

BEFORE THE SELWYN DISTRICT PLAN INDEPENDENT HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan change 73 to the Operative District Plan

STATEMENT OF EVIDENCE OF IVAN THOMSON

On behalf of

A SMITH, D BOYD, and J BLANCHARD (Submission 015)

20 October 2021

SUMMARY STATEMENT

1. A. Smith, D Boyd, and J Blanchard ('the landowners') lodged a submission on Proposed Plan Change 73 supporting in part the proposed rezoning of both the Skellerup Block and the Holmes Block. Their respective properties are shown in Figure 1 below, and their location in the context of the adjoining Skellerup Block, is shown in Figure 2.
2. The submission is as follows:
 - I. *Amend the District Planning Map by replacing the current Living 3 zoning with a Living Z and Business 1 Zone over both blocks sought to be rezoned under PC73, in the locations shown on the PC73 ODPs.*
 - II. *Amend the District Planning Map by replacing the current Rural Outer Plains zoning with a zoning that enables urban development, namely a Living Z Zone, or less preferred Living 3A zoning (minimum average lot size 2000m², minimum lot size 1000m²), over our land at Dunns Crossing Road and Selwyn Road comprising 48.64 ha outlined in red on the aerial below.*
 - III. *Amendments and extensions to the ODPs to cover our land, and to ensure integrated management with residential development of our land, including additional roading links.*
 - IV. *Any alternative, additional or consequential changes to the ODP as gives effects to the intent of this submission and the interests of the submitter*



Figure 1: Properties owned by the submitters

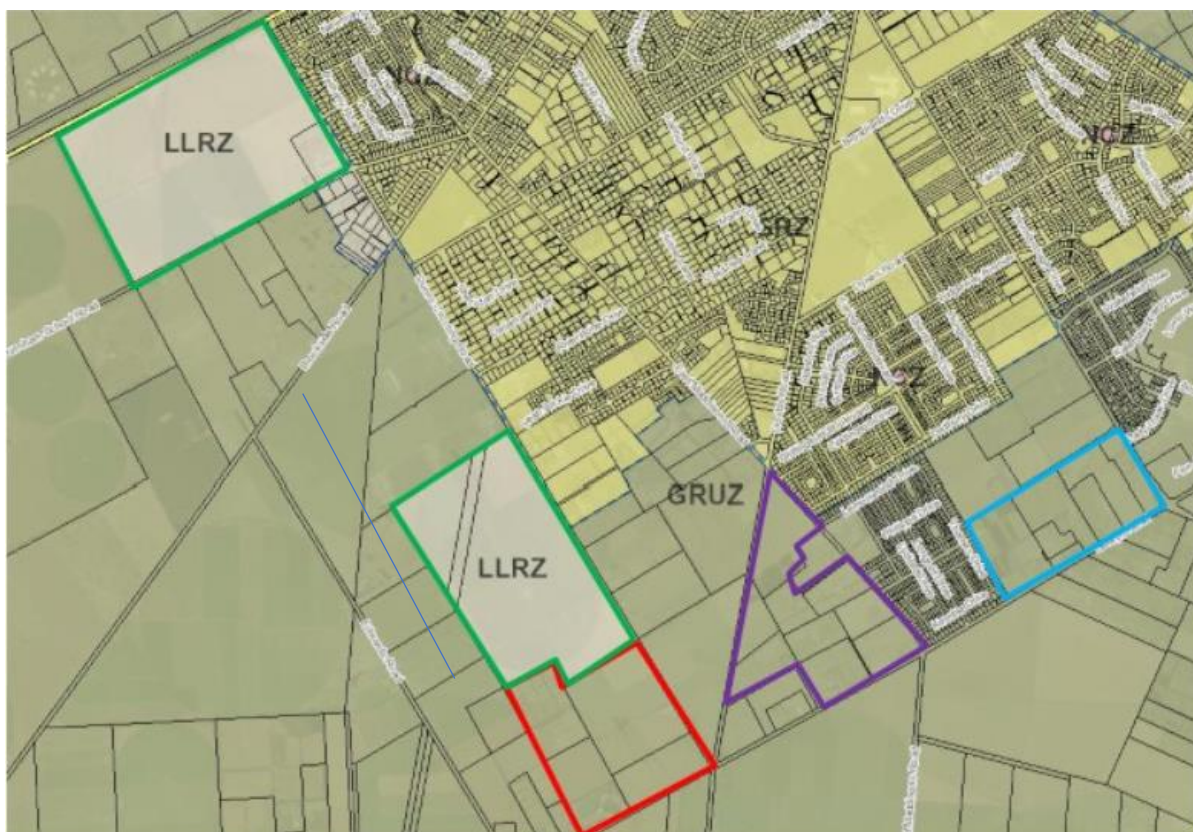


Figure 2: Nearby proposed Plan Changes PC 64 outlined in blue, PC 70 outlined in purple, PC 73 outlined in green. Site outlined in red

3. The main reason for the submission is to promote an integrated development to the south-west of Dunns Crossing Road which would include rezoning the Submitters' land for urban residential purposes as part of any development stemming from Plan Change 73 (the Change). I accept there is likely to be a scope issue with aspects of the relief sought for the reasons set out in Ms White's report. However, should the Council approve the Change the Submitters request that, as a minimum, particular regard to be had to how the two ODPs in the Change promotes a development option for the remainder of the land fronting on to Dunns Crossing Road between Selwyn Road and State Highway 1.
4. The landowners support the proposed amendments to the PC73 ODP for the Skellerup block as they relate to their adjoining land – the amended ODP includes the indicative roading links to their land, a primary road and two secondary roads.
5. I note that both Ms White and the Council's transport expert Mr Collins see the need for a wider examination of effects and other planning implications arising out of the Change. I also note that the Council's Urban Design and Landscape adviser, Mr Nicholson supports a more strategic approach being taken when considering the Change but goes further by suggesting

that other growth options for Rolleston's expansion beyond its current boundaries needs evaluation prior to and zoning commitment on the south west side of Dunns Crossing Road.

6. In my opinion Plan Change 73 has merit insofar as making more efficient use of the land resource. However, if the Change is approved, I consider that it is important that there is provision made for the integration of the three waters, roading, and pedestrian/cycle connections the submitters' land to the south east.

INTRODUCTION

7. My full name is Ivan Thomson and I hold the position of Senior Planner with Aston Consultants. I have a Master's Degree in Urban and Regional Planning (M.Phil) from Reading University in England. I have 38 years' post graduate experience in urban and regional planning, and I am a Fellow Member of the New Zealand Planning Institute.
8. My experience includes 30 years at the Christchurch City Council including 12 years' involvement with preparation, hearings and appeals for the former Christchurch City Plan, four years leading an Area Plans programme, with the remainder of my time there being in a leadership/management role, including the Christchurch Replacement District Plan.
9. I confirm that I have read the Code of Conduct for Expert Witnesses contained in Part 7 of the Environment Court Practice Note 2014, and that I agree to comply with it. I also confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.
10. The key documents I have used, or referred to, in forming my view while preparing this evidence are:
 - a) Selwyn District Development Strategy.
 - b) Canterbury Regional Policy Statement (CRPS).
 - c) National Policy Statement on Urban Development (NPS-UD).
 - d) Rolleston Structure Plan 2009.

PURPOSE AND SCOPE OF EVIDENCE

11. My evidence concerns the submissions on Proposed Plan Change 73 (the Change) by A. Smith, D Boyd, and J Blanchard ('the landowners'). The landowners lodged a submission on Proposed Plan Change 73 supporting in part the proposed rezoning of both the Skellerup Block and the Holmes Block. Their respective properties are shown in Figure 1 above, and their location in the context of the adjoining Skellerup Block, is identified above in Figure 2.
12. The submission is as follows:

- I. *Amend the District Planning Map by replacing the current Living 3 zoning with a Living Z and Business 1 Zone over both blocks sought to be rezoned under PC73, in the locations shown on the PC73 ODPs.*
- II. *Amend the District Planning Map by replacing the current Rural Outer Plains zoning with a zoning that enables urban development, namely a Living Z Zone, or less preferred Living 3A zoning (minimum average lot size 2000m², minimum lot size 1000m²), over our land at Dunns Crossing Road and Selwyn Road comprising 48.64 ha outlined in red on the aerial below.*
- III. *Amendments and extensions to the ODPs to cover our land, and to ensure integrated management with residential development of our land, including additional roading links.*
- IV. *Any alternative, additional or consequential changes to the ODP as gives effects to the intent of this submission and the interests of the submitter.*

13. The landowners also lodged a submission on the Proposed Selwyn District Plan (PSDP) requesting their land be rezoned, from General Rural zone to General Residential zone together with any other neighbouring land as appropriate. They also requested other amendments to the PSDP objectives, policies and/or rules which are appropriate in terms of the Resource Management Act, and a prerequisite, or at least help, to securing the requested rezoning (ID 302). That submission was accompanied by a planning assessment of the proposed rezoning, although it did not include an Outline Development Plan or technical reports relating to such matters as geotech and site contamination. If in assessing the merits of the Change, the Commissioner considers there is sufficient scope to have regard to the landowners' zoning request on the Change, it would be useful to refer to the landowners' submission on the PSDP to be satisfied that there is sufficient integration between the proposed development on the Holmes Block and the submitters' land.
14. I generally concur with the Section 42A Report that there could be scope issues with that part of the landowners' submission seeking a change of zone for their land on its own. However in my opinion there is planning merit in considering their land and the Skellerup Block as a single planning unit and ensuring there is adequate integration of infrastructure and movement networks between the two blocks. Similarly, there needs to be provision made for the future development of the intervening land between the Skellerup Block and Holmes Block.
15. From an urban form perspective (and ideally where statutory plans and timeframes lined up and the housing market was not overheated) there is an obvious benefit in all the land on the west side of Dunns Crossing Road being considered in a comprehensive manner, and preferably all zoned as the same time. This would overcome concerns raised by the Council's urban designer that *"the Skellerup Block would have a low level of connectivity with Rolleston and would not contribute to a compact urban form, creating an urban 'peninsula' surrounded on three sides by land zoned for rural land uses with a single frontage addressing Dunns Crossing Road"*¹. However I consider that, having regard to the NPS-UD directives, and the

¹ Mr Nicholson report on PC73 paragraph 11.9

need to be expeditious in bringing significant housing land to the market, a more responsive approach could be required.

16. The landowners support the proposed amendments to the PC73 ODP for the Skellerup block as they relate to their adjoining land – the amended ODP includes the indicative roading links to their land, a primary road and two secondary roads.
17. I note Mr Baird, in his report forecasts a medium-term shortfall of 2263 dwellings in Rolleston which means that, without the Future Urban Development Areas (FUDAs), Rolleston will literally run out of housing land around 2025. The capacity of the FUDAs is 5750² dwellings leaving a surplus of 3500 at 2031, or nine years supply at current consenting rates of 400 per annum, before the land at Rolleston dries up again. When we consider the time lags due to zoning processes, subdivision, building consent and housebuilding, action needs to start well before land runs out. By 2025, the medium term will be 2035 so I do not consider that the FUDAs on their own will be sufficient to meet Rolleston's statutory requirements to ensure there is at least sufficient capacity to meet medium and long term demand going forward. Additional capacity will need to be provided in the short term either through the Review or private plan changes.

Shortfall by Sub Area in the Medium Term

Sub Area	Capacity	Demand	Surplus / Shortfall
Rolleston	2,154	4,417	-2,263
Lincoln	1,461	1,774	-313
West Melton & Prebbleton	181	1,859	-1,678
Darfield & Leeston	2,656	491	2,165

Table 5: Surplus / Shortfall within Sub Areas in the Medium Term

58. The total shortfall in Rolleston, Lincoln, West Melton and Prebbleton is 4,254. This can be met by the FUDA area, some in Darfield & Leeston, and potential intensification work.

Shortfall by Sub Area in the Long Term

Sub Area	Capacity	Demand	Surplus / Shortfall
Rolleston	7,910	13,084	-5,174
Lincoln	1,461	5,267	-3,806
West Melton & Prebbleton	181	5,530	-5,349
Darfield & Leeston	2,656	1,457	1,199

Table 6: Surplus / Shortfall within Sub Areas in the Long Term

18. How and in what locations this additional capacity is to be provided is a key question. I note that Mr Nicholson suggests from an urban design and landscape perspective that different options for urban expansion need to be evaluated. From a broader urban planning perspective I would agree that this is one approach. However I suggest that the growth options for Rolleston additional greenfields expansion in Rolleston are limited, depending on

² Memo on Growth Planning in Selwyn District prepared by Ben Baird for Plan Change 73, paragraph 52.

where the remodelled air noise contours land so to speak. The area southwest of Dunns Crossing Road appears to be an obvious area given its proximity to trunk road and rail routes, relative closeness to the Rolleston Wastewater Treatment Plant (because of lower operational costs), and other factors.

19. I note that the landowners' land and the PC73 land does not comprise versatile soils i.e. it is not Class 1 & 2 land, as illustrated below. Land beyond the Rolleston Future Development Area (as identified on Map A of the Canterbury Regional Policy Statement) to the east of Weedons Ross Road, and south of Selwyn Road does comprise versatile soils. Size of land parcels and other factors will of course affect this land's realistic potential for productive use.

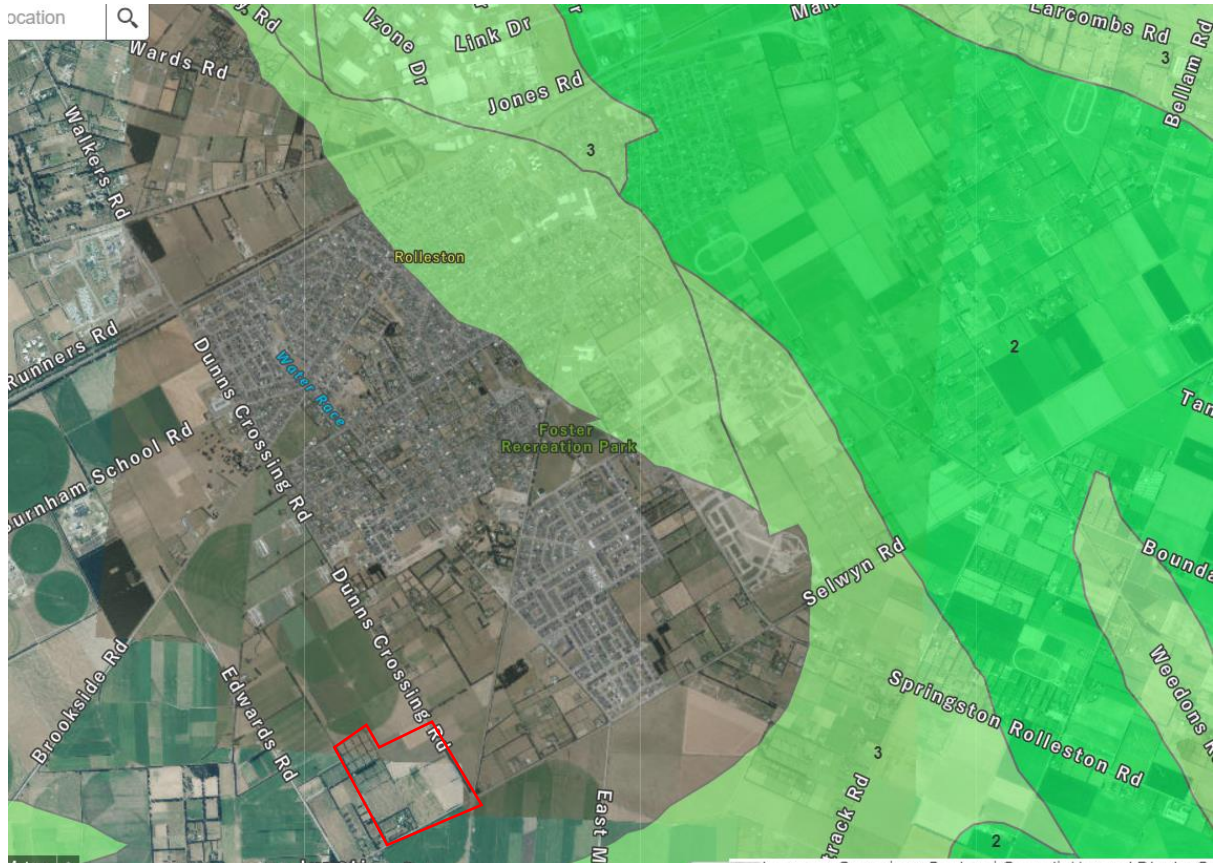


Figure 3: Rolleston and environs - Land Use Capability. Site outlined in red.

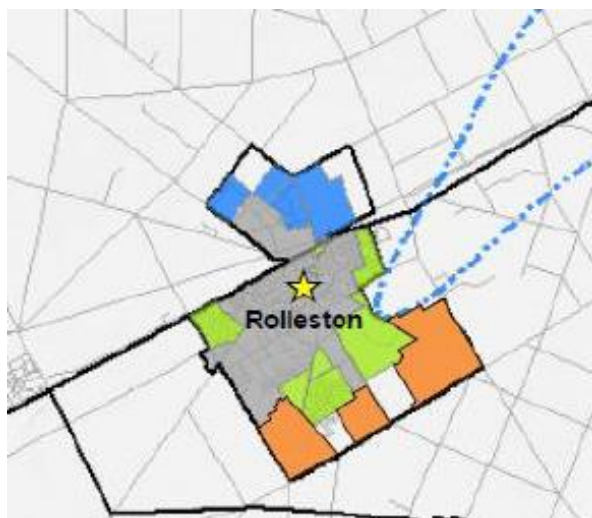


Figure 4: Map A, CRPS. Future Development Areas – orange; Greenfield Priority Areas Residential – green; existing Housing Accord Areas at South Rolleston – white.

CONCLUSION

20. I consider that the landowners' submission on the Change has resource management merit through trying to ensure that Plan Change 73, if approved, provides a design and layout that promotes an integrated development for its adjoining sites. The submission provides an opportunity for further rezoning adjacent to the Skellerup Block if the Commissioner is comfortable that there is scope to do so.
21. I also consider that Plan Change 73 has merit to the extent that makes more efficient use of a land resource in a context there are significant and sub regional growth pressures.