methods, shall provide for and encourage the provision of the intensification set out in Table 1 in Policy 6(a), in accordance with Policy 2.**
- 6.5 Territorial authorities shall provide zoned land, integrated with infrastructure, to achieve Policy 6(c).**
- 6.6 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.**

Explanation

This policy will ensure there is sufficient land available to provide for population and economic growth, and ensure there is timely efficient provision of infrastructure to support urban growth within the context of the intended integrated and consolidated settlement pattern. This policy is based on the availability of and/or further co-ordinated development of key infrastructure, to support land use. The policy acknowledges that the order and timing of urban development may need to be varied in order to provide for unanticipated growth, to respond to community needs, and/or to accommodate changes in the priorities of territorial local authorities and government agencies. Flexibility in the detail of sequencing within phases is provided for, and is a responsibility of the territorial authorities, within the context of the policy. A review of residential Greenfields Areas priorities in the second phase (post 2020) will need to occur prior to that date. Greenfields Areas, must be incorporated in district plans in accord with the Outline Development Plan process set out in Policy 8.

Policy 7: Development Form and Design

Greenfields Development, intensification, and development of Key Activity Centres should give effect to urban design best practice. The principles of the Urban Design Protocol (Ministry for the Environment, 2005) shall be observed when preparing or assessing any urban development and the following matters shall be provided for:

- (a) good safe connectivity within the area, and to surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport, and provision for easy and safe transfer between modes of transport;
- (b) location within walkable distance to community, social and commercial facilities;
- (c) provision for effective, efficient and attractive walk and cycleways, preferably integrated with open space and stormwater detention areas, within, across and linking beyond the area;
- (d) provision for a range of areas of residential densities and lot sizes, with higher residential densities located within walking distance of Key Activity Centres and commercial centres;
- (e) provision for the protection of surface and groundwater quality, including appropriate stormwater management facilities to avoid down stream flooding and to preserve or enhance water quality;
- (f) provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential densities;
- (g) protection and enhancement of significant natural, ecological, landscape, cultural and historic heritage features;
- (h) demonstration of how other adverse effects on the environment are to be avoided, remedied or mitigated,
- (i) provision for a high standard of visual interest and amenity;
- (j) provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light;
- (k) effective and efficient use of existing and new infrastructure networks; and
- (l) appropriate relationships in terms of scale and style with the surrounding environment.

Methods

- 7.1 Territorial authorities and developers will apply the Urban Design Protocol (Ministry for the Environment, 2005).**
- 7.2 Territorial authorities will ensure that Outline Development Plans and any Urban Intensification Plans are completed in accordance with Policies 7 and 8.**
- 7.3 Territorial authorities shall include appropriate provisions in district plans and attach appropriate conditions to resource consents to give effect to this policy.**

Explanation

Good urban design will increase the efficiency and effectiveness of urban areas in Greater Christchurch. It will assist both the economic performance of Greater Christchurch and the quality of life of its residents. In particular the factors listed will:

- reduce travel times, fuel usage and dependence on the private car,
- provide for a high standard of physical amenities,
- avoid adverse effects on other areas such as flooding, traffic congestion and degraded water , and
- protect important features of the natural environment

The Urban Design Protocol contains many principles to enhance the sustainability and quality of urban environments. It is important that good urban design is achieved consistently across all parts of Greater Christchurch.

Policy 8: Outline Development Plans and Changes of Zoning in District Plans

Development of urban activities within the Greenfields Areas shown on Map 1 shall occur in accordance with an Outline Development Plan. This Plan shall be prepared when it is proposed to amend the district plan, and shall be included in the district plan to provide for urban activities (Greenfields Areas). Outline Development Plans shall:

- (a) Be prepared as a single plan for the whole of a Greenfields Area, or for a lesser area in accordance with a comprehensive plan prepared by a territorial authority such as a District Development Strategy, an Area Plan or a Structure Plan;
- (b) Be prepared in accordance with the matters set out in Policy 7 (Development Form and Design);
- (c) Show indicative land uses, including:
 - (i) principal through roads, and connections with the surrounding road network and relevant infrastructure and services;
 - (ii) any land to be set aside for community facilities or schools;
 - (iii) parks and any other land for recreation;
 - (iv) any land to be set aside for business activities;
 - (v) the distribution of different residential densities;
 - (vi) land required for stormwater treatment, retention and drainage paths;
 - (vii) land reserved or otherwise set aside from development for environmental or landscape protection or enhancement;
 - (viii) land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development; and
 - (ix) pedestrian walkways, cycleways, bus routes both within and adjoining the area to be developed;
- (d) Demonstrate how Policy 11 (residential density) will be met for residential areas within the area that is subject of the Outline Development Plan;
- (e) Identify significant cultural, natural and historic or heritage features and values and show how they are to be protected and/or enhanced;
- (f) Document the infrastructure required, when it will be required and how it will be funded;
- (g) Set out the staging and co-ordination of subdivision and development between landowners;
- (h) Demonstrate how effective provision is made for a range of transport options and integration between transport modes, including – pedestrian, cycling, passenger transport, freight, private motor vehicles;
- (i) Demonstrate how adverse effects on and/or from nearby existing or designated Strategic Infrastructure (including requirements for designations) will be avoided or appropriately mitigated;
- (j) Show how other potential adverse effects on the environment, including adverse effects on surface and groundwater quality, are to be avoided, remedied or mitigated;
- (k) Include any other information which is relevant to an understanding of the development and its proposed zoning.

Methods

- 8.1 Territorial authorities shall ensure that Outline Development Plans are prepared for each Greenfields Area for inclusion in district plans.**
- 8.2 Territorial authorities shall ensure financial provision is made for infrastructure required to be provided for each Greenfields Area.**
- 8.3 Canterbury Regional Council and territorial authorities shall establish a protocol to assist all parties involved in the preparation of Outline Development Plan to ensure Policy 8 is efficiently and effectively applied in the particular circumstances of each Greenfields Area.**

Explanation

Outline Development Plans provide a mechanism for integrating urban development with infrastructure, making the best use of existing infrastructure, and identifying and providing for the additional infrastructure required to meet the needs of incoming residents and businesses. They also provide the mechanism for integrating new development with existing urban areas, and of achieving the type and form of development necessary to accommodate urban growth in a sustainable way. In addition these plans help to provide certainty for the community, developers, network utility providers and territorial authorities, and ensure that all constraints associated with the development of an area are investigated, addressed or protected at the time of initial zoning for urban purposes.

Note: A combined ODP is required for areas WW1 and WW2, and for STA2, comprising both business and residential development within each area.

Policy 9 Transport Effectiveness

- (a) Development of Greenfields Areas, Key Activity Centres, and areas accommodating intensification and rural residential activities shall avoid overloading existing and proposed transport network infrastructure, particularly strategic roads, and avoid detracting from the primary through-traffic function of State Highways and arterial roads;**
- (b) The Canterbury Regional Council, territorial authorities and transport infrastructure providers shall ensure that the transport networks within Greater Christchurch provide for the safe, sustainable, integrated movement of goods and people both within the sub-region, and to and from locations outside the sub-region.**

Methods

- 9.1 The Canterbury Regional Council shall consider changes to the Canterbury Regional Land Transport Strategy to give effect to this policy.**
- 9.2 The Canterbury Regional Council and territorial authorities shall give consideration to any transport projects that may be needed to give effect to this policy and will include them in the Canterbury Regional Land Transport Programme and LTCCPs if appropriate.**
- 9.3 Territorial authorities shall give consideration to developing district plan rules to manage property access and transport efficiency conflicts.**

Explanation

The efficient and effective movement of goods and services within Greater Christchurch and on an intra and inter regional basis is critical for the Canterbury region and a key part of the vision and goals of the Canterbury Regional Land Transport Strategy, the Regional Land Transport Programme and LTCCPs. There are considerable tensions between those land uses which generate high levels of traffic demand and the need to maintain an efficient strategic roading network.

Policy 10: Strategic Infrastructure and Reverse Sensitivity

Ensure urban activities do not adversely affect the efficient use and development of Strategic Infrastructure.

Methods

- 10.1 The Canterbury Regional Council shall consider changes to the Canterbury Regional Land Transport Strategy to give effect to this policy.**
- 10.2 The Canterbury Regional Council shall consider changes over time to the Regional Policy Statement to give effect to this policy.**
- 10.3 Territorial authorities shall adopt a consistent management approach to addressing the adverse effects of, and on, such infrastructure within the Greater Christchurch area.**
- 10.4 Territorial authorities within their district plans shall provide policies and rules to manage reverse sensitivity effects between strategic infrastructure and the subdivision, use and development of land, including for residential and rural residential activities.**

Explanation

Urban development can impact on the efficient use and development of strategic infrastructure such as Christchurch International Airport, the Port of Lyttelton, the State Highway and strategic road networks and rail corridors. Urban development can also limit further development of strategic infrastructure assets. The operation of strategic infrastructure can affect the liveability of residential developments in their vicinity, despite the application of practicable mitigation measures to address effects.

Strategic infrastructure represents an important regional and sometimes national asset that should not be compromised by urban growth and intensification.

Policy 11: Residential Density

Residential subdivision and development shall generally achieve the following minimum net densities, averaged over the whole of an Outline Development Plan area shown on Map 1 and for intensification developments:

- (a) 10 lots or household units per hectare in Greenfields Areas in Selwyn and Waimakariri District;**
- (b) 15 lots or household units per hectare in Greenfields Areas in Christchurch City except in Hendersons Basin;**
- (c) 50 lots or household units per hectare for intensification development within the City Centre Area;**

- (d) 30 lots or household units per hectare for intensification development elsewhere.

Where these densities would have a significant adverse effect on Listed Heritage Buildings, Listed Heritage Areas or Tree Protection Orders, or significant open space, landscape or coastal values, lower densities may be considered appropriate.

Methods

- 11.1 Territorial authorities shall implement the specified densities through their district plans and/or through resource consents.
- 11.2 Territorial authorities shall ensure financial provision is made for infrastructure required to be provided for each Greenfields Area.
- 11.3 The Canterbury Regional Council, in conjunction with the territorial authorities within Greater Christchurch, shall monitor the development capacity (including vacant land and redevelopment opportunities) within the Urban Limits in accordance with Policy 16.

Explanation

Minimum densities are to be achieved to make the most sustainable use of available land to accommodate urban growth, and to create a compact urban area that supports existing urban and suburban centres and can be served efficiently by infrastructure. Reductions in densities will be appropriate only in the specific circumstances set out in the policy.

Policy 12: Special Treatment Areas

Specific analysis and planning shall be undertaken to achieve the sustainable management of the natural and physical resources of the following areas and to meet the stated expectations:

- (a) In Northwest Christchurch (STA1) to determine the medium and long-term sustainable future of the area affected by airport noise.
- (b) In Cranford Basin (STA2) to, as far as practicable, achieve the household numbers and phasing, and the business development area, set out in Policy 6.
- (c) In the Hendersons Basin and associated area (STA3) to, as far as practicable, achieve the household numbers and phasing set out in Policy 6, while enabling effective private and/or public use and development of the balance land.

Methods

- 12.1 Christchurch City Council shall undertake specific planning investigations in relation to the three Special Treatment Areas by 2012 in conjunction with landowners within the areas and other stakeholders.
- 12.2 Lower density residential development than usually required in terms of Policy 11 may be applied in the Hendersons and Cranford Basin areas as long as overall totals in Policy 6 are achieved.
- 12.3 Christchurch City Council shall include appropriate zoning and/or other provisions with the district plan as a result of Method 12.1.

Explanation

The three special treatment areas have been identified on the basis of specific constraints and opportunities.

Not all of the Cranford Basin area will be suitable for urban development. Ground conditions, stormwater management and future significant road connections require an approach via an Outline Development Plan involving particularly close integration between these elements and business and residential land uses.

Development of the Hendersons Basin area is constrained by drainage and stormwater issues and there are expectations of large public open space areas and possibly a component of large lot or lifestyle development to retain the area's green aspect. Equity considerations as to the manner of sharing the burden of stormwater retention areas is also important for the range of landowners, and ground contouring may be a more practical means of achieving this than relying on the existing 19m contour (Christchurch datum).

For the area lying between Christchurch International Airport and the built-up urban area, there are a range of possible futures, but the presence of the airport constrains conventional residential development. The Council needs to provide more certainty to landowners by undertaking a consultative long-term planning exercise to determine the long-term sustainable future for the area.

Policy 13: Development Outside Urban Limits

- (a) During the process of completing district plan changes and Outline Development Plans, territorial authorities may make minor amendments to provide for urban zoning outside the Urban Limits shown on Map 1 provided all the following conditions are met:**
 - (i) Any proposed extension or reduction will not change the Outline Development Plan area by more than 5 %; and**
 - (ii) Any additional land is contiguous with the Outline Development Plan area; and**
 - (ii) Economies of scale or other efficiencies for infrastructure would arise; and**
 - (iii) All other provisions of Policy 8 are met.**
- (b) Resource consents or plan changes may provide for urban activities outside the Urban Limits on Map 1 only under the following circumstances:**
 - (i) where the land concerned has been used for an industrial, business or rural activity which has resulted in site contamination or environmental degradation, and**
 - (ii) where the proposed use and development involves remediation, rehabilitation and/or on-site environmental off-sets and ensures a long-term net environmental benefit, and**
 - (iii) where there is no conflict with the objectives and policies of all chapters of the RPS.**
- (c) Any use or development for urban activities, other than those specified in Policy 1 or elsewhere in this chapter, which is outside the Urban Limits on Map 1 shall only be progressed subject to a change to Map 1 which is underway prior to or at the same time as the consideration of the specific use or development, provided that**

the land is contiguous with the existing Urban Limits and the extension meets the criteria of Policy 13(a) (iii) and (iv).

Methods

- 13.1** Territorial authorities in their district plans shall provide for development under Policy 13(a) or (c).
- 13.2** Territorial authorities shall ensure that Outline Development Plans are prepared for each Greenfields Area for inclusion in a district plan.
- 13.3** Territorial authorities shall have regard to Policy 13(b) in making decisions and determining conditions of any resource consent applications or plan changes for urban activities outside the Urban Limits.

Explanation

This policy confirms the requirement for urban development to generally be contained within the Urban Limits, but provides for minor amendments to the Urban Limits at the time of preparing an Outline Development Plan and changing the district plan in accordance with Policy 8, and for specific exemptions in terms of the rehabilitation of Brownfields areas outside the Urban Limits.

Policy 14: Rural Residential Development

Rural Residential development further to areas already zoned in district plans as at 28 July 2007 may be provided for by territorial authorities, if it does not exceed the maximum quantities for the periods set out in Table 1, Policy 6, and if it accords with the methods under this policy.

Methods

- 14.1** Areas within which Rural Residential development may occur shall be defined by changes to the district plan by the territorial authorities subject to the following:
 - (i)** The location must be outside the Urban Limits
 - (ii)** All subdivision and development must be located so as to be able to be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal
 - (iii)** Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State highways under the Transit New Zealand Act 1989;
 - (iv)** The location of any proposed Rural Residential development shall:
 - limit noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;
 - avoid adversely affecting the groundwater recharge zone for Christchurch City's drinking water;

- avoid land between the primary and secondary stop banks south of the Waimakariri River;
 - avoid land required to protect the landscape character of the Port Hills;
 - not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield;
 - support existing or upgraded community infrastructure and provide for good access to emergency services;
 - not give rise to significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;
 - avoid significant natural hazard areas including steep or unstable land;
 - avoid significant adverse ecological effects;
 - not adversely affect ancestral land, water sites, wahi tapu and wahi taonga of Ngai Tahu;
 - where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement;
 - avoid adverse effects on existing surface water quality.
- (v) An Outline Development Plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character.
- (vi) A Rural Residential development area shall not be regarded as in transition to full urban development.

14.2 The Canterbury Regional Council together with the three territorial local authorities within Greater Christchurch shall undertake monitoring of Rural Residential development in accordance with Policy 16, and shall undertake a review of the provisions in 2010.

Explanation

Provision for rural residential development enables a choice of living environments and provides a rural living environment which is more space conserving than the four hectare minima of most rural zones within Greater Christchurch. Rural residential development can have significant effects disproportionate to the numbers of households living within this form of development, and more than limited provision would undermine Objective 1 and Policies 1 and 2.

Policy 15 Interim Development in Greenfields Areas

Any subdivision and development within Greenfields Areas prior to the Outline Development Plan and district plan change processes set out in Policy 8 shall proceed in a way that does not compromise:

- (a) For Greenfields Areas – Residential, the minimum net densities set out in Policy 11 (a) and (b).
- (b) For all Greenfields Areas, the efficient and effective delivery of future development in terms of Policy 7, Policy 8, and if relevant, Policy 12.

Explanation

The administration of rural zones in district plans for areas identified for future Greenfields Development needs to ensure land is not fragmented or compromised in a manner which may jeopardise its future urbanisation, including the effective integration with adjoining urban areas, the achievement of intended residential densities, appropriate layout of business areas and the achievement of urban design best practice.

Methods

- 15.1** Territorial authorities shall complete changes or variations to district plans in accordance with Policy 8.
- 15.2** Territorial authorities shall ensure that Outline Development Plans are prepared for each Greenfields Area for inclusion in district plans in accordance with the phasing in Policy 6 for Greenfields Areas – Residential, and in advance of establishment of business activities in Greenfields Areas - Business.
- 15.3** Territorial authorities shall ensure through administration of district plans that land within Greenfields Areas is not fragmented in a way that jeopardises the future urbanisation of the area.
- 15.4** Territorial authorities shall develop and administer district plans so as to recognise the intended long term use of land within the Urban Limits and not allow activities which would have negative effects on planned urban development.

Policy 16: Monitoring and Review

- (a)** The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake adequate monitoring to demonstrate that at all times there is an available supply of residential and business land to meet not less than 10 years anticipated requirements.
- (b)** The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake monitoring of the supply, uptake and impacts of rural residential land use and development.
- (c)** Prior to initiating a review of this chapter, for the purposes of information the Canterbury Regional Council may request the organisation or agency responsible for the operation of Christchurch International Airport to undertake a remodelling of the air noise contours relating to the airport.
- (d)** The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent, location and timing of land for development in accordance with Policy 6(b) and 6(c), or if any of the following situations occur:
 - (i)** There is a difference of 10% or more between the projected household growth in Table 1, Policy 6(a) and the estimated annual change in households by Statistics New Zealand over three consecutive years; or
 - (ii)** A shortfall in available land is identified by monitoring under Policy 16(a); or
 - (iii)** It is identified that altered circumstances have arisen or will arise either in one or more parts of Greater Christchurch, in relation to the expected

availability of sub-regional infrastructure, and a reconsideration of the extent, location and timing of land for development under Policies 1 and 6 is necessary to achieve the objectives and policies of this chapter.

- (e) Any change resulting from a review of the extent, location and timing of land for development, any alteration to the Urban Limits, or provision of new Greenfields Areas, shall commence only under the following circumstances:
- infrastructure is either in place or able to be economically and efficiently provided to support the urban activity; provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;
 - the objective of urban consolidation continues to be achieved;
 - noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport are managed so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;
 - urban land use, including industrial and commercial activities, does not increase the risk of contamination of drinking water sources, including the groundwater recharge zone for Christchurch's drinking water;
 - urban development does not lie between the primary and secondary stopbanks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout;
 - the landscape character of the Port Hills is protected;
 - sufficient rural land is retained to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch; and
 - the operational capacity of strategic infrastructure is not compromised.

Methods

16.1 The monitoring for Policy 16(a) may include but is not limited to:

- any information published by or sought from Statistics New Zealand.
- annual or less frequent surveys of business and residential land uptake, including Greenfields Development and redevelopment.
- annual or less frequent surveys of the development capacity of zoned and serviced land within Greenfields Areas and elsewhere within the Urban Limits.
- obtaining and analysing a range of information to assist with the understanding and prediction of future needs, including information on market behaviour and social and economic trends.

16.2 The monitoring for Policy 16(b) shall include such matters as the councils consider relevant and appropriate.

16.3 The Canterbury Regional Council shall prepare a comprehensive monitoring report in relation to Policy 16(a) and (b) at least every three years, and make it publicly available.

16.4 Any remodelling in terms of Policy 16(c) shall:

- involve an assessment of projected future airport business growth and operation, and shall take into account, but not be limited to aircraft movements, flight tracks, fleet mix and runway utilisation; and
 - be accompanied by the report of an independent panel of airport noise experts who have undertaken a peer review of the inputs, assumptions and outcomes of the remodelling; and
 - shall be provided to the Canterbury Regional Council in the form of a comprehensive report along with an executive summary or summary report.
- 16.5** The Canterbury Regional Council shall make the summary report of any remodelling under Method 16.4 publicly available as soon as practicable after receiving it.
- 16.6** Any amended growth and sequencing pattern shall be given effect through the provisions of any relevant regional plan, changes to the Regional Policy Statement, district plans, the Regional Land Transport Strategy, the Regional Land Transport Programme, LTCCPs and any relevant strategic planning process, as appropriate.
- 16.7** Territorial authorities shall make appropriate arrangements to enable the achievement of any changes resulting from a review under Policy 16.
- 16.8** Any expansion of the 50dBA Ldn air noise contour shall be accompanied by provisions that ensure that the airport is required to mitigate effects, both in terms of its own operations and by contributing to off-site remediation of effects in the receiving environment.

Explanation

Population, household and business growth can be affected by a wide range of variables, particularly over long timeframes. The policy framework should be responsive to this variation in order to meet any changes in circumstances. Policy 6 is intended to ensure a land bank of ten years is always maintained to facilitate economic and strategic decision-making, as well as the provision of required infrastructure. Monitoring a range of statistics and trends is a key factor in growth management. Anticipating the number of new households and the business activity to be accommodated, as well as the form that these are likely to take, indicates the land areas required for successful growth management.

Policy 16 also provides that the circumstances for altering land availability or other provisions of this chapter are:

- (a) where a greater than ten percent increase in households over a three year period (ie over three years not, an annual variance) is shown by Statistics NZ figures compared to what was anticipated by Policy 6(a)
- (b) There is determined to be insufficient land within the Urban Limits over the forthcoming ten year period
- (c) Altered circumstances have arisen in relation to anticipated timing of the infrastructure required to support the development planned by this chapter
- (d) There are changes to the growth management assumptions upon which the objectives and policies of this chapter are based.

Note: Outcomes relating to the effectiveness of the objectives and policies of this chapter, the natural environment, outstanding landscapes and significant infrastructure are required to be monitored elsewhere under the RPS (see Chapter 21).

12A.5 Principal Reasons for Adopting Objectives, Policies and Methods of Implementation

These are set out in the detailed explanations which accompany each objective and the policies and methods.

12A.6 Anticipated Environmental Results

The following are the anticipated environmental results from this Regional Policy Statement:

- (a) A more compact and consolidated urban form, which reflects higher density development focussed around the City Centre Area and Key Activity Centres.
- (b) A more sustainable pattern of growth given locational certainty, and management of timing of land release, as well as the ability to design and fund the supporting infrastructure.
- (c) Sufficient provision of appropriately located and serviced land to provide opportunities for economic activity to match population growth.
- (d) Integration of urban development with infrastructure and services.
- (e) Integration between land use, infrastructure and funding.
- (f) Greater ability to ascertain and manage the costs of growth.
- (g) Cost effective servicing as a result of a more compact urban form.
- (h) Improved management of the transition between urban and rural land use.
- (i) A shift of emphasis from continued peripheral development to greater levels of intensification.
- (j) Land available for both greenfields and intensification is used efficiently in the longer term.
- (k) Increased public transport use.
- (l) Increased use of sustainable forms of transport (public transport, cycling, walking).
- (m) Efficient roading networks.
- (n) Retention and improvement of the natural environment and outstanding natural features and landscapes.
- (o) Minimising adverse effects, including the cumulative effects of development, on the environment.
- (p) Protection of the activities of strategic infrastructure and other activities of regional importance
- (q) Urban development located outside hazard prone areas.
- (r) Inappropriate development does not occur over the unconfined aquifer.
- (s) All new urban developments and redevelopments, involve high quality integrated urban design.
- (t) A wide range of residential living options, meeting a diverse range of household needs.
- (u) Protection of heritage values and areas of special amenity.

12A.7 Definitions

Area Plan: see definition of Structure Plan

Brownfields: means an area of industrial or commercial property that is abandoned or underused and possibly environmentally contaminated, especially one considered as a potential site for redevelopment.

Business or Business Activities: means activities that include retail, office, industrial and other commercial and any ancillary activity.

City Centre Area: means the area within the Avenues (Bealey, Fitzgerald, Moorhouse, Deans and Harper) and the nearby inner city residential and business-zoned suburbs.

District Development Strategy: see definition of Structure Plan

Electricity Transmission Network: means the national grid as defined in the National Policy Statement on Electricity Transmission 2008

Greater Christchurch or the Greater Christchurch Sub-Region: means the area shown on Map 1.

Greenfields Areas: means areas identified on Map 1 for greenfields development. Greenfields Areas – Residential are primarily residential and are subject to Policy 11, Residential Density requirements, but may incorporate minor areas for local community services and retail facilities, and home occupations. Greenfields Areas – Business do not exclude any component of residential activity provided for in district plan zoning provision.

Greenfields development: means subdivision, use and/or development of land identified on Map 1 as Greenfields Areas.

Intensification: means subdivision, use and or redevelopment of areas within developed urban areas.

Key Activity Centres: Key existing commercial/business centres identified as focal points for employment and the transport network and suitable for more intensive mixed-use development.

Net Density: is the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;
- Local (neighbourhood) reserves.

The area (ha) excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage or landscape values;
- Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network;
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.

Noise Sensitive Activities: means

- Residential activities other than those in conjunction with rural activities that comply with the rules in the relevant district plan as at 23 August 2008;
- Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities located within the Special Purpose (Airport) Zone in the Christchurch District Plan or on other land used or available for business activities;

- Travellers accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;
- Hospitals, healthcare facilities and any elderly persons housing or complex.

Outline Development Plan: means a plan prepared for the development of a Greenfields Area in the manner outlined in Policy 8. It shall include maps, plans, and other descriptive and illustrative material as necessary to convey the information referred to in Policy 8.

Rural Activities: means

- Rural land use activities such as agriculture, aquaculture, horticulture and forestry
- Businesses that support rural land use activities
- Large-footprint parks, reserves, conservation parks and recreation facilities
- Residential activity on lots of 4 ha or more
- Quarrying and associated activities
- Strategic Infrastructure outside the urban limits.

Rural Residential Activities: means

- Residential units outside the Urban Limits at an average density of no less than one per hectare.

Special Treatment Areas: means areas identified on Map 1 which require special investigation and planning to achieve the intentions of Policy 12 in accordance with the other objectives and policies in Chapter 12A.

Strategic Infrastructure: means those necessary facilities, services and installations which are of greater than local importance, and can include infrastructure that is nationally significant. The following are examples of strategic infrastructure:

- Strategic transport networks
- Christchurch International Airport
- Rangiora Airfield
- Port of Lyttelton
- Defence facilities including Burnham Military Camp and West Melton Military Training Area
- Strategic telecommunications facilities
- The Electricity Transmission Network
- Other strategic network utilities

Strategic Transport Networks: means transport networks and operations of national or regional significance. These include the strategic road network including State Highway and major arterial roads as defined in district plans and the rail network, along with the region's core public passenger transport operations and significant regional transport hubs such as Christchurch International Airport and the Port of Lyttelton.

Structure Plan or Area Plan or District Development Strategy: means a comprehensive development plan for a whole or part of a territorial authority administrative area that has been adopted by the territorial authority, under the Local Government Act 2002, which clearly shows the relationship between a proposed land use pattern and all infrastructure requirements.

Urban Activities: means

- Residential units (except rural residential activities) at a density of more than one household unit per 4 ha of site area;
- Business activities, including industrial and commercial activities;

- Sports fields and recreation facilities;
- Any other land use within the urban limits.

Urban Intensification Plan: means a plan prepared for the redevelopment of an area that has been selected by a territorial authority for specific Council initiatives to promote intensification. As a minimum such plans shall identify:

- The development capacity of the area proposed for intensification.
- The capacity of the existing infrastructure and proposed new infrastructure.
- The effect on areas with heritage values and special amenity.
- Opportunities for giving effect to Policy 7 (Development Form and Design)
- How the residential density targets contained in Policy 11 (Residential Density) will be met.
- A range of transport options, including pedestrian, cycling, passenger transport, motor vehicles.