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

**ROLLESTON WEST  
RESIDENTIAL LIMITED**

**Dunns Crossing Road, Rolleston**

**November 2020**

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

**ROLLESTON WEST RESIDENTIAL LIMITED**

**Dunns Crossing Road, Rolleston**

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Prepared by:	Jeremy Phillips, Director & Senior Planner
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## **Request to Change the Selwyn District Plan under Clause 21 of the First Schedule of the Resource Management Act 1991**

TO: The Selwyn District Council

**Rolleston West Residential Limited ('RWRL')** requests changes to the Selwyn District Plan as described below.

1. The location to which this request relates is:
  - The subject land is located generally on the western side of the Rolleston township, to the west of Dunns Crossing Road and south of Main South Road (State Highway 1).
  - The subject land is currently zoned Living 3 and is comprised of two separate blocks:
    - o The Holmes Block, being the 87.5 hectare property situated on the southwest corner of Dunns Crossing Road and Main South Road, Lincoln; and
    - o The Skellerup Block, being the 72.7 hectare property situated on the west side of Dunns Crossing Road, approximately midway between Selwyn Road and Brookside Road.
  - Total Area: 160 hectares (approximately).
  - Legal Descriptions: See **Attachment 1**.
  - A location plan indicating the location of the subject land is included as **Attachment 2**.
  - A plan indicating proposed amendments to the District Planning maps is included as **Attachment 3**.
  - An outline development plan proposed for the subject land is included as **Attachment 4 (Holmes Block)** and **Attachment 5 (Skellerup Block)**.
2. The Proposed Plan Change undertakes the following changes to the Selwyn District Plan (changes underlined or ~~struck through~~):
  1. To amend the Selwyn District Plan Planning Maps, by rezoning the site to Living Z and Business 1 (Local Centre) as detailed in **Attachment 3**.
  2. To amend Township Volume, Appendix 39 Outline Development Plan- Holmes Block, Rolleston by inserting the ODP attached in **Attachment 4**.
  3. To amend Township Volume, Appendix 40 Outline Development Plan- Skellerup Block, Rolleston by inserting the ODP attached in **Attachment 5**.
  4. To amend the following District Plan provisions:



## **C4 LZ Buildings**

~~4.2.1 Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any~~ Any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and...

- Planted in lawn, and/or
- Paved or sealed, and/or
- Dressed with bark chips or similar material.

For the Living 3 Zone at ~~Rolleston and~~ Prebbleton identified on the Outline Development Plan in Appendix 19, ~~Appendix 39 and Appendix 40~~ the following shall apply:

4.2.2 Any principal building shall be a permitted activity if: ...

Note: ~~Rule 4.2.2 shall not apply to allotments of 4ha or greater in the Living 3 Zone identified on the Outline Development Plan in Appendix 39 and Appendix 40.~~

~~4.9.3 Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and Appendix 40, and~~ ODP Area 3 and ODP Area 8 in Rolleston, and the Living 2A Zone in Darfield, as identified in the Outline Development Plan in Appendix 47, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes shall be located no closer than 40m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater.

~~4.9.4 Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and Appendix 40, and~~ ODP Area 3 and ODP Area 8 in Rolleston, and the Living 2A Zone in Darfield, as identified in the Outline Development Plan in Appendix 47, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes within 100m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.

~~4.9.37 Any building in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 and Appendix 40) shall be set back at least:~~

- ~~i) 15 metres from any road boundary except that on corner lots a minimum setback of 10m applies to one road boundary;~~
- ~~ii) 5 metres from any other boundary~~

~~4.9.38 Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes, and any internal areas associated with noise sensitive activities in the Living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 39) shall be setback at least 80m from State Highway 1.~~





~~For the purposes of this rule, noise sensitive activities means any residential activity, travellers accommodation, educational facility, medical facility or hospital, or other land use activity, where the occupants or persons using such facilities may be likely to be susceptible to adverse environmental effects or annoyances as a result of traffic noise from State Highway 1 over its location.~~

4.9.39 Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3Z Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 (Holmes Block) or Appendix 40 (Skellerup Block) ~~shall be located outside the 'Odour Constrained Area' as shown in Appendix 40 (Skellerup Block).~~

~~4.9.49.4 In the Living 3 Zone at Rolleston as shown in Appendix 39, whether the building development meets the internal sound levels in the table listed below:~~

<del>Type of Occupancy/activity</del>	<del>Recommended Internal Design Sound Level (dBA Leq (24hr))</del>
<del>Dwelling/Family Flat/accessory buildings – bedroom</del>  <del>Within Bedrooms</del>	35
<del>all other habitable spaces</del>	40
<del>Noise Sensitive activities</del>	35

4.9.58 Erecting any new dwelling in the ~~Countryside Area~~ or the 'Odour Constrained Area' identified on the Outline Development Plan in Appendix 39 and Appendix 40.

#### **Reasons for Rules...**

#### **Building Position...**

Controls on side and front yard spaces apply to sites in the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39, ~~40 or 46~~ in order to retain views between residences and to assist in retaining elements of rural character and provide visual integration and visual attractiveness.

~~Building within the Countryside Area identified on the Outline Development Plan in Appendix 39 and Appendix 40 is a non-complying activity. The purpose of the Countryside Areas is to provide open space and a visual link to the surrounding rural landscape. These corridors bisect the residential activity and are to be managed in productive rural use.~~

#### **C5 LZ Roading**



5.1.1.6 For the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39-40 or 46, the road shall include the relevant cross sectional treatment as shown in Appendix 39-40 or 46.

5.2.1.6 The vehicle accessway is formed to the relevant standards in Appendix E13.2.1 and in addition for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, private vehicular accessways serving less than three sites shall have a maximum formed width of 3.5m at the road boundary and within 10m of the road boundary; and

#### **Reasons for Rules...**

~~A maximum width applies to accessways within the front 10m of sites in the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40 in order to avoid dominance of landscaped front yard areas by wide paved accessway surfaces, which could compromise the rural character the zone is expected to create.~~

#### **C10 LZ Activities**

10.3.2 The keeping of animals other than domestic pets except as provided under Rules 10.3.3 to Rules 10.3.5 shall be a discretionary activity, ~~except~~

~~(a) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 provided that such activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35; and~~

~~(b) within the Living 3 Zone Lower Density Area identified on Outline Development Plan at Appendix 39 and 40 provided that this shall not include intensive livestock production or the keeping of roosters, peacocks, pigs or donkeys.~~

#### **10.14 COUNTRYSIDE AREAS — LIVING 3 ZONE, ROLLESTON**

##### **~~Permitted Activities — Countryside Areas — Living 3 Zone, Rolleston~~**

~~10.14.1 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a permitted activity provided that such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.~~

##### **~~Restricted Discretionary Activities — Countryside Areas — Living 3 Zone, Rolleston~~**

~~10.14.2 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a restricted discretionary activity except where such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.~~

~~10.14.3 Under Rule 10.14.2, the Council shall restrict the exercise of its discretion to:~~



~~10.14.3.1 the degree to which the proposed rural activities maintain open space and/or rural character and rural amenity of the Countryside Area(s);~~

~~10.14.3.2 the extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s).~~

#### **Reasons for Rules...**

#### **Keeping of Animals**

~~...Resource consent for a discretionary activity is required for: commercial rearing of animals for sale of progeny, meat, skins, wool or other products; the keeping of animals other than domestic pets (except within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40). Those activities may be granted resource consent, depending on whether adverse effects can be adequately mitigated, and if there is consistency with the relevant objectives and policies of the plan. The exception provided for the Living 3 Zone Countryside Areas regarding keeping of animals recognises that rural activities (subject to some specific exceptions) are anticipated and intended to occur within the designated Countryside Areas, and also within the large lot Lower Density Areas. The potential adverse effects associated with the keeping of animals other than domestic pets (e.g. horse grazing) within the Countryside Areas is managed through the requirement for a management plan to be in place prior to such activities occurring, and as such, are deemed appropriate for the Zone. A further exception is provided to enable limited grazing of the Lower Density Areas within the Living 3 Zone.~~

#### **~~...Countryside Areas — Living 3 Zone~~**

~~Rule 10.14 provides for rural activities (subject to some specific exceptions) to occur within the designated Countryside Areas within the Living 3 Zone identified on the Outline Development Plans at Appendices 39 and 40 as a means of achieving and maintaining rural character within the Living 3 Zone. While such activities have the potential to create adverse environmental effects, the requirement for those activities to be identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35 will ensure that any adverse effects are appropriately managed over time~~

## **C12 LZ Subdivision**

### **Rolleston**

~~12.1.3.49 Any subdivision of land within the area shown in Appendix 39 and 40 (Living 3 Zone at Rolleston) complies with:~~

~~(a) the Countryside Area layout of the Outline Development Plan at Appendix 39 and 40;~~

~~(b) the location of the Lower Density Area as shown on the Outline Development Plan at Appendix 39 and 40;~~



~~(c) the establishment of shelterbelt planting comprising three rows of Leyland Cypress along the common boundary with Lot 3 DP 20007 in accordance with the Outline Development Plan at Appendix 40~~

~~(d) the roading layout of the Outline Development Plan at Appendix 39 and 40;~~

~~(e) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 39 and 40 shall take precedence; and~~

~~(f) full public access is maintained to internal roads so that the area shown on the Outline Development Plan in Appendix 39 and 40 does not become a gated community.~~

12.1.3.50 (a) In respect of the land identified at Appendix 39 (Holmes Block), no more than 97 rural 1150 residential allotments may be created;

(b) In respect of the land identified at Appendix 40 (Skellerup Block), no more than 54 rural 950 residential allotments may be created. ~~and no subdivision shall take place to densities less than what are provided for under the Rural (Outer Plains) Zone until:~~

~~(i) a publicly owned sewerage reticulation system has been extended to the site.~~

~~12.1.3.51 Any subdivision application within the Living 3 Zone west of Dunns Crossing Road that includes any part of the Countryside Areas as identified on the Outline Development Plan included at Appendix 39 and 40 shall be accompanied by a Countryside Area Management Plan which addresses the following matters:~~

~~(a) The ownership and management structure for the Countryside Area(s);~~

~~(b) Mechanisms to ensure that the management plan applies to and binds future owners;~~

~~(c) The objectives of the proposed rural use of the Countryside Area(s);~~

~~(d) Identification of the rural activity or activities proposed for the Countryside Area(s), which meet the above objectives~~

~~(e) Measures to maintain and manage open space and/or rural character;~~

~~(f) Measures to manage plant pests and risk of fire hazard;~~

~~(g) Measures to internalise adverse effects including measures to avoid nuisance effects on occupiers of adjacent rural residential allotments;~~

~~(h) Measures to provide for public access within the Countryside Area(s) along Dunns Crossing Road; and~~

~~(i) Whether there is sufficient irrigation water available to provide surety of crop within the Countryside Area(s).~~

**Table C12.1 – Allotment Sizes**



Township	Zone	Average Allotment Size Not Less Than
...		
Rolleston	Living 3 (Appendix 39 & 40)	<p><del>At least 20ha of the land within the area defined by the Outline Development Plan at Appendix 39 and 40 shall be developed as a Lower Density Area in the location shown on the Outline Development Plan with a minimum and an average allotment size of no less than 4ha.</del></p> <p><del>The balance of the land on the Outline Development Plans at Appendix 39 and 40 outside the above area shall be developed with an average allotment size of no less than 5000m<sup>2</sup> with a minimum allotment size of 4000m<sup>2</sup>.</del></p> <p><del>The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 39 shall be 97.</del></p> <p><del>The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 40 shall be 51.</del></p>

12.1.4.76 In relation to the Living 3 Z Zone (Holmes and Skellerup) at Rolleston as shown in Appendix 39 and 40:

(a) Whether the pattern of development and subdivision is consistent with the Outline Development Plan in Appendix 39 and 40;



(b) In relation to the Living Z zone shown in Appendix 39 only, whether the pattern and staging of development takes into account the potential upgrade of the Dunns Crossing Road / Main South Road (SH1) / Walkers Road intersection by Council and NZTA.

~~(b) Whether local roading, and trees and planting on roads and lots, are proposed in general accordance with the Outline Development Plan, road cross section(s) and associated planting schedules and requirements shown in Appendix 39 and 40;~~

~~(c) Whether the roading and lot pattern follow a rectilinear pattern with orientations generally established by the surrounding road network, consistent with the typical subdivision patterns of the Rolleston rural area;~~

~~(d) Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve will create a rural character to the development and distinguish it from conventional suburban development;~~

~~(e) Whether suburban road patterns and details such as cul-de-sac, arbitrary curves, and kerb and channels are avoided;~~

~~(f) The extent to which the maximum of 97 lots (Holmes) and 51 lots (Skellerup) within the area defined by the Outline Development Plan in Appendices 39 and 40, respectively, is met;~~

~~(g) Whether the creation of open space in rural production areas is consistent with the Countryside Areas identified on the Outline Development Plan in Appendix 39 and 40;~~

~~(h) Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plan in Appendix 39;~~

~~(i) Whether there is a need for the western public walkway taking into account the ability to connect to future public walkways to the west (Holmes Block, Appendix 39);~~

~~(j) Whether at least 20ha of land is developed as a Lower Density Area with larger allotments (4ha or more) in general accordance with the location identified on the Outline Development Plan in Appendices 39 (Holmes) and 40 (Skellerup);~~

~~(k) In the event that it is developed first, whether the development of a Lower Density Area in advance of other development avoids frustrating the intentions of the Outline Development Plan or the ability to achieve integrated development over the Outline Development Plan area;~~

~~(l) Whether shelterbelt planting will achieve screening of activities occurring on Lot 3 DP 20007 (Skellerup Block, Appendix 40).~~

~~12.1.4.77 In relation to the Countryside Area Management Plan required for the Living 3 Zone west of Dunns Crossing Road, Rolleston as shown in Appendix 39 and 40:~~

~~(a) The adequacy of the management plan to achieve open space and/or rural character across the Countryside Area(s) in a manner that is compatible with the surrounding rural residential environment;~~



~~(b) The adequacy of proposed mechanisms to maintain and manage the Countryside Area(s) long term in a consistent manner;~~

~~(c) Whether rural landscape, visual and amenity value characteristics of the Countryside Area(s) are able to be maintained;~~

~~(d) The extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s);~~

~~(e) The extent to which adverse effects of plant pests and fire hazard risks will be avoided or remedied; and~~

~~(f) The suitability of proposed access within the Countryside Area(s) along Dunns Crossing Road.~~

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

3. An assessment is provided in **Attachment 6** in accordance with the requirements of the Resource Management Act 1991 and including Section 32 of the Act.

**DATED:** 17 November 2020

**Jeremy Phillips, Director & Senior Planner**

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

**Address for service:**

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Christchurch 8140

**Attention: Jeremy Phillips**

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**Address for Council fees:**

Rolleston West Residential Limited  
PO Box 2726  
Christchurch 8140

**Attention: Tim Carter**

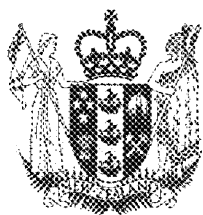
T: 03 3791650

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





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 686982  
**Land Registration District** Canterbury  
**Date Issued** 02 February 2015

**Prior References**

578660

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<b>Estate</b>	Fee Simple
<b>Area</b>	87.5312 hectares more or less
<b>Legal Description</b>	Section 2 Survey Office Plan 480906

**Registered Owners**

White Gold Limited

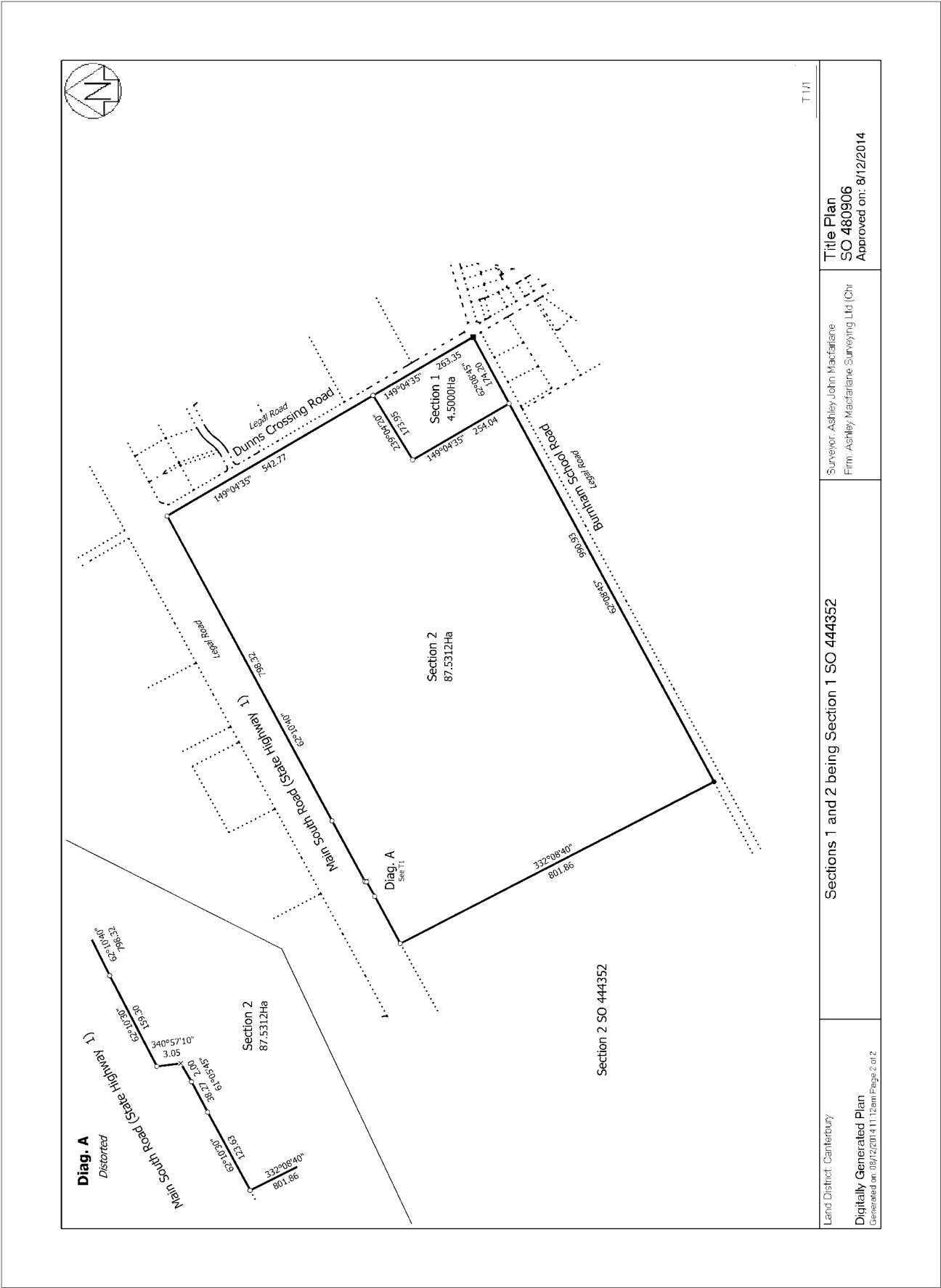
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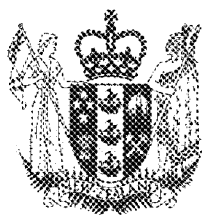
**Interests**

110032.1 Gazette Notice declaring No 1 State Highway (Awanui-Bluff) fronting the within land to be a limited access road - 15.12.1976 at 9:25 am (Affects parts formerly Part Section 1 Reserve 309 formerly CT CB206/66 and Part Reserve 302 and Part Reserve 1759 formerly CT CB383/123)

9199072.3 Mortgage to ANZ National Bank Limited - 16.10.2012 at 1:37 pm


9886966.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 5.11.2014 at 3:23 pm





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB24F/1018**  
**Land Registration District** **Canterbury**  
**Date Issued** 03 May 1983

**Prior References**

CB178/46

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<b>Estate</b>	Fee Simple
<b>Area</b>	72.6916 hectares more or less
<b>Legal Description</b>	Part Rural Section 31354, Part Rural Section 31356 and Part Section 4 Reserve 1342

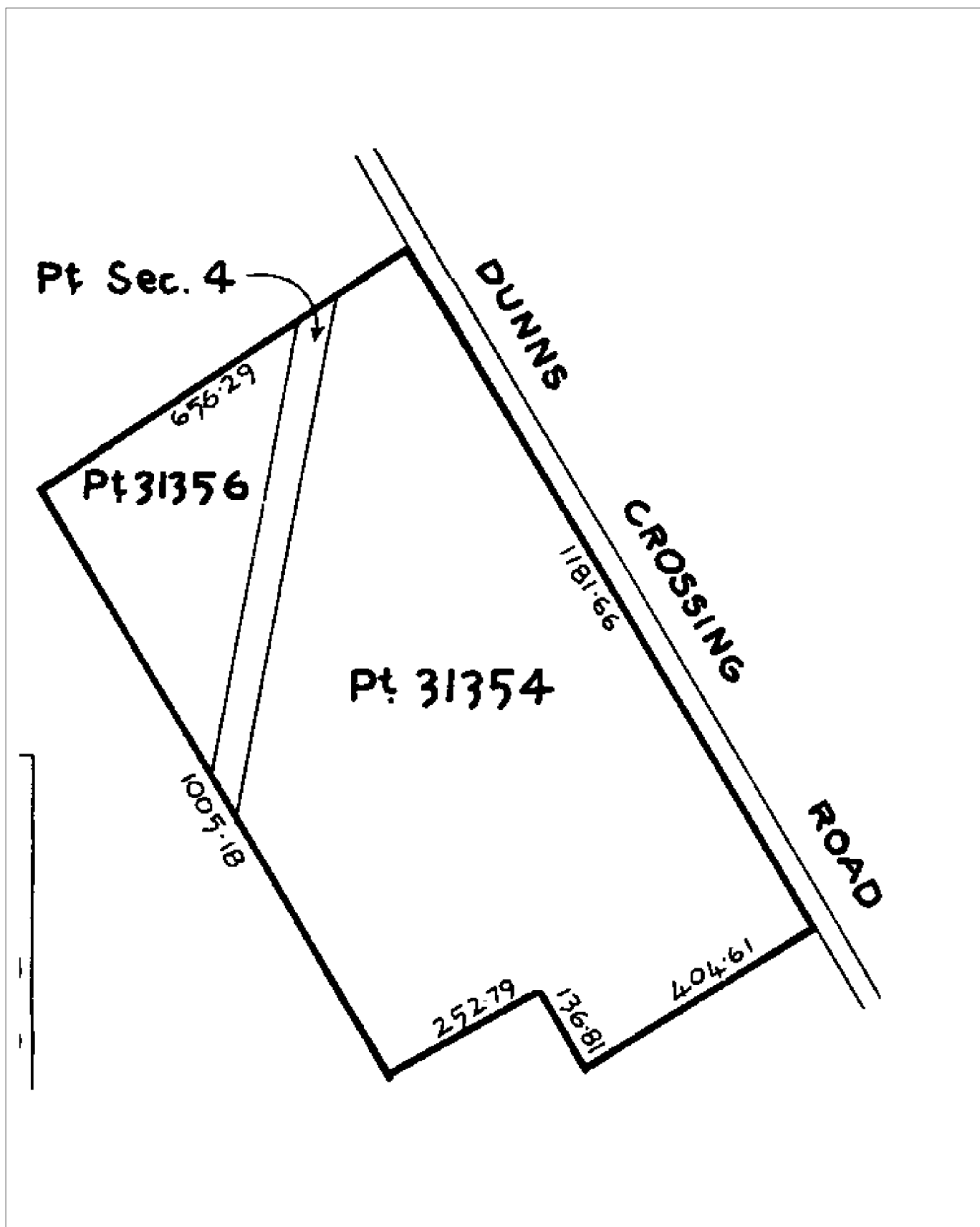
**Registered Owners**

White Gold Limited

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**Interests**

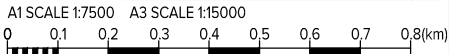
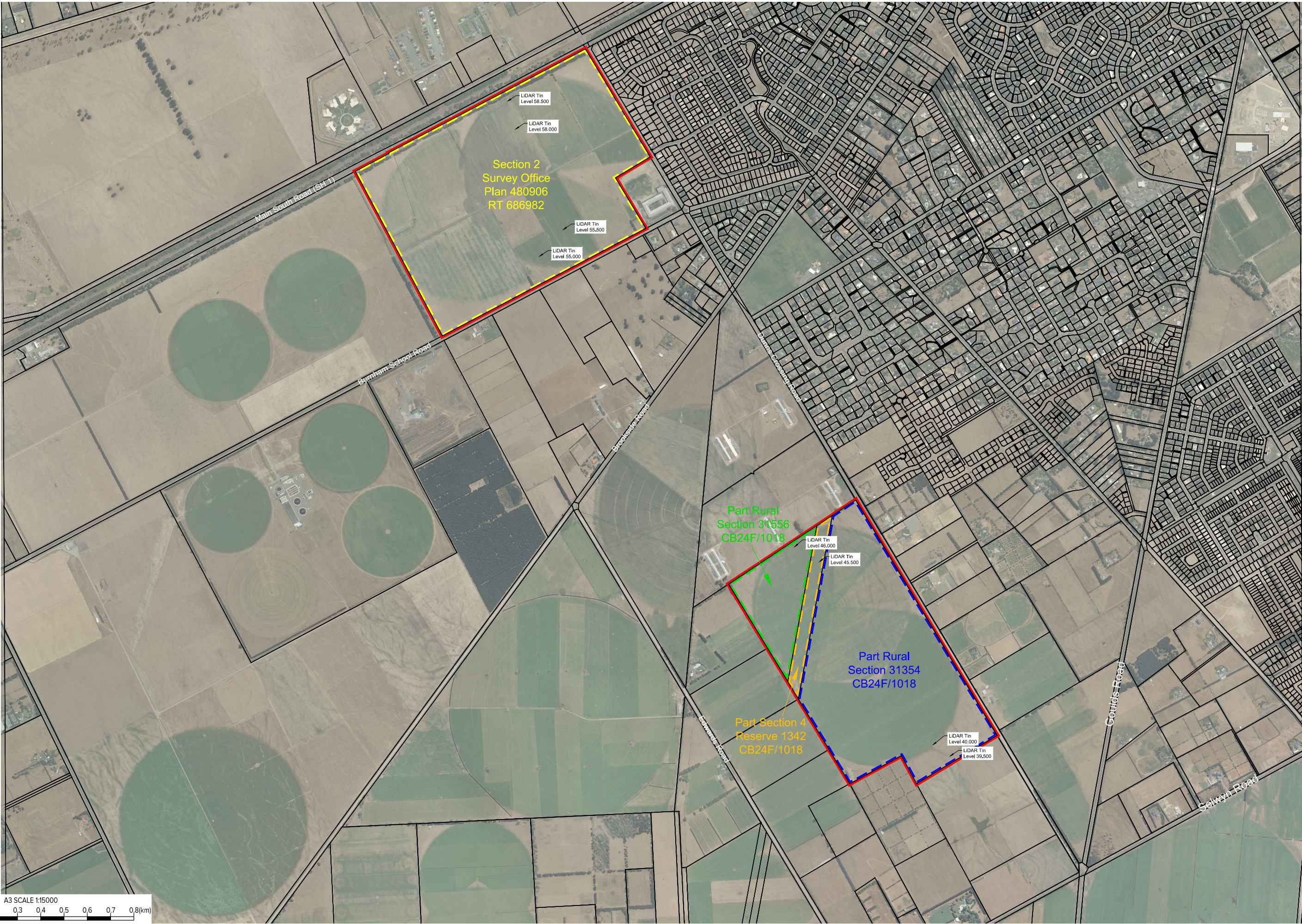
9199072.2 Mortgage to ANZ National Bank Limited - 16.10.2012 at 1:37 pm





## Attachment 2: Location Plan





Rev#	Description	Drawn	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
A	Preliminary Issue	BH	12.11.20



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Scale A3	Approved PM	Project
DO NOT SCALE FROM DRAWING	Date 03.11.20	Drawing Title

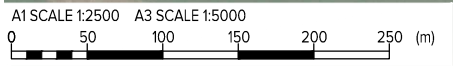
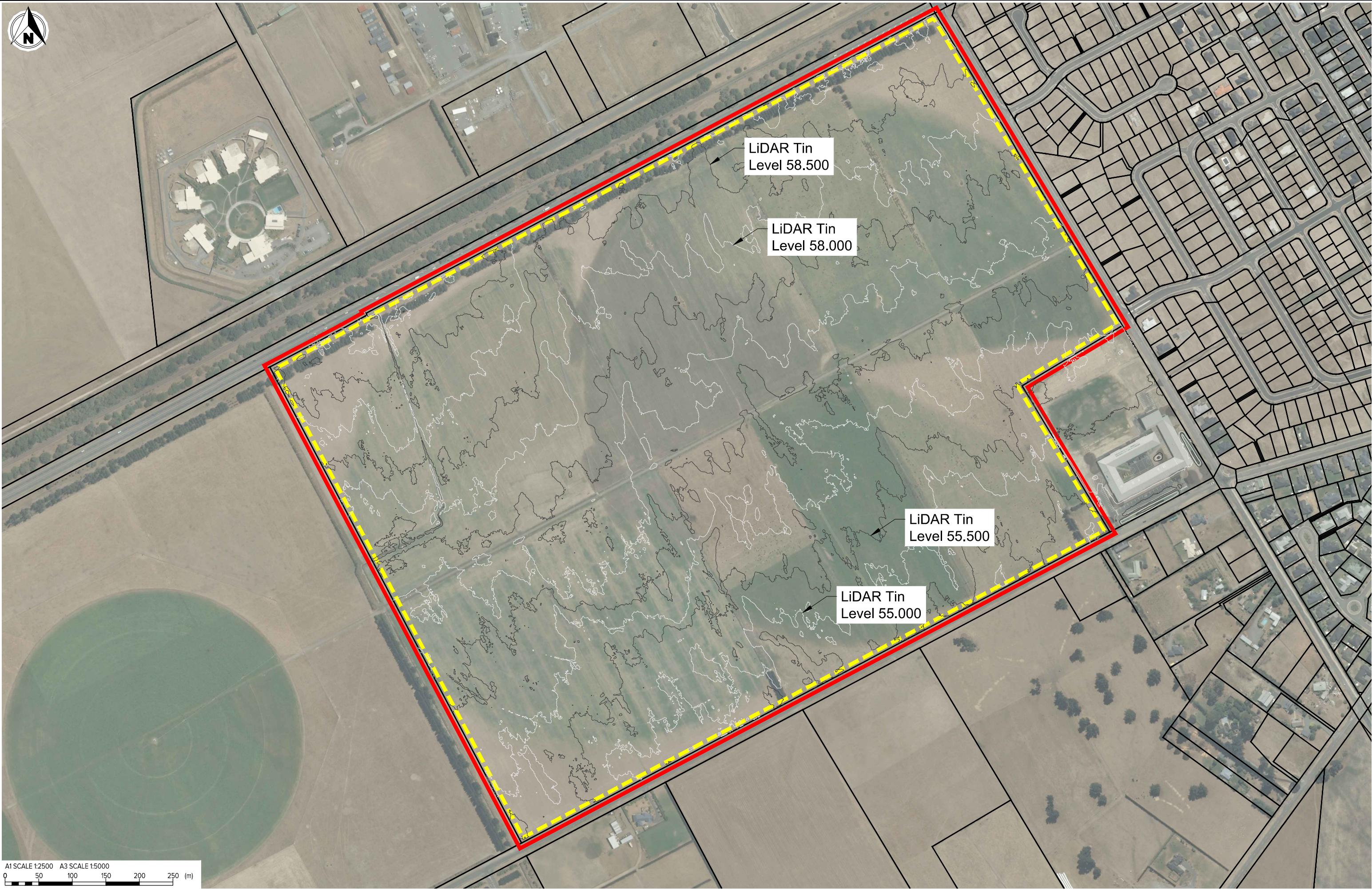
**ROLLESTON WEST  
RESIDENTIAL LIMITED**

**ROLLESTON WEST  
PLAN CHANGE**

**EXISTING TITLES**

Status	<b>FOR INFORMATION NOT FOR CONSTRUCTION</b>
Drawing No.	<b>14720-E-200</b>
Rev	A





Rev#	Description	Drawn	Date
-	-	-	-
-	-	-	-
-	-	-	-
A	Preliminary Issue	BH	12.11.20



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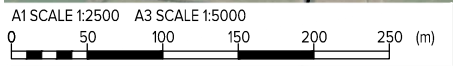
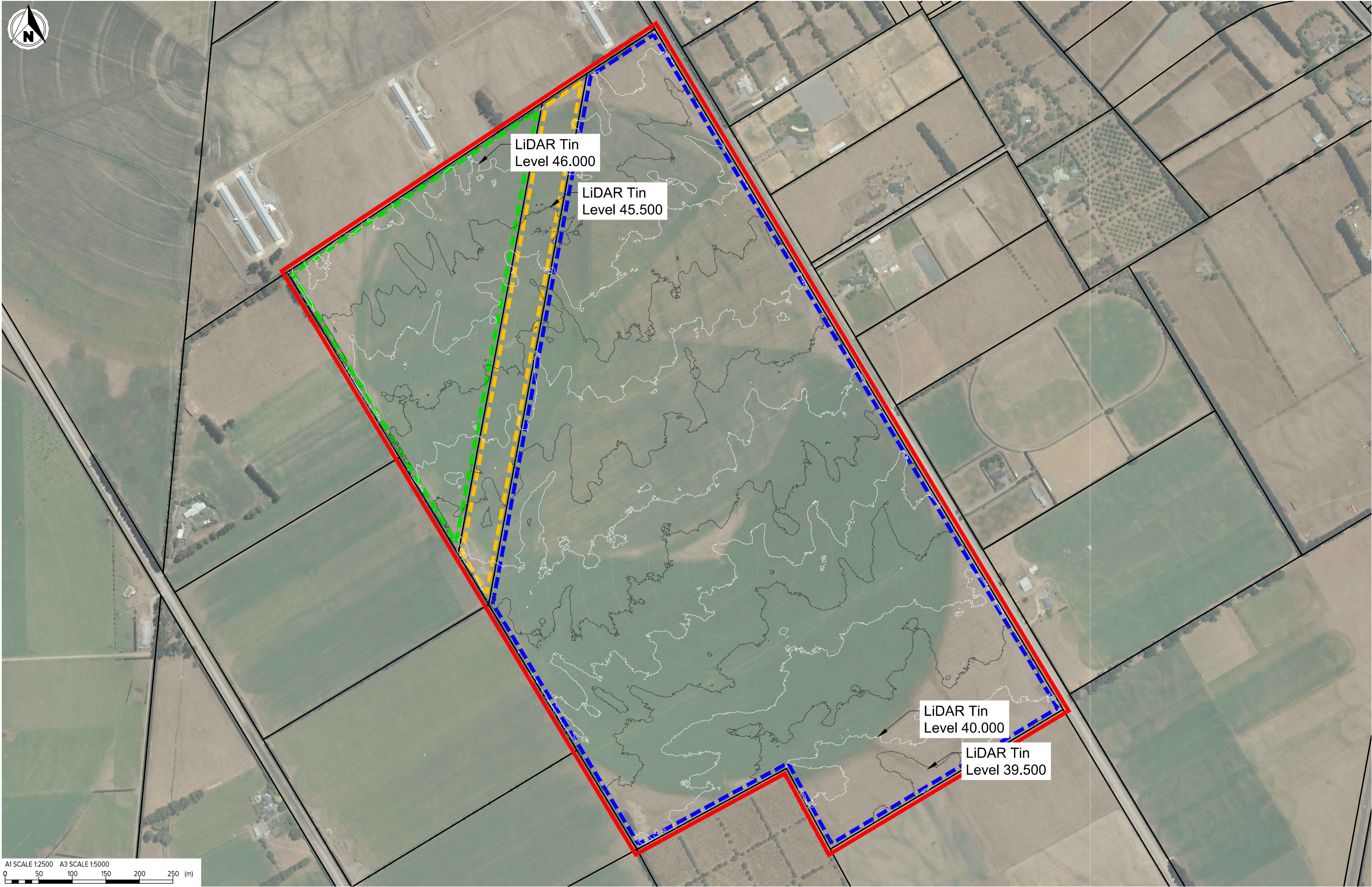
Designed BH
Approved PM
Date 03.11.20

Client <b>ROLLESTON WEST RESIDENTIAL LIMITED</b>
Project <b>ROLLESTON WEST PLAN CHANGE</b>

Drawing Title <b>HOLMES BLOCK LIDAR CONTOURS</b>
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Status <b>FOR INFORMATION NOT FOR CONSTRUCTION</b>
Drawing No. <b>14720-E-201</b>
Rev A





Rev#	Description	Drawn	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
A	Preliminary Issue	BH	12.11.20



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Approved PM
Date 03.11.20

Client <b>ROLLESTON WEST RESIDENTIAL LIMITED</b>
Project <b>ROLLESTON WEST PLAN CHANGE</b>

Drawing Title <b>SKELLERUP BLOCK LIDAR CONTOURS</b>
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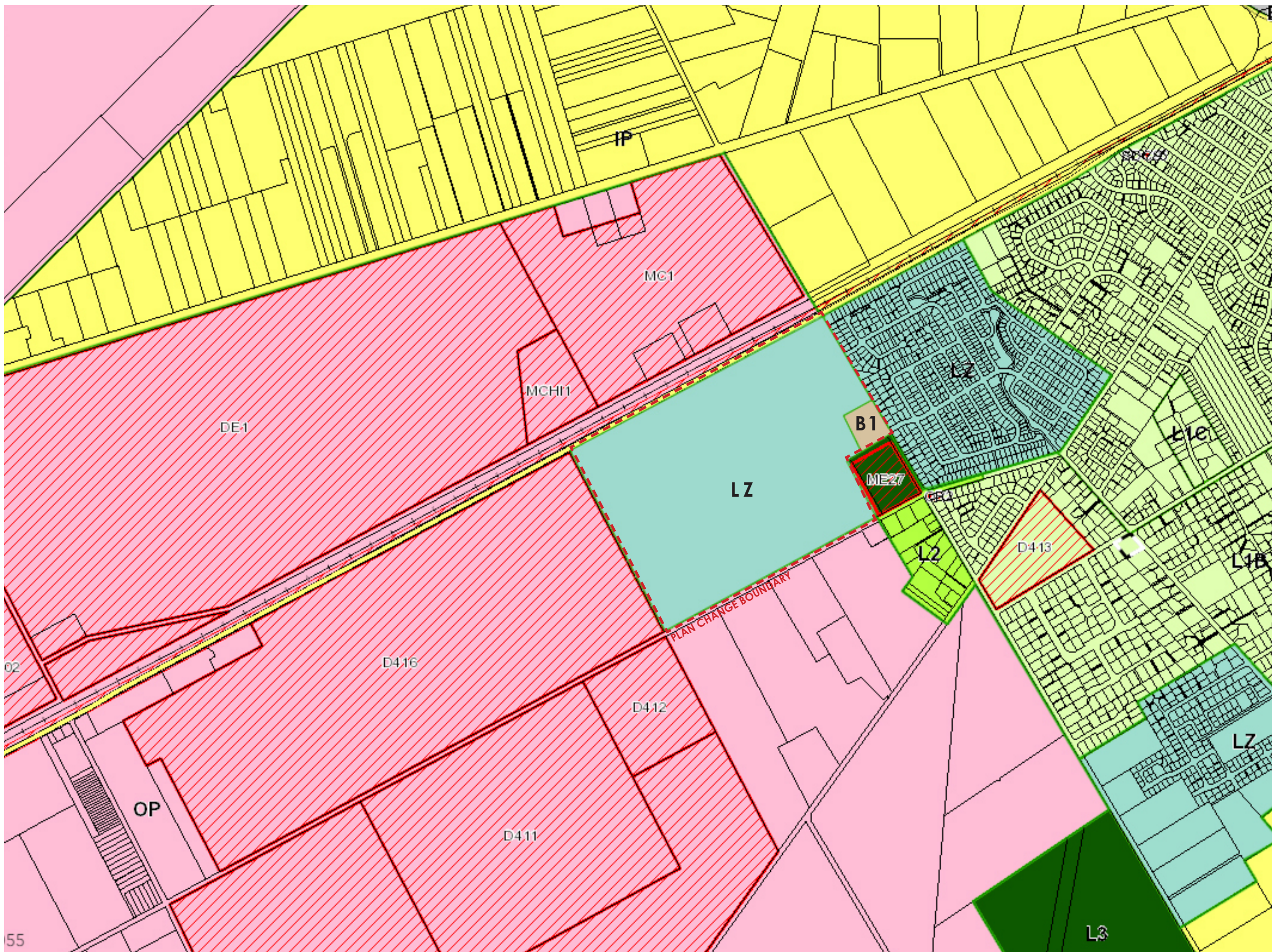
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Drawing No. <b>14720-E-202</b>
Rev <b>A</b>





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





## LEGEND

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

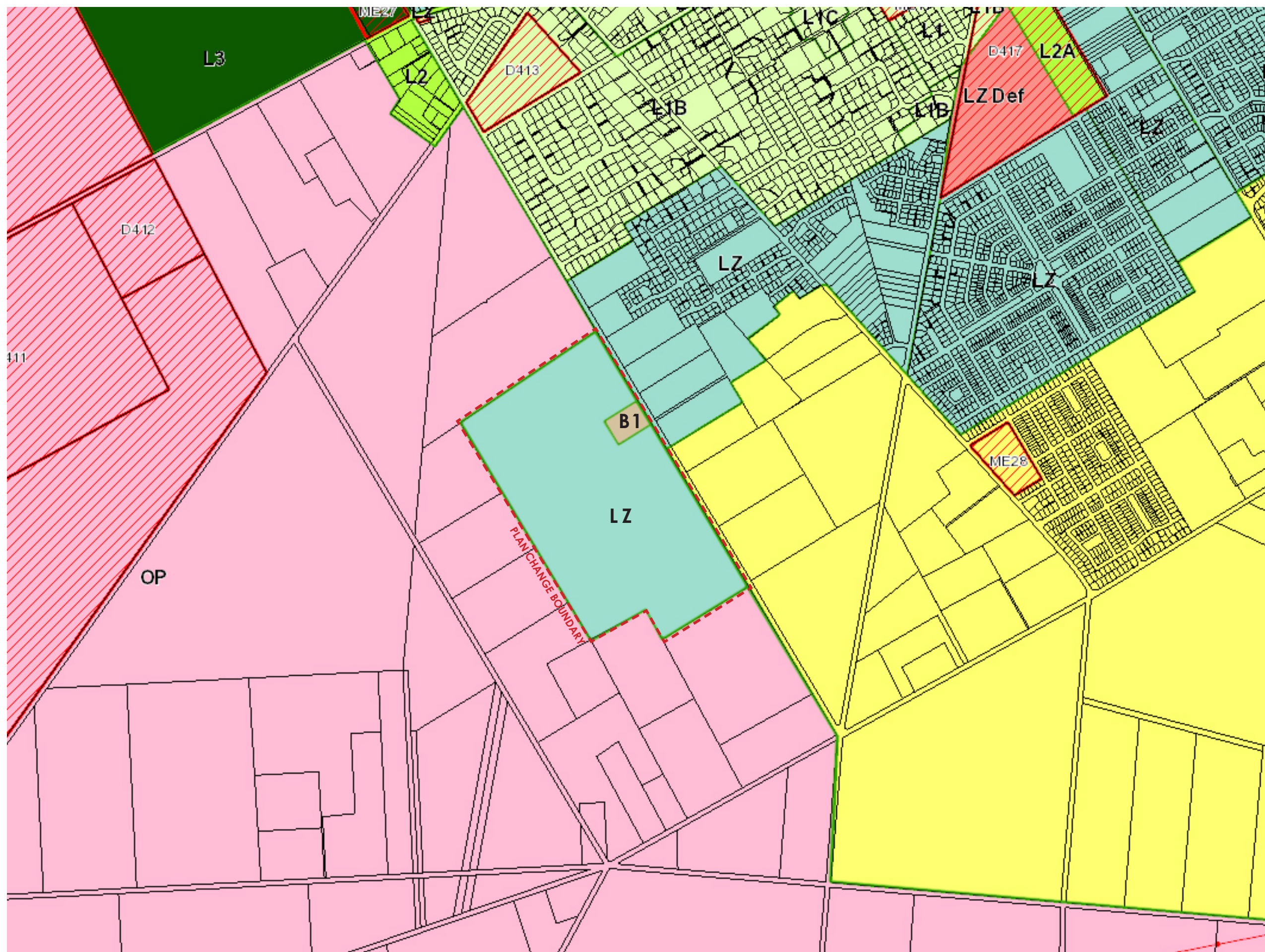
Map / image source: Selwyn District Council

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## PROPOSAL - HOLMES AREA DISTRICT PLAN ZONING

ROLLESTON WEST PLAN CHANGE





# LEGEND

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

Map / image source: Selwyn District Council

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## PROPOSAL - SKELLERUP AREA DISTRICT PLAN ZONING

ROLLESTON WEST PLAN CHANGE



## **Attachment 4: Proposed (Amended) Outline Development Plan 39 – Holmes Block, Rolleston**

# OUTLINE DEVELOPMENT PLAN 39 (HOLMES BLOCK)

## Introduction

The Outline Development Plan (ODP) area comprises 87.5 hectares and is situated on the southwest corner of Main South Road (State Highway 1) and Dunns Crossing Road.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- a. The Land Use Recovery Plan (LURP)
- b. The Canterbury Regional Policy Statement
- c. The Greater Christchurch Urban Development Strategy (UDS)
- d. The Ministry for the Environment's Urban Design Protocol
- e. The Selwyn District Council's 2009 Subdivision Design Guide

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

## Land Use Plan

The majority of the ODP area will provide for Living Z zoning with corresponding variety in densities, including Low Density (average allotment size of 600m<sup>2</sup> and a minimum individual allotment size of 500m<sup>2</sup>), Medium Density Small-lot (maximum average of 500m<sup>2</sup>, with minimum of 400m<sup>2</sup>), and Medium Density Comprehensive (maximum average of 350m<sup>2</sup>, with no minimum site size). Higher density (15hh/Ha) residential areas are proposed adjacent to key open spaces and green corridors.

A small Business 1 zoned local centre is proposed adjacent to the intersection of Dunns Crossing Road, the proposed Primary Road and West Rolleston Primary School. This will provide for some of the convenience needs of residents in the immediate area.

## Movement Network

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

The ODP provides for an integrated transport network incorporating:

- a. A primary route that provides an east-to-west route through that part of the ODP area to the west of Dunns Crossing Road. This provides a connection to Burnham School Road, and a potential future connection to land further to the south.
- b. Secondary routes are otherwise provided throughout the ODP block and are intended to provide ease of movement access in a north-to-south and east-to-west direction through the block.
- c. Shared pedestrian and cycle connections are provided centrally through the ODP area to enhance safe walking and cycling opportunities.

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

### **Green Network**

A recreation reserve and pocket park is provided in addition to green links and reserves that provide open space and facilitate attractive pedestrian connections.

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

### **Blue Network**

**Stormwater** - Stormwater runoff from individual sites will discharge primary runoff from rooves and hardstand areas directly to ground via on-site soak pits. Runoff from hardstand areas and roads will be collected and treated before discharging into ground via soakpits or infiltration trenches. In general, the first flush stormwater runoff will be generally treated through a swale or infiltration basin or proprietary stormwater treatment devices. Stormwater runoff from large rainfall events which exceed the first flush capacity can be discharged directly to ground using rapid infiltration trenches or soakpits. Flows in excess of the capacity of the primary system can be directed to the roads which will act as secondary flow paths to safely convey stormwater through the developments. The detailed design of stormwater management will be determined by the developer in collaboration with Council at the subdivision stage and in accordance with Environment Canterbury requirements.

**Water** – The water reticulation will be an extension of the existing water reticulation network bordering the site into each of the plan change blocks along proposed spine roads with minor upgrading of the existing network. Additional connections to other parts of the Council network to the northeast will be determined at the subdivision stage to increase network connectivity and resilience.



# OUTLINE DEVELOPMENT PLAN (ODP) - HOLMES BLOCK

## LEGEND

- Plan Change Boundary
- Living Z**
  - General Residential Density (Minimum 12 Households/Ha)
  - Medium Residential Density (Minimum 15 Households/Ha)
- Business**
  - Commercial / Business
- Primary Road
- Secondary Road
- 2.5m Shared Path (off road)
- Possible Future Connection
- Potential Intersection Upgrade
- Recreation Reserve
- Pocket Park
- Green Link
- Water Race
- Water Race Realigned
- Avoid access onto Burnham School Road from site
- Odour Constrained Area
- Bunding and Dense Planting
- 40m Noise Abatement Setback
- Acoustic Bund or Fencing

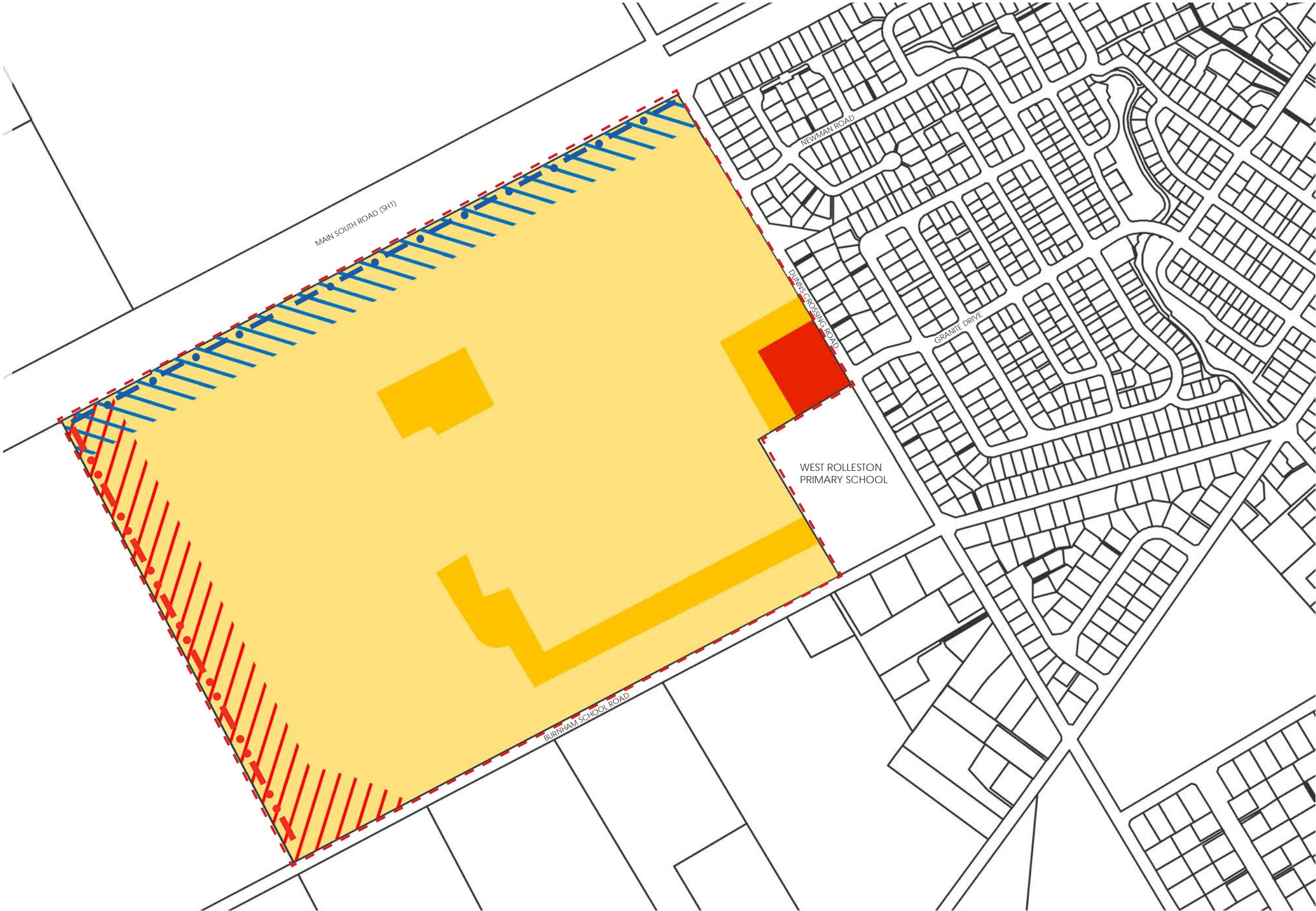




# LANDUSE AND DENSITY - HOLMES BLOCK

## LEGEND

- Plan Change Boundary
- Living Z**
  - General Residential Density (Minimum 12 Households/Ha)
  - Medium Residential Density (Minimum 15 Households/Ha)
- Business**
  - Commercial / Business
- Odour Constrained Area
- Bunding and Dense Planting
- 40m Noise Abatement Setback
- Acoustic Bund or Fencing

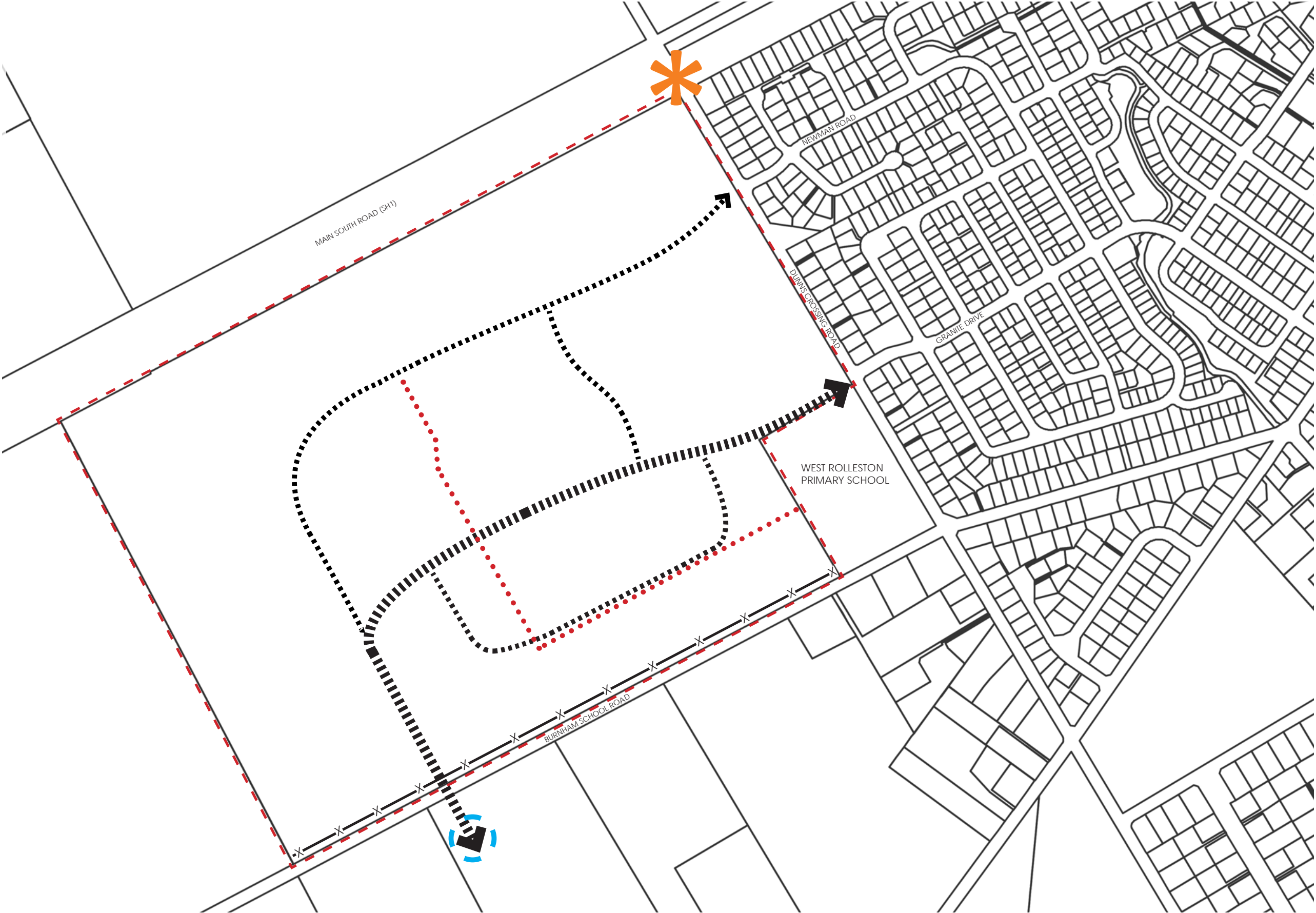




# MOVEMENT AND CONNECTIVITY - HOLMES BLOCK

## LEGEND

- Plan Change Boundary
- Primary Road
- Secondary Road
- 2.5m Shared Path (off road)
- Possible Future Connection
- Avoid access onto Burnham School Road from site
- Potential Intersection Upgrade





# BLUE AND GREEN / OPEN SPACE NETWORK - HOLMES BLOCK

## LEGEND

- Plan Change Boundary
- Recreation Reserve
- Pocket Park
- Green Link
- Water Race
- Water Race Realigned





## **Attachment 5: Proposed (Amended) Outline Development Plan 40– Skellerup Block, Rolleston**

# OUTLINE DEVELOPMENT PLAN 40 (SKELLERUP BLOCK)

## Introduction

The Outline Development Plan (ODP) area comprises 72.7 hectares and is situated on the west side of Dunns Crossing Road, approximately midway between Selwyn Road and Brookside Road.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- a. The Land Use Recovery Plan (LURP)
- b. The Canterbury Regional Policy Statement
- c. The Greater Christchurch Urban Development Strategy (UDS)
- d. The Ministry for the Environment's Urban Design Protocol
- e. The Selwyn District Council's 2009 Subdivision Design Guide

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

## Land Use Plan

The majority of the ODP area will provide for Living Z zoning with corresponding variety in densities, including Low Density (average allotment size of 600m<sup>2</sup> and a minimum individual allotment size of 500m<sup>2</sup>), Medium Density Small-lot (maximum average of 500m<sup>2</sup>, with minimum of 400m<sup>2</sup>), and Medium Density Comprehensive (maximum average of 350m<sup>2</sup>, with no minimum site size). Higher density (15hh/Ha) residential areas are proposed adjacent to key open spaces and green corridors.

A small Business 1 zoned local centre is proposed adjacent to the intersection of Dunns Crossing Road and the proposed Primary Road. This will provide for some of the convenience needs of residents in the immediate area.

## Movement Network

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

The ODP provides for an integrated transport network incorporating:

- a. A primary route that provides east-to-west and north-to-south routes through the ODP area, connecting to Dunns Crossing Road in three locations. A potential future primary road connection and two secondary road connections are provided for land to the west.
- b. Secondary routes are otherwise provided throughout the ODP block and are intended to provide ease of movement access in a north-to-south and east-to-west direction through the block.
- c. Shared pedestrian and cycle connections are provided centrally through the ODP area to enhance safe walking and cycling opportunities.

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

## **Green Network**

Three recreation reserves are provided in addition to green links and reserves that provide open space and facilitate attractive pedestrian connections.

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

## **Blue Network**

**Stormwater** - Stormwater runoff from individual sites will discharge primary runoff from rooves and hardstand areas directly to ground via on-site soak pits. Runoff from hardstand areas and roads will be collected and treated before discharging into ground via soakpits or infiltration trenches. In general, the first flush stormwater runoff will be generally treated through a swale or infiltration basin or proprietary stormwater treatment devices. Stormwater runoff from large rainfall events which exceed the first flush capacity can be discharged directly to ground using rapid infiltration trenches or soakpits. Flows in excess of the capacity of the primary system can be directed to the roads which will act as secondary flow paths to safely convey stormwater through the developments. The detailed design of stormwater management will be determined by the developer in collaboration with Council at the subdivision stage and in accordance with Environment Canterbury requirements.

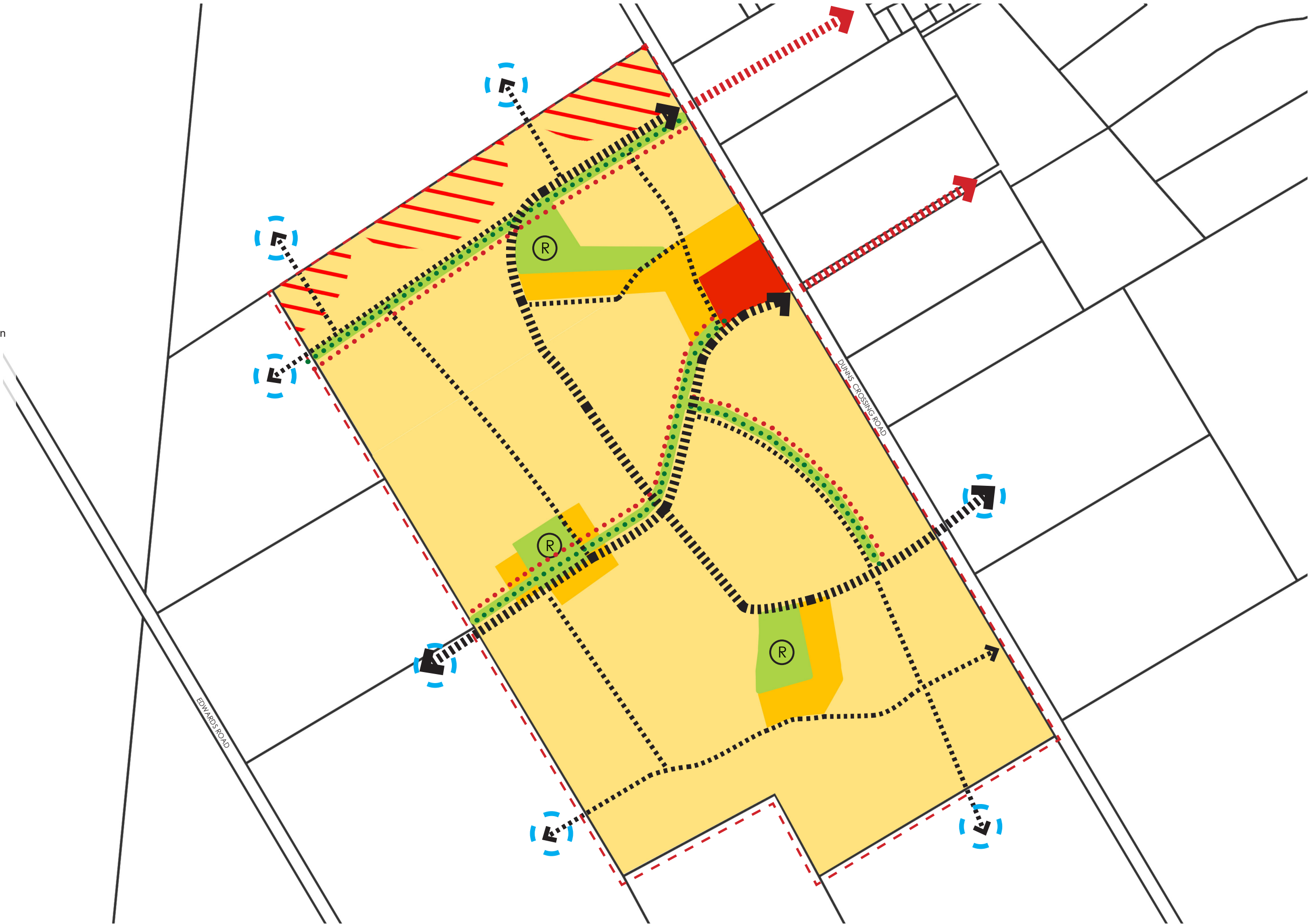
**Water** – The water reticulation will be an extension of the existing water reticulation network bordering the site into each of the plan change blocks along proposed spine roads with minor upgrading of the existing network. Additional connections to other parts of the Council network to the northeast will be determined at the subdivision stage to increase network connectivity and resilience.



# OUTLINE DEVELOPMENT PLAN (ODP) - SKELLERUP BLOCK

## LEGEND

- Plan Change Boundary
- Living Z**
  - General Residential Density (Minimum 12 Households/Ha)
  - Medium Residential Density (Minimum 15 Households/Ha)
- Business**
  - Commercial / Business
- Primary Road
- Secondary Road
- Planned Future Road Connection (via other developments)
- 2.5m Shared Path (off road)
- Possible Future Connection
- Recreation Reserve (R)
- Green Link
- Odour Constrained Area




# LANDUSE AND DENSITY - SKELLERUP BLOCK

## LEGEND

 Plan Change Boundary


### Living Z

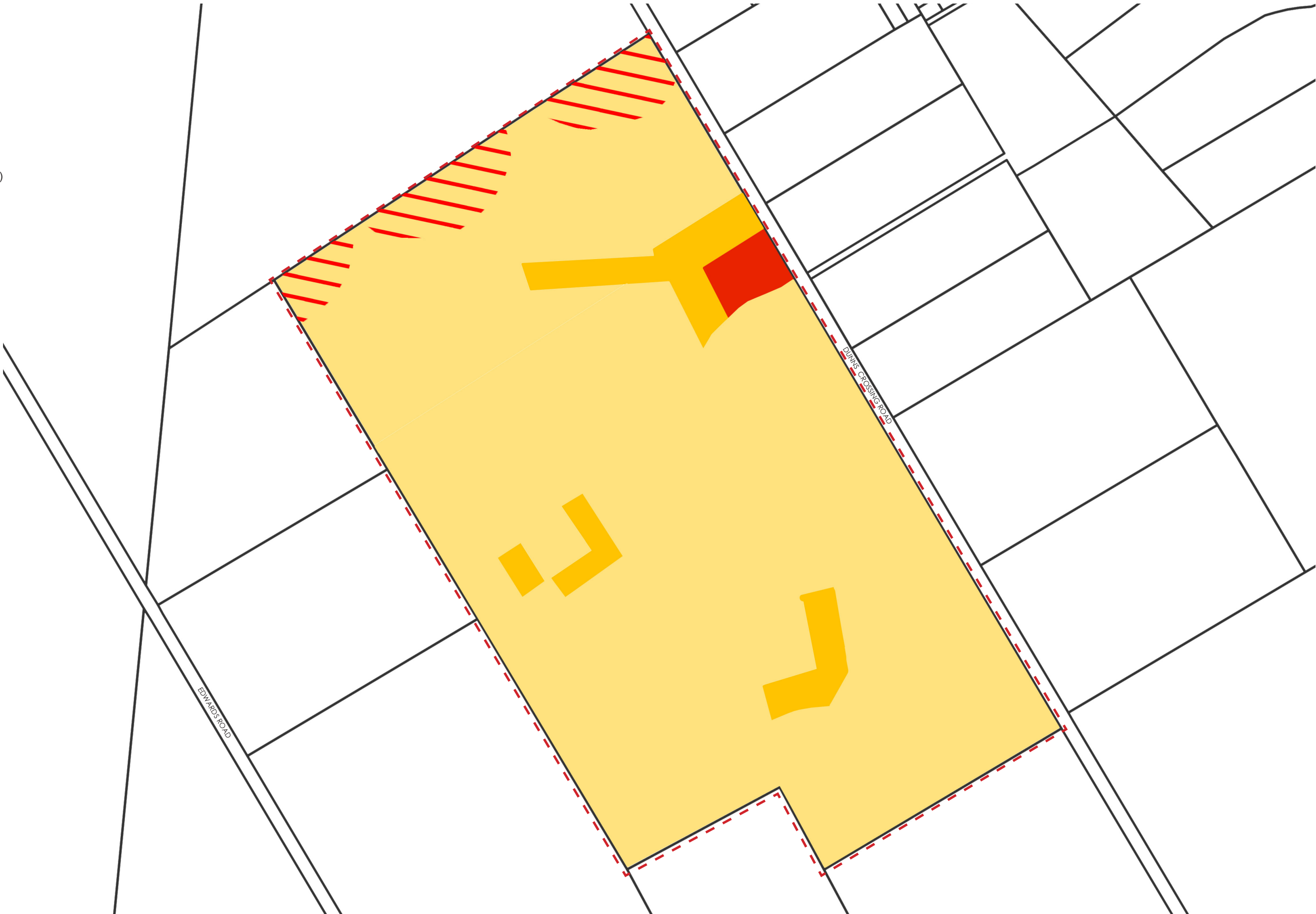
 General Residential Density  
(Minimum 12 Households/Ha)

 Medium Residential Density  
(Minimum 15 Households/Ha)

### Business

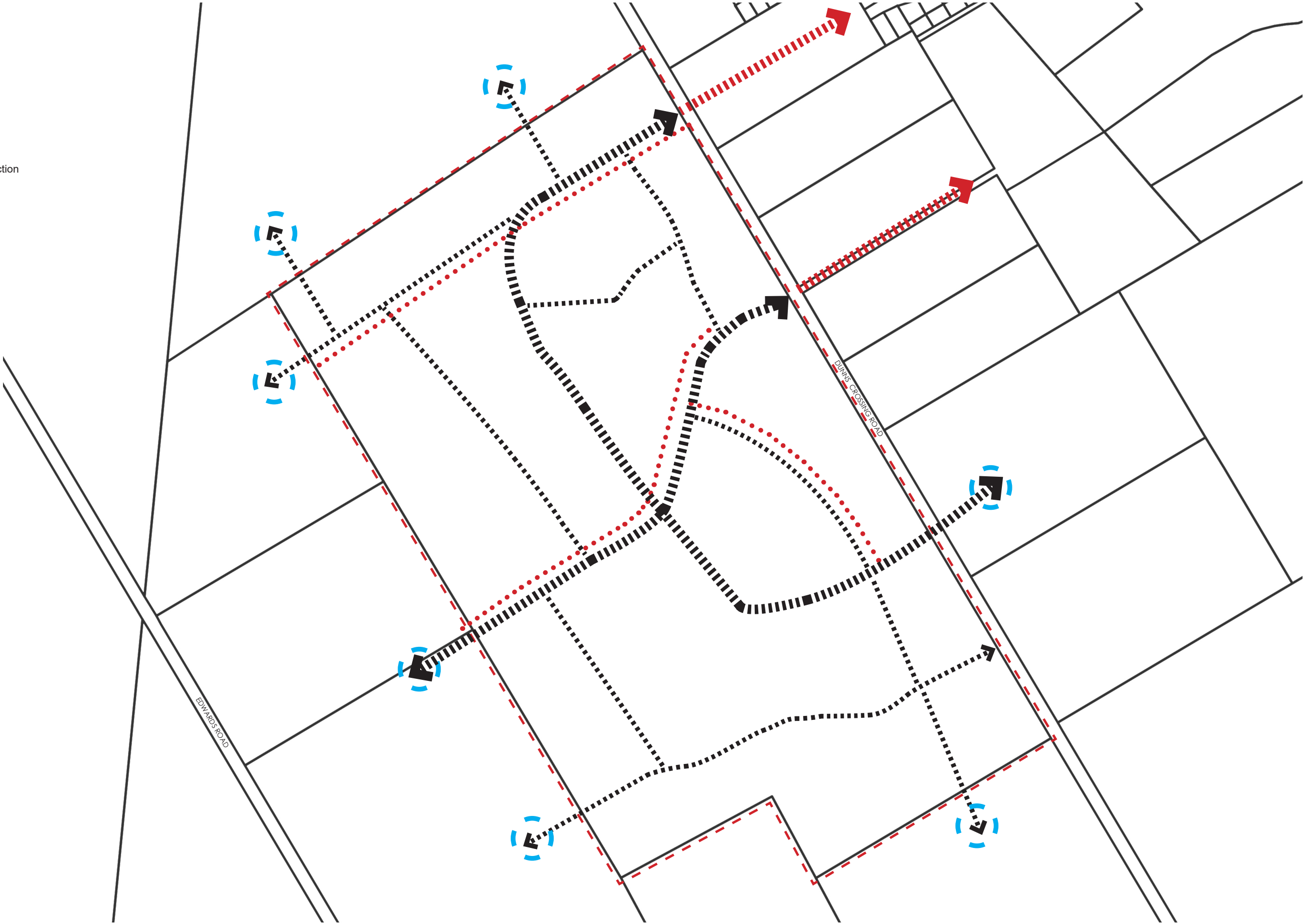
 Commercial / Business

 Odour Constrained Area



# MOVEMENT AND CONNECTIVITY - SKELLERUP BLOCK

- LEGEND
- Plan Change Boundary
  - Primary Road
  - Secondary Road
  - Planned Future Road Connection (via other developments)
  - 2.5m Shared Path (off road)
  - Possible Future Connection





BLUE AND GREEN / OPEN SPACE NETWORK - SKELLERUP BLOCK

LEGEND

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





## **Attachment 6: Section 32 Evaluation**



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Appendix D Integrated Transport Assessment
Appendix E Landscape and Urban Design Assessment
Appendix F Ecological Assessment
Appendix G Economic Assessment
Appendix H Odour Assessment
Appendix I Acoustic Assessment



## Introduction

1. Rolleston West Residential Limited ('RWRL') requests a change to the Selwyn District Plan to rezone approximately 160 hectares of Living 3 zoned land, to Living Z and Business 1 (Local Centre), at Rolleston.
2. This document forms the Section 32 evaluation of the plan change, consisting of an evaluation of the contents of the Proposed Plan Change, and incorporates material from the following documents:
  - **Appendix A** Infrastructure Assessment
  - **Appendix B** Geotechnical Assessment
  - **Appendix C** Preliminary Site Investigation (PSI) Report
  - **Appendix D** Integrated Transport Assessment
  - **Appendix E** Landscape and Urban Design Assessment
  - **Appendix F** Ecological Assessment
  - **Appendix G** Economic Assessment
  - **Appendix H** Odour Assessment
  - **Appendix I** Acoustic Assessment
3. The subject land is presently zoned Living 3. The Holmes Block immediately adjoins a Living 2 zone to the south and Living Z zone on the eastern side of Dunns Crossing Road. The Skellerup Block also adjoins a Living Z zone on the eastern side of Dunns Crossing Road. The balance of land adjoining the Plan Change site is zoned Rural Outer Plains or Rural Inner Plains.
4. The density of development and Outline Development Plan (ODP) layout proposed via this plan change application is consistent, and compatible with that of the adjoining Living Z zoned land to the east beyond Dunns Crossing Road.
5. This plan change specifically accounts for the National Policy Statement on Urban Development 2020 (NPS-UD) which recognises the national significance of: having well-functioning urban environments; and providing sufficient development capacity to meet the different needs of people and communities.
6. The Ministry for the Environment (MfE) note that the NPS-UD is needed because: *'Some urban areas in New Zealand are growing quickly. To support productive and well-functioning cities, it is important that there are adequate opportunities for land to be developed to meet community business and housing needs'*<sup>1</sup>. MfE further note: *'The NPS-UD 2020 requires councils to plan well for growth and ensure a well-functioning urban*

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



*environment for all people, communities and future generations. This includes... **ensuring that plans make room for growth both 'up' and 'out', and that rules are not unnecessarily constraining growth**'.*

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



## Statutory Requirements of the Act

8. This Plan Change request is made under the Resource Management Act 1991. This section sets out the relevant framework of the Act under which the request is made, with the subsequent sections then providing the relevant assessment of each part of the framework.
9. Section 73(2) of the RMA provides that: '*Any person may request a territorial authority to change a district plan, and the plan may be changed in the manner set out in Part 2 or 5 of Schedule 1*'.
10. Part 5 of Schedule 1 is not relevant to this particular plan change application as it relates to the use of the 'streamlined planning process', which is not proposed in this instance.
11. Part 2 of Schedule 1 relevantly relates to requests for changes to plans of local authorities. Clause 21(1) restates that any person may request a change to a district plan. Clause 22 of Part 2 of Schedule 1 states:

*(1) A request made under clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan and contain an evaluation report prepared in accordance with section 32 for the proposed plan or change.*

*(2) Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.*
12. The **purpose** of this Plan Change is to provide for an extension of the adjoining existing urban residential area of Rolleston (with provision for some associated local business services) in a manner that adds significantly to development capacity and provides for increased competition and choice in residential land markets whilst managing adverse effects of the change in land use on the surrounding area.
13. Provision for a variety of densities (including medium density and lower density development) within the Plan Change area is considered appropriate to provide choice, help address declining housing affordability, and enable persons and the community to provide for their health and wellbeing, while avoiding, remedying or mitigating potential adverse effects. While the proposal will result in a change to an urban form from the rural-residential form that exists currently, the proposal is considered to be an efficient use of the physical land resource.
14. The **reasons** for the Plan Change are:
  - a. The existing zoning and associated plan provisions anticipate rural-residential development of the site, but this has not eventuated. As such, the current land use is not achieving the District Plan's objectives for the land.



- b. The rural-residential development anticipated by the current Living 3 zoning of the subject land, is an inefficient use of the land relative to urban-residential use and development.
  - c. The location of the site is considered appropriate for an expansion of this type of development accounting for: efficiencies gained by the expansion of the existing Rolleston residential area and associated infrastructure; and the site's adjacency to existing urban residential activity and the associated high level of accessibility and connectivity to the surrounding area.
  - d. As concluded in the economic assessment (Appendix G), the proposed Plan Change:
    - i. Will provide for increased competition and choice in residential land markets and help address declining housing affordability. It may also increase levels of economic activity and population in Rolleston and the Selwyn District.
    - ii. Will not give rise to economic externality costs.
    - iii. Would add significantly to residential development capacity both in the context of the existing scale of Rolleston and the Selwyn District, and for the future forecast growth of both areas.
  - e. The proposed Plan Change is consistent with the Government's recently released National Policy Statement on Urban Development 2020 and its predecessor, the National Policy Statement on Urban Development Capacity 2016. In particular, it will enable '*people and communities to provide for their ... economic (and social) ... well being*'; and promote '*the efficient use and development of natural and physical resources*'.
15. The evaluation report undertaken in accordance with section 32 of the RMA is set out in the 'Evaluation of the Proposal' and 'Evaluation of the preferred option for provisions' in Sections 5 and 6 of this report, and an assessment of the environmental effects anticipated by the implementation of the changes is set out later in this report.
16. Consideration needs to be given to whether the Plan Change accords with and will assist the Council in carrying out its functions under section 31 of the RMA to, among other things, achieve integrated management of the effects of the use, development, or protection of land and associated resources. This includes the control of the actual and potential effects of land use or development on the environment in accordance with the provisions of Part 2 while recognising and providing for section 6 matters, having particular regard to section 7 matters and taking into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).
17. Sections 74 and 75 of the RMA also set out legal obligations when changing a district plan. As required by these sections, the Plan Change must specifically be in accordance with, give effect to, not be inconsistent with, take into account, or have regard to the specified documents / provisions. Consideration of these documents is set out later this report.





## The Site and Surrounding Environment

18. The subject land is located generally on the west side of the existing Rolleston township, to the west of Dunns Crossing Road, and to the south of Main South Road / State Highway 1.
19. The subject land has an area of approximately 160 hectares and is comprised of two separate blocks: the Holmes Block being an 87.5 hectare property situated on the southwest corner of Dunns Crossing Road and Main South Road; and, the Skellerup Block, being a 72.7 hectare property situated on the west side of Dunns Crossing Road, approximately midway between Selwyn Road and Brookside Road.
20. The Certificates of Title of affected land are included in **Attachment 1** of the Plan Change Application. The site's location is indicated on the aerial photograph in **Figure 1** below, and in the location plan, planning map proposal, and ODPs contained in **Attachments 2 - 5** of the Plan Change Application.
21. The site has frontage and access to/from Dunns Crossing Road to the east. Dunns Crossing Road is an arterial road extending from Selwyn Road to the south to Main South Road (State Highway 1) to the north. The Holmes Block also has access to Burnham School Road, a local road which connects to Dunns Crossing Road.
22. To the east of the site is the existing Rolleston township, including recently constructed and progressively developing residential subdivisions within ODP Areas 1 and 12 in the Selwyn District Plan.
23. To the south and west is Rural Zone land used predominantly for rural activity, rural-residential activity. Notably, the Rolleston Wastewater Treatment Plant and Rolleston Resource Recovery Park are located to the southwest of the Holmes Block, and intensive farming poultry sheds are situated to the north of the Skellerup Block.
24. The site itself features land used for cropping and pastoral grazing. There are no notable clusters of buildings or other improvements on the land.
25. The attributes of the site and locality are further described in the technical reports appended to this assessment, including:
  - a. Infrastructure / servicing, and ground and surface water characteristics (**Appendix A**);
  - b. Geotechnical and land characteristics (**Appendices B and C**);
  - c. Transport (**Appendix D**);
  - d. Landscape and urban design attributes (**Appendix E**);
  - e. Ecological attributes, including waterbodies (**Appendix F**);
  - f. Surrounding odour generating activities (**Appendix H**); and.
  - g. Noise characteristics (**Appendix I**).



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

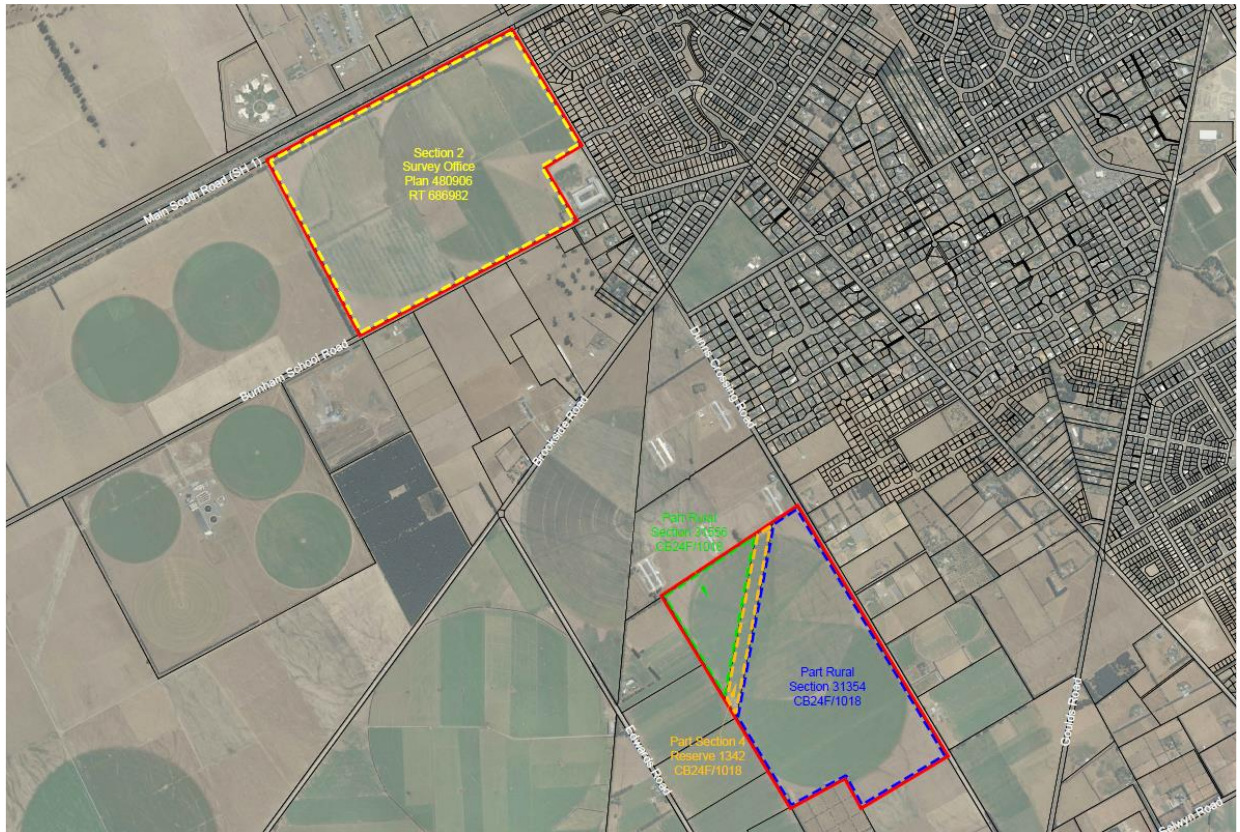


Figure 1: Aerial photograph indicating subject land (Source: Inovo Projects)



## The Plan Change

### Description of the Proposal

27. It is proposed to rezone approximately 160 hectares of Living 3 Zone land for primarily residential purposes, with Outline Development Plans (ODPs) guiding the form and layout of future development.
28. The plan change and ODPs adopt two zone types from the District Plan, being: Living Z, and Business 1 (Local Centre). Aside from a change to the planning map, insertion of amended ODPs into the Plan, and amendments to provisions to reflect the change in zoning, no other substantive changes, additions or deletions are proposed to the current content of the District Plan. In particular, no changes to objectives or policies are proposed.
29. The Living Z zone is proposed for the majority of the plan change site and this is a natural extension of the existing residential areas on the opposite (eastern) side of Dunns Crossing Road. This zone will provide for variable lot sizes, including Low Density (average allotment size of 600m<sup>2</sup> and a minimum individual allotment size of 500m<sup>2</sup>), Medium Density Small-lot (maximum average of 500m<sup>2</sup>, with minimum of 400m<sup>2</sup>), and Medium Density Comprehensive (maximum average of 350m<sup>2</sup>, with no minimum site size).
30. A Business 1 zoned local centre is proposed on each block to provide for a small commercial area or neighbourhood shops. Under this zoning, retail activity is limited to a total floor area (in the centre) of 450m<sup>2</sup> GFA, and individual tenancies will not exceed 350m<sup>2</sup>. Accordingly, this small local centre is envisaged to serve the new community with day to day products, with likely tenants being a dairy, takeaways and a café, or similar.
31. The ODP area is designed to achieve an overall minimum net density of 12 households per hectare, noting that the Living Z zoning provides for the provision of higher density (15hh/Ha) residential areas adjacent to key open spaces and green corridors. Based on these densities and the developable areas on the plan change site<sup>2</sup>, the proposed Plan Change is envisaged to provide for the establishment of up to 2,100 new households (1150 on the Holmes Block and 950 on the Skellerup Block).

### Outline Development Plan - Layers

32. **Attachments 4 and 5** to the Plan Change entail overall ODPs, plus separate layer diagrams as described below for the Holmes and Skellerup blocks respectively.
33. The ODP embodies a development framework and utilises design concepts that are in accordance with:
  - a. The Land Use Recovery Plan (LURP)
  - b. The Canterbury Regional Policy Statement

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



- c. The Greater Christchurch Urban Development Strategy (UDS)
  - d. The Ministry for the Environment's Urban Design Protocol
  - e. The Selwyn District Council's 2009 Subdivision Design Guide
34. A single Overall ODP for each block is accompanied by three more specific plans that reference the Density (Land Use), Movement Network, Green and Blue Networks. These attributes are described in further detail in the covering text for the ODPs (see **Attachments 4 and 5**).

### Urban Design Attributes

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

*'to create diversity and variety of housing typology without compromising lifestyle. The provision of smaller residential lot sizes are recognised as an important method to reduce sale prices and meet the demands of a greater proportion of the community, particularly first home buyers seeking a warm, energy efficient home that meets modern lifestyle needs. The density provides for a mix of dwelling types and lot sizes to cater to a wide range of the residential market. It allows for people of different ages and incomes to mix and create a diverse community, as well as for people to move within the development as their needs change'.*

37. The urban design assessment also provides a summary of the key features of the ODP underpinning the plan change, noting this will:
- a. Provide a diversity of house size and lot size to provide choice;
  - b. Locate higher density with higher amenity areas;
  - c. Create a street hierarchy providing different modal allocation;
  - d. Continue a well-connected network which combines with the green network and existing facilities connecting to key destinations (school, parks, childcare, town centre);
  - e. Create a high level of legibility through street hierarchy;
  - f. Prioritise walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes;
  - g. Avoid direct access onto Burnham School Road for individual properties;
  - h. Create streets with a high level of amenity;





- i. Provide a quantity of greenspace and facilities appropriate for the future population;
- j. Integrate the green and movement networks to create a high level of connectivity, amenity and active travel options; and
- k. Encourage the use of low impact design techniques including grass swales and soakage pits.

## Transport Attributes

38. Other than deleting some provisions that were specific to the form of development envisaged by the Living 3 zoning, the proposal does not entail any changes to the transport provisions of the District Plan, which will apply at the time any physical subdivision or development of the land is proposed.
39. The transport assessment in **Appendix D** otherwise describes the relevant transport attributes of the proposal, which are embodied in the ODP and are described in paragraph 37 above.

## Servicing

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

## Proposed Amendments to the District Plan

41. The following amendments to the Selwyn District Plan are proposed:
  1. To amend the Selwyn District Plan Planning Maps, by rezoning the site to Living Z and Business 1 (Local Centre) as shown in **Attachment 3**.
  2. To amend Township Volume, Appendix 39 Outline Development Plan-Holmes Block, Rolleston by inserting the ODP attached in **Attachment 4**.
  3. To amend Township Volume, Appendix 40 Outline Development Plan-Skellerup Block, Rolleston by inserting the ODP attached in **Attachment 5**.
  4. To amend or delete those District Plan provisions referring to the subject land as a Living 3 zone, reference it as a Living Z zone, and otherwise ensure that site specific requirements embodied in the ODP's are suitably referenced by relevant rules. The Plan Change request provides details of the specific amendments proposed.
  5. Any other consequential amendments, including but not limited to renumbering of clauses.



## Consultation

42. The applicant's consultants have discussed the application with Selwyn Council staff through the development of this proposal, primarily to ensure that the development can be adequately serviced. Council staff have also been consulted in regards the NPS-UD and development capacity at Rolleston.
43. Wider consultation, including consultation with local Rūnanga via Mahaanui Kurataiao Limited (MKT) in particular, has not been undertaken to date, noting the very compressed timeframes for preparing this plan change proposal. However, the applicant has had regard to the outcomes of consultation with Rūnanga and others for other recent residential zoning proposals elsewhere in Selwyn District. Accordingly, consultation with MKT has been commenced, coincidental to the submission of this plan change application.



## Assessment of Environmental Effects of the Proposed Plan Change

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

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

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

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

### Infrastructure

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

47. In summary, the Inovo report concludes:

*'Primary stormwater runoff from residential allotments will be discharged directly to ground. Soakpits on individual sites will be constructed as part of the building consent process. Drainage and soakpits associated with roads will be constructed as part of any future subdivision and vested in SDC. The development will be designed to ensure that secondary flow will safely drain from the sections via the roading networks.*



*The majority of new sites can be serviced by gravity sewer network discharging to new pump stations to be developed to cater for each block. The Holmes Block pump station, as an option, could discharge into the existing Ø300mm rising main in Burnham School Road. It is anticipated that a new pump station would be developed further south along Dunns Crossing Road to service the Skellerup Block as well as land to the east.*

*This pump station could discharge into the existing Ø630mm rising main in Selwyn Road or via a new rising main directly to The Pines Wastewater Treatment Plant.*

*Water reticulation will be an extension of the existing SDC water reticulation network bordering the site. Extension of the existing main in Dunns Crossing Road to connect to the existing network in Selwyn Road may be required to ensure adequate water supply. Additional connections to other parts of the SDC network to the east will be determined at the subdivision stage to increase network connectivity and resilience.*

*Existing electricity and fibre broadband networks in the neighbouring developments can be extended to service the proposed plan change areas. Electricity and telecommunications will be provided to all sites to utility company and industry standards. All cables within the development sites will be installed underground and kiosks will be constructed on separate individual lots.*

*From an infrastructure perspective, the plan change can be supported by either the extension of existing infrastructure from neighbouring subdivisions or the provision of new water supply and wastewater infrastructure to service the development areas’.*

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

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

49. The Plan Change site is identified on Selwyn District Council flooding maps as being potentially subject to flood hazard risks. This potential natural hazard risk has been accounted for in the assessment by Inovo Projects in **Appendix A** which states:

*‘As is typical of the Canterbury Plains, overland flow generated by continuous heavy rain or thunderstorms that the land cannot absorb becomes concentrated in shallow channels that cross the plains. The flood modelling indicates channels crossing or originating within the subject sites and continuing over the south boundary of both blocks. The predicted floodwater depth is generally less than 0.4m.*

*In general, ground levels for residential lots will be set above internal road levels so the roads act as secondary flow paths to safely convey floodwaters to the downslope side of the site.*





*Construction of a potential noise bund along the SH1 boundary to the Holmes Block will partially cut-off overland flow from up-slope. Flow cut off by the potential noise bund would be directed along roadside drains*

*A flood risk assessment will be carried out at subdivision consent application stage as required by Section 106 of the Resource Management Act. Overland flow from upstream catchments will be considered to ensure that any potential adverse stormwater effects can be appropriately mitigated and minimum floor level rules set at the time of subdivision and / or residential development’.*

50. Based on this assessment, flood hazard effects associated with the proposal can be adequately avoided or mitigated.
51. Aside from flooding, the Plan Change site is not subject to any other notable natural hazards. A geotechnical assessment of the land by Coffey is provided in **Appendix B** and concludes:

*‘We consider that the site is suitable for development subject to further investigation and design at the subdivision consent stage. Based on the mapped geology and on-site testing carried out to date, the site is considered TC1-like.*

*Additional geotechnical investigation will be required to refine the ground model and address any geotechnical risks for the proposed Lots once a subdivision plan has been further developed’.*

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

*‘Due to the likely presence of HAIL activities on the site, the NESCS regulations are considered to apply to the site. Subdividing or changing land use is a permitted activity under section 8(4)(b) of the NESCS if the report on the site states that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.*

*The potential of contamination to soil associated with the identified potential sources of contamination are considered low (refer to Table 2 above), depending on the activity identified. It is considered unlikely that there will be a risk to human health with the proposed plan change and subdivision providing that the potential contaminant source areas listed in Table 2 are assessed.*

*The site is considered to be suitable for plan change and subdivision, with any consent granted for the site, conditional on a detailed site investigation (DSI) being carried out prior to any earthworks and or building consents being granted’.*

53. Based on the assessment of flood hazard risk by Inovo Projects (**Appendix A**), the geotechnical assessment by Coffey (**Appendix B**), the absence of any other notable natural hazard risks, and the PSI by Coffey (**Appendix C**), it is considered that any potential adverse effects associated with natural hazards and/or contaminated land can be adequately avoided or mitigated.



## Transport

54. Transport effects on the safety and efficiency of the road network may arise from the proposed rezoning. An Integrated Transport Assessment has been prepared for the proposal by Novo Group, attached in **Appendix D**.
55. That assessment considers the proposed transport connections provided by the proposed Outline Development Plan, and transportation related impacts of the increase in the number of allotments that can be developed with the proposed Plan Change.
56. With respect to accessibility the assessment states:

*‘There is no public transport in the immediate vicinity of the Plan Change sites at present. The closest bus service is the Yellow Line, which undertakes a loop on Brookside Road, a short segment of Dunns Crossing Road and then Lowes Road to head back to Rolleston Town Centre. The Plan Change sites do include road networks that would enable bus services to route through the sites on the Primary Road network, so these could accommodate passenger transport in the future.*

*The proposed site will include pedestrian and cycle links within the Plan Change area, as well as providing small local commercial areas that are intended to provide for everyday shopping and further reduce the need to travel by car for local trips. It is also noted that the Holmes Block has a boundary with the West Rolleston Primary School and there is a pre-school at the Burnham School Road / Dunns Crossing Road intersection. These place education facilities within walking distance of this site.*

*These Plan Change sites are within approximately 4.5km of Rolleston Town Centre, which means residents will be able to comfortably cycle to / from the shopping and employment in that area.*

*The above is considered to be sufficient to confirm that the site has access to a range of everyday facilities without the need to drive’.*

57. Accounting for the above, the proposal will support a well-functioning urban environment and the aspiration in policy 1 of the NPS-UD that urban environments will:
- c. *‘have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport’;*
  - e. *‘support reductions in greenhouse gas emissions’; and*
  - f. *‘are resilient to the likely current and future effects of climate change’<sup>3</sup>.*

58. In respect of road network safety and efficiency, the ITA concludes:

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<sup>3</sup> Resilience to climate change is achieved through increased network redundancy (e.g. alternative routes and mode choice) and intensifying land use in a location away from locations exposed to climate change induced hazards (e.g. coastal / low lying areas). See: <https://motu.nz/assets/Documents/our-work/environment/climate-change-impacts/Transport-Dialogue-Report.pdf>



*'The SH1 / Dunns Crossing Road / Walkers Road is assumed to be upgraded to a roundabout within the next three to four years, as has been advised by the NZTA and Council. This intersection is predicted to operate satisfactorily with the inclusion of Plan Change traffic.'*

*It is understood that the Council intend to install traffic signals at the Dunns Crossing Road / Burnham School Road intersection. A concept arrangement has been tested and this layout can accommodate the traffic associated with the proposed Plan Change.*

*The Dunns Crossing Road / Lowes Road intersection is predicted to operate over the practical capacity threshold with the Plan Change traffic added to the network. A concept traffic signal scheme has been tested at this location and was found to operate satisfactorily.*

*The traffic capacity of other intersections in the immediate vicinity of the Plan Change sites have been assessed and found to be acceptable.*

*The traffic capacity of the site accesses has been assessed and found to be acceptable. There will also be sufficient sight distance for these intersections to operate safely.*

#### Conclusion

*Overall, it is considered that the transport effects of the proposed Plan Change will be acceptable on the surrounding transport network based on the committed and/or planned off-site improvements outlined in this report'.*

59. The findings of the Integrated Transport Assessment are accepted and adopted, and on that basis it is considered that the potential adverse traffic effects of the proposal can be adequately avoided or mitigated and positive transportation outcomes will be achieved in respect of accessibility, reduced greenhouse gas emissions and resilience to climate change.

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

60. The Resource Management Act defines amenity values as '*...those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes*'.
61. The current character and amenity of the site and surrounds can be characterised as rural within the Plan Change site itself, albeit the current Living 3 zoning of the land contemplates a modified rural-residential character and amenity. The site is not identified as an outstanding landscape in any statutory planning document, nor is it considered to contain any features or landforms of significant landscape value (in respect of Section 6(b) of the Resource Management Act).
62. A Landscape and Visual Effects assessment of the proposed Plan Change has been undertaken by DCM Urban Ltd, and is attached in **Appendix E**. That assessment considered the existing landscape character of the environment, and the potential



visual/visual amenity impacts of the proposed rezoning. The visual assessment was undertaken from multiple reference points around the site.

63. The visual assessment provides the following summary in respect of effects on visual amenity:

*'The proposal would result in an overall change in character from open and rural to one that is more dense and suburban in nature but is anticipated to a degree with the current Living 3 zoning. The receiving environment is to maintain aspects of openness through the restoration and retention of green corridors and providing connectivity and accessibility throughout the wider site. Management of fencing and bulk and location of the development will also help create a sense of openness throughout the site. The highest likely effects after mitigation will be experienced by those residential properties closest to the proposal, along Dunns Crossing Road. Though there is a change from rural to suburban, from this location the magnitude of change is considered low as the proposal is an extension of the existing development present on the other side of Dunns Crossing Road. Motorists have a temporary view of the development and are anticipated to expect change in land from rural to suburban as they travel to/from Rolleston township.*

*Overall, the scale and bulk and location of the proposal would allow it to appear as a natural extension of existing development within Rolleston, with an anticipated low magnitude of change'.*

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

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

*In terms of landscape character and values of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change on the existing rural landscape character and values. The existing character of the Plan Change areas are already highly modified with no natural features of note. The partially open character of the site will change to a character which is more compartmentalised into smaller units, but which can be partially mitigated through fencing controls and landscape planting to retain a high level of amenity. This change to the open character is already anticipated in the current Living 3 zoning.*

*In terms of visual amenity, the adjacent rural properties will experience a change in the openness of views across the space. Adjoining suburban residential*





*properties, current and future, overlooking the Plan Change areas will have a mix of open, partial, and screened views of future development. Changes to experience by these residents are considered Low given the character of existing views and existing boundary treatment’.*

65. The findings of that assessment are accepted and adopted, and on that basis it is considered that the potential adverse visual and landscape effects of the proposal can be adequately avoided or mitigated.
66. Effects on broader amenity values are similarly considered to be less than minor, with the character and amenity values of what is currently zoned for rural-residential activity becoming urban-residential in nature, consistent with the wider Rolleston township.

### Urban Design & Urban Form

67. A consideration of the National Policy Statement – Urban Development (addressed below) is whether the Plan Change will provide for a well-functioning urban environment. This includes consideration of the urban form and in particular whether the direction of growth provided for by this Plan Change application will create an appropriate urban form and density for the Rolleston township.
68. The urban design assessment by DCM Urban Design in **Appendix E** addresses this and paragraph 37 above has outlined the key urban design and urban form outcomes that the proposed ODP will achieve.
69. The urban design assessment otherwise notes that the design principles that underpin the ODP are in line with the Ministry for the Environment’s design guide for urban New Zealand “People Places Spaces”, as follows:
  - a. **Consolidation and dispersal** – This principle is achieved through the density and land use elements of the ODP which promote higher-intensity development around existing or new nodes and lower density on the periphery. This allows local communities, businesses and public transport to be strengthened and resource efficiencies achieved, while reducing environmental impacts on peripheral areas.
  - b. **Integration and connectivity** – This principle is achieved through the movement network on the ODP, noting this promotes development that is integrated and connected with its surrounding environment and community. This facilitates ease of access, economy of movement and improved social interaction.
  - c. **Diversity and adaptability** – This principle is achieved through the variation in typology and lot size which promotes diversity and provides scope to respond efficiently to social, technical and economic changes.
  - d. **Legibility and identity** – This principle is achieved through the green and blue network layers of the ODP, which promote environments that are easily understood by their users, and display a strong local identity and appropriate visual character. This facilitates an enhanced usage, enjoyment and pride in local places.



- e. **Environmental responsiveness** – This principle is achieved through the green and blue layers of the ODP which are responsive to natural features, ecosystems, water quality, reduced energy usage and waste production.
70. In terms of the criteria in Policy 1 of the NPS-UD for 'well-functioning urban environments', and accounting for the assessment by DCM Urban Design, the proposed Plan Change will:
- a. Enable:
    - i. a variety of homes, through the Living Z zoning that provides for diversity in the type, price, and location, of different households (and better provides for such variety relative to the Living 3 rural-residential housing currently provided for on the subject land);
    - ii. Māori to express their cultural traditions and norms, to the extent this is relevant for the site.
  - b. Have suitable provision for business on each block, through a small local centre that will service local needs and supplement the services otherwise found in the Rolleston town centre and in other local centres within the township.
  - c. Provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport. This will be achieved through the provision of good connectivity within the development, linkages to surrounding residential zones and the Rolleston township generally, and good accessibility to the strategic road network that connects to Greater Christchurch.
  - d. Support the competitive operation of land and development markets, accounting for the increased choice and diversity in housing that the proposal will deliver and the economic assessment in **Appendix G**.
  - e. Support reductions in greenhouse gas emissions, through a movement network that promotes walkability and connectivity in order to reduce car dependency for short local trips and readily provides for servicing by existing public transport.
  - f. Be resilient to the likely current and future effects of climate change accounting for its distance from coastal and low lying areas susceptible to sea-level rise and storm surges, the flooding assessment in **Appendix A** which accounts for the land's resilience to heavy rainfall events/frequency, and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes.
71. Accounting for the assessment above, the proposed plan change is considered to provide an appropriate standard of urban design and urban form and deliver a well-functioning urban environment as sought by the NPS-UD.



## Ecological Effects

72. A desktop assessment of the existing ecological values of the subject land and the potential ecological effects associated with the development likely to result from the proposed plan change has been undertaken by Aquatic Ecology Ltd, and is attached in **Appendix F**.
73. The conclusion from that assessment is:

*'The only aquatic habitat with potentially some ecological value is the raceway which passes through the western corner of the Holmes Block. Due to the screening of the inflow at the Waimakariri River intake, and the distance from the sea, fish diversity and abundance is expected to be low. Invertebrate biodiversity is already likely to be compromised for multiple reasons associated with the existing raceway management.*

*It is likely that there is a number of common fish species in the raceway reach through the Holmes Block, but these are likely to have little or no conservation value.*

*Overall, from a plan change/rezoning perspective, if the development adheres to the 10m waterbody setback rules the likelihood of negative ecological impacts are low'.*

74. Accounting for this assessment, the potential adverse ecological effects of the proposal can be adequately avoided or mitigated.

## Reverse Sensitivity

75. As noted above, the Rolleston Wastewater Treatment Plan and Rolleston Resource Recovery Park are located to the southwest of the Holmes Block, and intensive farming poultry sheds are situated to the north of the Skellerup Block. Accounting for these activities and their relationship to the proposal, an assessment of potential odour effects and reverse sensitivity has been prepared by Golder Associates (**Appendix H**).
76. The Golder assessment recommends the adoption of buffer distances as a clear and effective method for avoiding reverse sensitivity due to odour. These buffers are set out in Table 1 and Figures 1 and 2 of the Golder assessment and have been incorporated into the ODPs. Existing rules in the District Plan (that reference ODPs) provide a mechanism for enforcing these buffers.
77. To the extent that the Golder assessment notes that the proposed buffers/setbacks may be able to be reduced following a further, detailed assessment, that option would be available if required through a resource consent process.
78. Based on their assessment and recommended mitigation measures / buffers Golder conclude:

*'that rezoning from rural-residential to residential would not result in reverse sensitivity to odour effects'.*



79. In addition to the potential reverse sensitivity effects described above, it is also relevant to consider the potential for reverse sensitivity associated with road traffic noise along State Highway 1. In general terms, the proposal adopts the same methods of avoiding or mitigating these effects as other residential land further east which adjoins the State Highway. For example, a 40m setback/buffer for dwellings is provided for on the ODP for the Holmes Block and this ODP also notes the requirement for an acoustic bund and fence along this boundary. The acoustic assessment in **Appendix I** endorses this approach and accordingly any effects in this respect will be appropriately avoided or mitigated.
80. There are no other incompatible or potentially incompatible activities in the vicinity of the Plan Change site and accordingly, the potential adverse reverse sensitivity effects from the Plan Change proposal are considered to be negligible.

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

81. Based on feedback from Rūnanga on other similar rezoning proposals, it is anticipated that the proposed on-site land-based stormwater management proposed and adoption of Accidental Discovery Protocol at the time of site development will assist in mitigating against the potential adverse effects of land use, development and earthworks on cultural values generally. Further, the provision of locally sourced indigenous vegetation within the plan change site as it develops is a matter that will be addressed at the time of subdivision and development and support cultural values associated with the site. It is expected that any subdivision consent for development of the zone can and will incorporate conditions of consent addressing these requirements.
82. Whilst the site contains no natural surface waterbodies or springs or identified/listed Wāhi Tapu, Tāonga or other sites of significance to Iwi, consultation with MKT will be progressed in respect of the plan change.

### **Loss of Agricultural Production**

83. The proposed plan change will result in land that is currently zoned Living 3 (for rural residential development and use) converting to an urban residential zoning and land use. Under the land use capability classifications, the land includes class 5 soils (see **Figure 2**).
84. Against this context, the proposal will not result in any loss of versatile soil. In terms of costs associated with lost agricultural production, the economic assessment (**Appendix G**) notes that this will not result in economic costs borne by the wider community and ultimately there is a transfer of economic activity rather than a net loss in productive use.
85. Whilst the Plan Change proposal will result in the loss of some existing agricultural production, accounting for the current Living 3 zoning of the land any corresponding effects will not be significant or unacceptable.



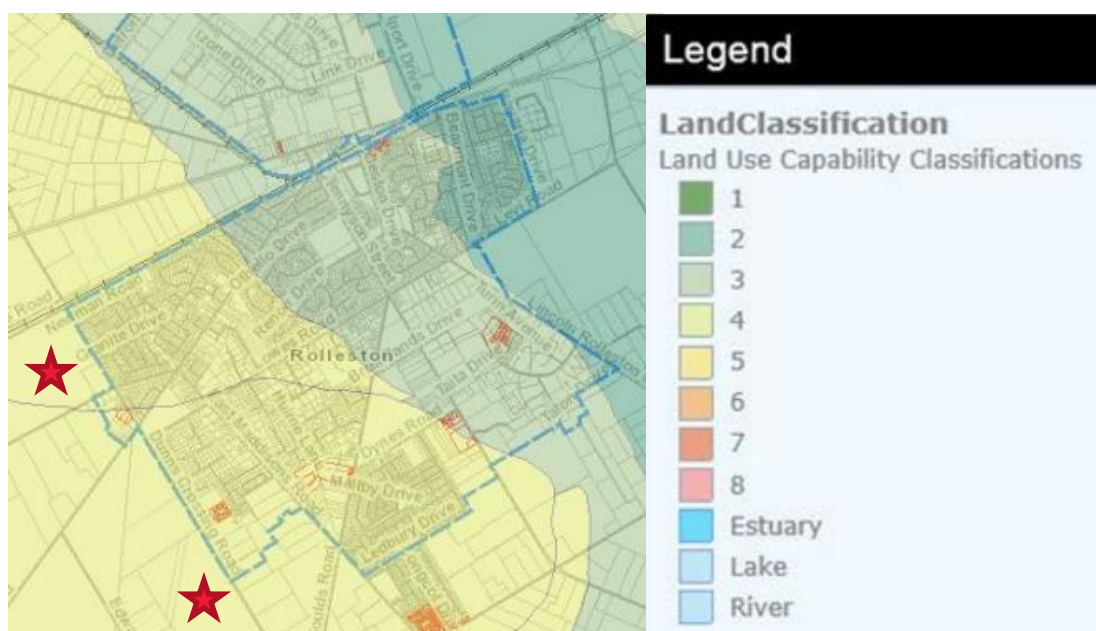


Figure 2: Versatile Soils Map (Source: Selwyn District Council)

### Retail Effects

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

### Economic Effects

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



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

### **Summary of Effects**

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



## Statutory Requirements of Section 32 of the Act

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

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

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

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

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

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

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

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

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

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

96. A Ministry for the Environment guide to Section 32<sup>4</sup> notes that Section 32 case law has interpreted ‘most appropriate’ to mean “suitable, but not necessarily superior”. “Effectiveness” is noted in the guide as assessing the contribution new provisions make towards achieving the objective, and how successful they are likely to be in solving the problem they were designed to address. “Efficiency” is noted as measuring whether the provisions will be likely to achieve the objectives at the lowest total cost to all members of society, or achieves the highest net benefit to all of society. The assessment of efficiency under the RMA involves the inclusion of a broad range of costs and benefits, many intangible and non-monetary.

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



## Objectives and Policies of the Selwyn District Plan

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

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

District Plan provisions	Comment / Assessment
<b>Township Volume - Chapter B4 Growth Townships</b>	
<p><i>Objective B4.1.1</i></p> <p><i>A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.</i></p> <p><i>Objective B4.1.2</i></p> <p><i>New residential areas are pleasant places to live and add to the character and amenity values of townships.</i></p> <p><i>Policy B4.1.10</i></p> <p><i>Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.</i></p>	<p>The proposal will ensure that Rolleston continues to provide for a range of living environments generally. The subject land itself will also provide for a range of living environments, including high quality, medium density development.</p> <p>As set out in the urban design assessment in Appendix E, the subject area will be a pleasant place to live and will contribute to the character and amenity of Rolleston.</p> <p>Open space is provided throughout the plan change site, including greenspaces/links, and recreation reserves.</p>





#### Objective B4.3.1

*The expansion of townships does not adversely affect:*

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

The Plan Change will not adversely affect any notable natural or physical resources, noting the land is presently zoned Living 3 and provides for rural-residential development. There are no other activities that the expansion will adversely affect, and amenity values will generally be maintained, albeit the values of the site itself will change from a rural-residential to an urban-residential amenity. The site has no notable special values.

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

#### Objective B4.3.3

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

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

#### Objective B4.3.4

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

The proposal will not leave Rural zoned land surrounded by urban zoning.

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

#### Objective B4.3.5

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

#### Policy B4.3.1

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

- *Complies with the Plan policies for the Rural Zone; or*
- *The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or*
- *The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.*

#### Policy B4.3.3

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

#### Policy B4.3.6

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



<p><b>Policy B4.3.71</b></p> <p><i>Avoid rezoning land for new residential or business development (other than Business 2 and 2A Zoning), west of SH1 and the South Island Main Trunk Line (SIMTL).</i></p> <p><b>Policy B4.3.72</b></p> <p><i>Avoid rezoning land for new residential development in areas shown under the Airport Flightpath Noise Contours for 50 dBA Ldn or greater, on Planning Map 013.</i></p> <p><b>Policy B4.3.75</b></p> <p><i>Encourage integration between rezoning land for new residential development at Rolleston and associated provisions for utilities, community facilities and areas for business development.</i></p>	<p>The proposal does not entail rezoning of land for residential development west of SH1 or the SIMTL, or under airport noise contours.</p> <p>Accounting for its location (adjacent to West Rolleston Primary School), physical connectivity, provision of small local business centres, and the infrastructure assessment in Appendix A, the proposal will achieve the integration sought by policy B4.3.75.</p>
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**Township Volume: Chapter B2 Physical Resources**

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<p><b>Objective B2.1.1</b></p> <p><i>An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.</i></p> <p><b>Objective B2.1.2</b></p> <p><i>An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.</i></p> <p><b>Objective B2.1.3</b></p> <p><i>Future road networks and transport corridors are designed, located and protected, to promote transport choice and provide for: a range of sustainable transport modes; and alternatives to road movement of freight such as rail.</i></p> <p><b>Objective B2.1.4</b></p> <p><i>Adverse effects of land transport networks on natural or physical resources or amenity values, are avoided, remedied or mitigated, including adverse effects on the environment from construction, operation and maintenance.</i></p> <p><b>Objective B2.1.5</b></p> <p><b>Policy B2.1.2</b></p> <p><i>Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.</i></p> <p><b>Policy B2.1.3</b></p> <p><i>Recognise and protect the primary function of roads classified as State Highways and Arterial Roads in Part E, Appendix 7, to ensure the safe and efficient flow of 'through' traffic en route to its destination.</i></p> <p><b>Policy B2.1.4(a)</b></p> <p><i>Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:</i></p> <ul style="list-style-type: none"> <li><i>– the number and type of vehicle movements generated by the activity;</i></li> <li><i>– the road classification and function; and</i></li> </ul>	<p>The Transport Assessment contained in Appendix D has confirmed that traffic generated from the proposal can be safely accommodated within the road network. Any new roads within the subdivision will be designed in accordance with the current standards of the District Plan.</p> <p>In regard Policy 2.1.15, the proposed Outline Development Plan for the subject site includes requirement for new pedestrian links within the subject to area, to ensure adequate connectivity for a range of transport modes.</p> <p>In regard the arterial function of Dunns Crossing Road, the proposal recognises and protects the function of this road and provides for its efficient flow.</p> <p>In regards increasing transport demand, as discussed above the proposal provides good accessibility for alternative transport modes, including public transport.</p> <p>The proposal is consistent with Policy B2.1.23, insofar that the site is already subject to a Living zoning, though in any case the proposal remains on the south side of the State Highway.</p> <p>In regards utilities and as stated in the Infrastructure Report contained in <b>Appendix A</b>, sewer and water servicing demands from the proposal can be met.</p> <p>Insofar that policy B2.2.5 seeks to avoid 'reverse sensitivity' effects on utilities, the odour assessment (Appendix H) and acoustic assessment (Appendix I) confirms that such effect will be avoided through the methods in the District Plan and buffers identified on the ODP.</p>
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– any pedestrian, cycle, public transport or other stock access required by the activity.

**Policy B2.1.12**

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

**Policy B2.1.13**

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

**Policy B2.1.15**

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

**Policy B2.1.23**

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

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

**Objective B2.2.2**

Efficient use of utilities is promoted.

**Objective B2.2.3**

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

**Policy B2.2.2**

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

**Policy B2.2.3**

Encourage the "market" to determine the efficient use of utilities.

**Policy B2.2.5**

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

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

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**Objective B3.1.1**

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

**Objective B3.1.2**

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

**Objective B3.1.3**

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

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



*Objective B3.4.4 states:*

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

*Objective B3.4.5*

*Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.*

*Policy B3.4.1*

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

*Policy B3.4.3*

*To provide Living zones which:*

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

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

The Plan Change area will have a good level of connectivity to the remainder of the township, with provision for pedestrian and cycle links as well as vehicle access and potential servicing by public transport.

The proposal will provide for a character and amenity that is consistent with the remainder of the Rolleston Township and the existing subdivisions on the eastern side of Dunns Crossing Road.

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

As noted above, the odour assessment (Appendix H) and acoustic assessment (Appendix I) confirm that reverse sensitivity effects will be avoided, remedied or mitigated.



- a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;
- any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.

**Policy B3.4.39**

*Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.*

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**Township Volume: Chapter B1 Natural Resources**

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**Objective B1.1.2**

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

**Policy B1.1.8**

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

**Objective B1.2.2**

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

**Policy B1.2.1**

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

**Policy B1.2.2**

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

**Policy B1.2.5**

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

The Plan Change area does not encompass high quality versatile soils<sup>5</sup> and relates to land that is currently zoned Living 3. Therefore, the proposal will not create a shortage of land or soil resources.

The subject land does not feature, and therefore will not adversely affect, any water resources, sites of sensitive cultural value, ecological values or access to rivers or streams.

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

102. Overall, it is considered that the proposed Plan Change is generally consistent with the objectives and policies of the Selwyn District Plan, particularly those seeking to provide pleasant living environments with high amenity. The proposal is not consistent with

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<sup>5</sup> Selwyn District Council Baseline Assessment – Versatile Soils (DW015), Dec 2018.





Objective B4.3.3 and Policy 4.3.1 which seek to ensure that new development is contained within the Regional Policy Statement priority areas, however the National Policy Statement on Urban Development resolves that policy tension, as discussed below. Overall, it is considered that the resultant character, amenity and environmental effects of the proposal are consistent with those sought in the District Plan for Rolleston. Given this, it is considered that the proposal is an appropriate means of achieving the outcomes sought by the objectives and policies of the District Plan.



## Assessment of Efficiency and Effectiveness of the Plan Change

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

- Leave the area zoned Living 3
- Rezone the entire site as proposed
- Apply for resource consent(s) for subdivision and development under the current zoning to otherwise achieve an extension to the existing Rolleston residential environment.
- Apply for multiple plan changes in other locations around Rolleston to otherwise achieve an equivalent extension to the existing Rolleston residential environment.

104. **Tables 2-5** which follow provide an assessment of these options.

**Table 2: Benefits and Costs of Option 1 – Leave the area zoned Living 3**

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>• Maintains the existing character and amenity of the area.</li> <li>• No time or costs arising from a plan change process.</li> <li>• No additional demands on infrastructure.</li> <li>• Caters for demand for rural-residential activity.</li> </ul>	<ul style="list-style-type: none"> <li>• Does not meet market demand for residential sites in Rolleston.</li> <li>• Inefficient use of the land resource as zoned rural residential activity neither provides for productive rural activity/use or efficient residential development and use.</li> </ul>

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

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



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

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

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

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>As for Option 2 (see Table 3)</li> <li>Distribution of growth to other locations.</li> </ul>	<ul style="list-style-type: none"> <li>As for Option 2 (see Table 3)</li> <li>Reduced economies of scale (for smaller scale or discrete plan changes)</li> <li>Fragmented / ad hoc development (for multiple/smaller scale proposals yielding an equivalent supply of housing).</li> </ul>

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

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

## Effectiveness

107. Beyond the rezoning of the subject land, no new provisions are proposed by the Plan Change. Rather, it is intended that existing Living Z and Business 1 Zone provisions apply to the subject land. New provisions are restricted to the introduction of Outline Development Plans for the Plan Change areas.



108. Option 2 is considered to be the most effective means of achieving the objective of the proposal, being to provide for an extension of the adjoining existing urban residential area of Rolleston (with provision for some associated local business services) in a manner that adds significantly to development capacity and provides for increased competition and choice in residential land markets.

## **Efficiency**

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

## **Risks of Acting or Not Acting**

113. Given the relatively recent rezoning and subdivision consenting of land in Rolleston and the rezoning of the subject land for rural-residential purposes, the relevant issues associated with the rezoning and development of land in this general and specific location are well understood. Accounting for the background information to and assessments for those developments, and the technical assessments accompanying this Plan Change application, there is minimal uncertain or missing information in relation to this proposal. It is therefore considered that there are no notable risks of acting or not acting.

## **Overall Assessment**

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



## **Statutory Framework**

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

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

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

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

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

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





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

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

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



- state that when making planning decisions that affect urban environments, decision-makers have particular regard to matters including: that the planned urban built form in those RMA planning documents that have given effect to this NPS may involve significant changes in an area, including detracting from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generations (Policy 6);
  - state in relation to car parking, territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks (Policy 11).
132. With regard to the term urban environment, the NPS-UD defines an 'urban environment' as being an area of land that is or is intended to be predominantly urban in character; and is or is intended to be part of a housing and labour market of at least 10,000 people. The Rolleston population is greater than 10,000 people currently, with the 2019 census indicating a population of approximately 21,910<sup>6</sup>. In any event, discussions with Selwyn District Council planners<sup>7</sup> have however indicated that Rolleston is considered to be part of the Greater Christchurch urban area, and therefore part of the "urban environment". In support of that, Mr Rhodes has confirmed that under the National Policy Statement for Urban Development Capacity (now superseded by NPS-UD) and in the development of the Capacity Assessments and the Future Development Strategy (Our Space), the Greater Christchurch Partnership took the view that the Greater Christchurch area would be the 'urban environment' as a whole to ensure the work and the responses the NPS-UDC were co-ordinated. Given that urban environment is defined in the NPS-UD as meaning any area of land (*regardless of size, and irrespective of local authority or statistical boundaries*), the continuing definition of urban environment as encompassing all of Greater Christchurch is considered to be appropriate.
133. The proposed Plan Change is generally consistent with the objectives and policies of the NPS-UD, noting that the proposal will retain a relatively compact urban shape and well-functioning urban environment, with an extension of an existing zone into an area. The site is able to be serviced adequately and will allow for both land use and transport efficiencies.
134. Policy 8 of the NPS-UD is particularly notable for the proposed Plan Change. That policy states:
- Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*
- (a) unanticipated by RMA planning documents; or*
  - (b) out-of-sequence with planned land release.*
135. The proposed development is largely unanticipated by the Selwyn District Plan and RPS. The proposed Plan Change is however considered to add significantly to development capacity. As stated above, it will contribute to a well-functioning urban environment.
136. In regards to development capacity, the contribution will be significant. As noted in the economic assessment in **Appendix G**, the current estimated population of Rolleston is 21,910 or 7,825 households assuming an average of 2.8 persons per household and

<sup>6</sup> Refer Appendix G.

<sup>7</sup> By email, Ben Rhodes, 6 August 2020.



therefore the enablement of up to 2,100 additional dwellings by the proposed Plan Change represents up to 27% of the existing dwellings. Alternatively, accounting for the projection of 26,927 persons or 9,616 households within Rolleston in the year 2029/2030, the proposal represents up to 22% of the total dwellings in the District at that time.

137. Selwyn District Council staff have also provided information on 'theoretical' development capacity within the recently zoned areas of Rolleston township relative to actual development<sup>8</sup>. This information is presented in **Table 5** below and indicates that of the 7151 theoretical dwellings provided for within the existing residential zoned ODP areas at Rolleston, 6308 allotments have been issued subdivision consent approval (i.e. a residual of only 843 allotments). Whilst the number of allotments with section 224c certification, or dwellings with building consent is less, this is to be expected given the lag in constructing / titling subdivisions and subsequent building development. Ultimately though, this confirms in numerical and percentage terms that the current supply of *land* for residential growth at Rolleston has been largely developed already.
138. Therefore, when considered in relative terms (to the metrics in Table 5), it is clear that the proposal to provide for up to 2,100 allotments will 'add significantly to development capacity' for the Rolleston township.

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

Rolleston ODP Area	Theoretical Dwellings (ODP gross area x 10hh/ha)	Lots with Subdivision Consent Approval	Lots with s224c Approval	Approved Building Consents for a Dwelling
1	623	704	697	641
2	(information not supplied / available)			
3	484	508	393	463
4	108	0	0	0
5	(information not supplied / available)			
6	1100	1002	944	887
7	69	69	53	26
8	330	538	375	304
9	245	61	45	65
10	279	339	191	118
11	1510	1300	1005	663
12	560	250	195	184
13	360	61	61	50

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



HASHA SF	400	480	484	470
HASHA Ackland	900	960	283	169
Holmes	96	0	0	0
Skellerup	51	0	0	0
Coles	36	36	36	5
<b>TOTAL</b>	<b>7151</b>	<b>6308</b>	<b>4762</b>	<b>4045</b>
<b>Percentage of theoretical total of 7151</b>		<b>88%</b>	<b>67%</b>	<b>57%</b>

139. Accounting for the above, **Table 6** below provides an assessment of the proposal against the relevant objectives and policies in the NPS-UD.

**Table 6: Assessment of the proposal against the provisions of the NPS-UD 2020**

NPS-UD Provision	Comment / Assessment
<i>Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i>	The proposed Plan Change supports this objective, through delivery of a well-functioning urban environment (within the context of the subject land, and within the wider Rolleston and Greater Christchurch context)- as is set out in respect of policy 1 below. The enablement of up to 2100 households will clearly 'enable' people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, through enhanced housing supply and choice.
<i>Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.</i>	As noted in the economic assessment ( <b>Appendix G</b> ), the proposed Plan Change will help address constraints in the residential land supply markets, increase supply and competition, and help address housing affordability within the Selwyn District and Greater Christchurch in a manner consistent with Objective 2.
<p><i>Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:</i></p> <ul style="list-style-type: none"> <li>a. <i>the area is in or near a centre zone or other area with many employment opportunities</i></li> <li>b. <i>the area is well-serviced by existing or planned public transport</i></li> <li>c. <i>there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</i></li> </ul>	<p>This objective supports enablement of residential growth in this location, noting the subject land is</p> <ul style="list-style-type: none"> <li>a. near an area with many employment opportunities (the established and developing Rolleston town and industrial centres, rural Canterbury, and Christchurch city).</li> <li>b. not well-serviced by existing public transport or planned public transport presently (noting this is contingent on a residential population that can sustain it), but proposes road networks and connections that would enable existing/nearby bus services to route through the sites.</li> <li>c. there is high demand for housing in the area, relative to other areas within the urban environment, as evident from Table 5 and the economic assessment (Appendix G).</li> </ul>



<p><i>Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</i></p>	<p>The proposed change from rural-residential to urban residential is in response to the diverse and changing needs of people, communities, and future generations (for the proposed form/density of housing in this location) in a manner consistent with this objective.</p>
<p><i>Objective 6: Local authority decisions on urban development that affect urban environments are:</i></p> <ul style="list-style-type: none"> <li>a. <i>integrated with infrastructure planning and funding decisions; and</i></li> <li>b. <i>strategic over the medium term and long term; and</i></li> <li>c. <i>responsive, particularly in relation to proposals that would supply significant development capacity.</i></li> </ul>	<p>The infrastructure assessment and ITA have demonstrated that the proposal can be effectively integrated with infrastructure planning, funding and delivery.</p> <p>The proposal would clearly 'supply significant development capacity', and on that basis this objective seeks 'responsive' decision making. This creates some tension with the requirement to be strategic over a medium and long term, however given the attributes of the site, the absence of any significant effects or risks, the adjacency to the existing urban area, and the existing Living 3 zoning applying to the land it is considered that enablement of this proposal would not be inconsistent with this aspect of the objective.</p>
<p><i>Objective 8: New Zealand's urban environments:</i></p> <ul style="list-style-type: none"> <li>a. <i>support reductions in greenhouse gas emissions; and</i></li> <li>b. <i>are resilient to the current and future effects of climate change.</i></li> </ul>	<p>The proposed provision for alternative transport modes, connectivity and accessibility, and the potential for servicing by public transport supports reductions in greenhouse gas emissions.</p> <p>As noted earlier, resilience to climate change is achieved through: the site's distance from coastal and low lying areas susceptible to sea-level rise and storm surges; the land's resilience to heavy rainfall events/frequency (see Appendix A), and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes.</p>
<p><i>Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</i></p> <ul style="list-style-type: none"> <li>a. <i>have or enable a variety of homes that:</i> <ul style="list-style-type: none"> <li>(i) <i>meet the needs, in terms of type, price, and location, of different households; and</i></li> <li>(ii) <i>enable Māori to express their cultural traditions and norms; and</i></li> </ul> </li> <li>b. <i>have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</i></li> <li>c. <i>have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</i></li> <li>d. <i>support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</i></li> <li>e. <i>support reductions in greenhouse gas emissions; and</i></li> <li>f. <i>are resilient to the likely current and future effects of climate change.</i></li> </ul>	<p>The proposal will contribute to well-functioning urban environments at a localised, township, and regional scale, noting it will, as a minimum:</p> <ul style="list-style-type: none"> <li>a. Have and enable a variety of homes that meet the needs, in terms of type, price, and location, of different households. This is achieved through the Living Z provisions which provide for this variety and the choice afforded through the supply of up to 2,100 households. The proposal will enable Māori to express their cultural traditions and norms, to the extent relevant to the site context.</li> <li>b. Provide access to suitably located and sized business sectors. Local retail facilities are proposed for residents within the Plan Change site; the Rolleston town centre and industrial zones is accessible by various transport modes; and the wider offerings of Christchurch city are accessible where required.</li> <li>c. Provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport noting the preceding point and the findings in the transport assessment.</li> <li>d. Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets (refer Appendix G).</li> </ul>





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

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

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

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

The proposed enablement of up to 2,100 households that can be readily serviced with infrastructure would be consistent with this policy.

*Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

- a. *the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- b. *that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*
  - (i) *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
  - (ii) *are not, of themselves, an adverse effect*
- c. *the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- d. *any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- e. *the likely current and future effects of climate change.*

a. No RMA planning documents have yet given effect to this National Policy Statement in a way that can guide urban built form. However, it is relevant to note that the operative District Plan contemplates residential intensification and development of the land (relative to its current rural use) through the operative Living 3 zoning.

b. The assessments in Appendix E conclude that the proposal will not result in any significant effects on amenity values. However, to the extent that the appreciation of the status quo by some may be diminished by the proposal, this policy recognises the potential for change and that this is not necessarily an adverse effect.

c. The proposal will deliver the benefits of urban development that are consistent with well-functioning urban environments (as described above in respect of Policy 1)

d. The proposal will clearly contribute significantly to meeting the requirements of this National Policy Statement 'to provide or realise development capacity'.

e. As set out above for other NPS-UD objectives and policies, the proposal accounts for the likely current and future effects of climate change.

*Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*

- a. *unanticipated by RMA planning documents; or*
- b. *out-of-sequence with planned land release.*

As set out above (and irrespective of the absence of criteria yet within the CRPS), the plan change will clearly add significantly to development capacity. And, as set out above, it will contribute to well-functioning urban environments. Accordingly, the policy supports the proposal, notwithstanding it being: unanticipated by RMA planning documents; or out-of-sequence with planned land release.



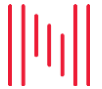
140. For the reasons expressed earlier in this assessment and in **Table 6** above, the proposal is considered to 'contribute to well-functioning urban environments' and achieve consistency with the relevant provisions of the NPS-UD.

## Canterbury Regional Policy Statement

141. The Selwyn District Plan is required under Section 73(4) of the Resource Management Act to give effect to the Canterbury Regional Policy Statement 2013 (RPS). Section 74(2) of the Act also requires territorial authorities to have regard to any proposed regional policy statement when preparing or changing a district plan.
142. The relevant objectives and policies of the CRPS are primarily encompassed by Chapters 5 and 6 of the CRPS, relating to land-use and infrastructure and the recovery and rebuilding of Greater Christchurch. Of lesser relevance is Chapter 15. Chapter 15 addresses soils and the maintenance of soil quality. Given the rural-residential zoning of the site and its low soil versatility, the proposal is considered to be not inconsistent with the objectives and policies of Chapter 15.
143. Turning to Chapter 5 (and noting that only those objectives and policies applying to the Entire Region are relevant to this application), Objective 5.2.1 addresses the location, design and function of development. It seeks that development be:
- a. consolidated in and around existing urban areas as the primary focus;
  - b. that the overall quality of the natural environment is maintained and, where appropriate, enhanced;
  - c. that economic development is encouraged in appropriate locations;
  - d. adverse effects on significant infrastructure are avoided; and
  - e. conflicts between incompatible activities are avoided.
144. The site does not sit within an existing urban area, though it sits on the fringe of urban Rolleston. The proposal is considered to generally maintain the quality of the environment in so far as the land is currently zoned for rural-residential development and its proposed change to urban residential land use will be consistent with activity on the eastern side of Dunns Crossing Road (see **Appendix E**). Accounting for the existing zoning of the land, the proposal will not result in any significant displacement of rural activity. The proposal will not affect significant infrastructure. Access to the site is able to be safely accommodated as set out in the ITA in **Appendix D**. To the extent that there may be incompatibility with other activities nearby, the assessment of this matter in **Appendix H** has confirmed that such effects can be avoided with the buffers proposed in the ODPs. The proposal is considered to be not contrary to this objective.
145. In respect of Policy 5.3.7 Strategic land transport network and roads and as addressed in the ITA in **Appendix D**, the proposed development will not impact upon the ability of any State Highway to fulfil its current or future strategic transport requirements.



146. With regard to Chapter 6, Objective 6.2.1 Recovery framework, the objective seeks to enable recovery, rebuilding and development within Greater Christchurch through a land use and infrastructure framework that achieves various things, notably including “avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS”. Clause 7 of that objective includes maintaining the character and amenity of rural areas and settlements, clause 9 seeks to integrate strategic and other infrastructure and services with land use development. Clause 10 seeks to achieve development that does not adversely affect the efficient operation, use, development, appropriate upgrade and future planning of strategic infrastructure and freight hubs.
147. Objective 6.2.2 Urban form and settlement pattern seeks to achieve consideration and intensification of urban areas and avoids unplanned expansion of urban areas.
148. Policy 6.3.1 Development within the Greater Christchurch area seeks to give effect to the urban form identified in Map A. That form indicates that the site sits just outside the Urban Area. Clause 4 of that policy seeks to ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS.
149. Policy 6.3.5 Integration of land use and infrastructure seeks that land use development be integrated with infrastructure, including by only providing for new development that does not affect the operation, use, development, upgrading and safety of strategic infrastructure.
150. The strong messaging from this body of objectives and policies is that urban development is to occur inside the urban area within Greater Christchurch. The proposal then is inconsistent with those objectives and policies seeking to avoid urban development outside the urban area. However, as noted above, NPS-UD Policy 8 provides for inconsistency with this requirement.
151. In considering the particulars of these provisions above, it is otherwise noted that:
  - a. With regard Objective 6.2.1, the proposal will protect the environmental qualities set out in that objective and provide for a reasonably consolidated and integrated urban form that is able to be fully serviced and integrates, via the proposed ODPs, with the adjoining residential zones.
  - b. The site is not located in a sensitive landscape, nor will any sensitive indigenous vegetation be affected. Water quality can be maintained at the time of detailed design through engineering solutions and regional plan/discharge consent requirements.
  - c. The landscape and visual assessment attached in **Appendix E** confirms that any associated effects will be avoided or mitigated.
  - d. With regard to transport objectives and policies in Chapter 6, the Plan Change site is well located relative to the roading network, with provision for pedestrian and cycle connections to the wider township. Although the Plan Change will provide for an extension of the township to the west, the site will not result in long travel distances, noting that the town centre and its associated commercial



activities and amenities and industrial/business land at IZone and IPort are relatively close the Plan Change site. The attached Transport Assessment has confirmed the suitability of the adjoining road network for the vehicle movements anticipated and an integrated transport assessment has been undertaken in support of the proposal.

152. Overall, the development is considered to be inconsistent with those provisions of the Regional Policy Statement that require new residential zones to be located within identified greenfield priority areas, but otherwise generally consistent with the Regional Policy Statement.





## Mahaanui – Iwi Management Plan 2013

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

### *Ranginui*

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

### *Wai Māori*

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

### *Papatūānuku*

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



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

*Tāne Mahuta*

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

*Ngā tūtohu whenua*

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

*Te Waihora*

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

*Summary*

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



## Part II of the Resource Management Act 1991

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