

## **Section 42A Report**

### **Report on submissions relating to Plan Change 75**

**YourSection Limited request to rezone approximately  
24.7 hectares of Rural (Inner Plains) Zone land at Lincoln  
Rolleston Road in Rolleston to a Living Z Zone**

**11 October 2021**

**To:**  
**From:**  
**Hearing Date:**

Hearing Commissioner – D. Caldwell  
Consultant Planner – C. Friedel  
3 November 2021

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# 1. Introduction

## Qualifications and Experience

- 1.1. My name is Craig Friedel. I am a Senior Planner and Associate at Harrison Grierson Consultants. I hold a Master of Environmental Policy and Management (Distinction) and a Postgraduate Diploma in Resource Studies (Environmental Policy and Planning) from Lincoln University and a Bachelor of Arts (Geography) from the University of Canterbury.
- 1.2. I have worked in the field of planning since 2005 for local authorities and a multidisciplinary consultancy. I have been a full member of the New Zealand Planning Institute since 2009.
- 1.3. I was previously employed by the Selwyn District Council (the 'Council') as a Senior Strategy and Policy Planner between 2008 to 2018. During that time, I coordinated the preparation of structure plans, the Rural Residential Strategy 2014, residential zoning under the Land Use Recovery Plan (the 'LURP') (Actions 17 and 18.vii) and was the principal planning advisor on changes to the Operative Selwyn District Plan (the 'SDP') under the LURP (Action 18.vii). I was Council's planning advisor to the Greater Christchurch Partnership's Officer Group from 2016 through to 2018 preparing responses to the National Policy Statement on Urban Development Capacity (the 'NPS-UDC'). In my current role I was also the principal planner that prepared the report entitled 'Greenfield Density Analysis: Technical Report' for the Greater Christchurch Partnership (the 'GCP') to address Action 3 of Our SPACE.
- 1.4. I am also assisting Council to process three other private plan change requests (PC70, PC76 and PC78) seeking to rezone land adjacent to the existing township boundary in Rolleston.
- 1.5. Whilst this is a Council Hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

## Evidence Scope

- 1.6. This report analyses the submissions received on Plan Change 75 ('PC75') to the SDP and has been prepared under s42A of the Resource Management Act 1991 (the 'Act'/'RMA').
- 1.7. The purpose of this report is to assist the Hearing Commissioner to evaluate and decide on submissions made on PC75 and to assist submitters in understanding how their submission affects the planning process. This report includes recommendations to support or oppose points made in submissions, and to make amendments to the SDP. In this regard it is important to emphasise that the Commissioner is in no way bound by my recommendations and will form their own view on the merit of the request and the outcomes sought by submitters, having considered all the evidence before them.
- 1.8. In preparing this report I have:
  - a. Visited the site and am familiar with the wider Rolleston township.
  - b. Reviewed the private plan change request (the 'request') as notified.

- c. Read and assessed all the submissions received on the request.
  - d. Considered the statutory framework and other relevant planning documents.
  - e. Reviewed and relied on, where necessary, the evidence and peer reviews provided by other experts on this request.
- 1.9. This report effectively acts as an audit of the detailed information lodged with the request prepared by Novogroup Limited on behalf of YourSection Limited. A full copy of the request, submissions, summary of submissions and other relevant documentation can be found on the Council's website<sup>1</sup>.
- 1.10. As such, this report seeks to provide as little repetition as possible and identifies only those parts of the request that are not supported or remain unresolved. If a matter is not specifically dealt with in this report, then there is no dispute with the position set out in the request.

## 2. Context

- 2.1. The site is within the boundary of the Rolleston Structure Plan 2009 that was initiated as part of delivering the Greater Christchurch Urban Development Strategy (the 'UDS')<sup>2</sup> to manage the business and residential growth of the township through to 2075<sup>3</sup>. The site is identified for mixed-density residential development supported by a Local Centre (SR8) with a development horizon of 2041-2075<sup>4</sup>. The Rural (Inner Plains) Zone currently applies to the site, although it is contained within the 'Projected Infrastructure Boundary' illustrated on Map A of Chapter 6 to the Canterbury Regional Policy Statement (the 'CRPS') since it was amended via the LURP and the Canterbury Earthquake Recovery Act 2011.
- 2.2. The site is contained within the Rolleston Structure Plan and the 'Projected Infrastructure Boundary' has also been identified as a 'Future Development Area ('FDA') in Our Space 2018–2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga ('Our SPACE')<sup>5</sup>. At the time of the lodgement of the request, the site was subject to the Plan Change 1 to the CRPS ('Change 1')<sup>6</sup> that proposed to include the land as a FDA in Chapter 6 of the CRPS to meet the projected housing needs of Rolleston, Selwyn District, and the Greater Christchurch 'Tier 1 urban environment' under the National Policy Statement on Urban Development (the 'NPS-UD')<sup>7</sup>. Decisions on Change 1 have subsequently been notified and the FDA included in CRPS Chapter 6 Map A. The growth of the township has been actively managed for the past ten years through the development and implementation of the statutory (CRPS Chapter 6 and the SDP Living Z Zone) and non-statutory (the UDS, Our SPACE and Rolleston Structure Plan) initiatives detailed above.

<sup>1</sup> [PC75 request](#).

<sup>2</sup> [Greater Christchurch Urban Development Strategy 2007](#).

<sup>3</sup> [Rolleston Structure Plan, 2009](#).

<sup>4</sup> [Rolleston Structure Plan, 2009](#). Figure 5.2 - Rolleston Structure Plan, Pg.44 and Figure 5.4 - Staging of Greenfield Residential Development, Pg.48.

<sup>5</sup> [Our SPACE 2018-2048](#).

<sup>6</sup> [Proposed Change 1 to Chapter 6 of the CRPS](#).

<sup>7</sup> [National Policy Statement – Urban Development 2020](#), Appendix: Tier 1 and tier 2 urban environments and local authorities.

- 2.3. It is within this strategic and statutory planning context, which are considered in more detail in Section 8 of this report, that the applicant has initiated the rezoning request (refer also to Appendix 7 - Council's 'Technical Memo on Growth Planning in Selwyn District').
- 2.4. For completeness, the Council has notified, and is hearing submissions on, the Proposed Selwyn District Plan (the 'pSDP'). At the time of writing this report, the submission period on the proposed Plan has closed and hearings have commenced. My understanding of the statutory context is that there is no specific requirement to consider PC75 against the pSDP. However, I consider the pSDP is useful in understanding the current issues in the District in terms of the Council's obligations under s74(1) of the RMA.
- 2.5. The applicant has submitted on the publicly notified pSDP in opposition to the proposed application of the General Rural Zone (the 'GRUZ') to the site and seek that the alternative General Residential Zone (the 'GRZ') is applied (DPR-0465)<sup>8</sup> consistent with this request.

### 3. Site Description and Request

#### Site Description

- 3.1. The request provides a detailed description of the plan change site and the surrounding area. The site is illustrated below in Figure 1 and is located on the south-eastern edge of the Rolleston township.

*Figure 1 – Aerial photograph of site, outlined in red (Source: Canterbury Maps)*



- 3.2. The site is approximately 24.7ha in size and comprise the two allotments at 151 and 153 Lincoln-Rolleston Road, which are detailed in Table 1 below. Attachment 1 of the request contains the respective records of title. It is understood that the landowners are the proponents of the request that has been initiated by YourSection Limited.

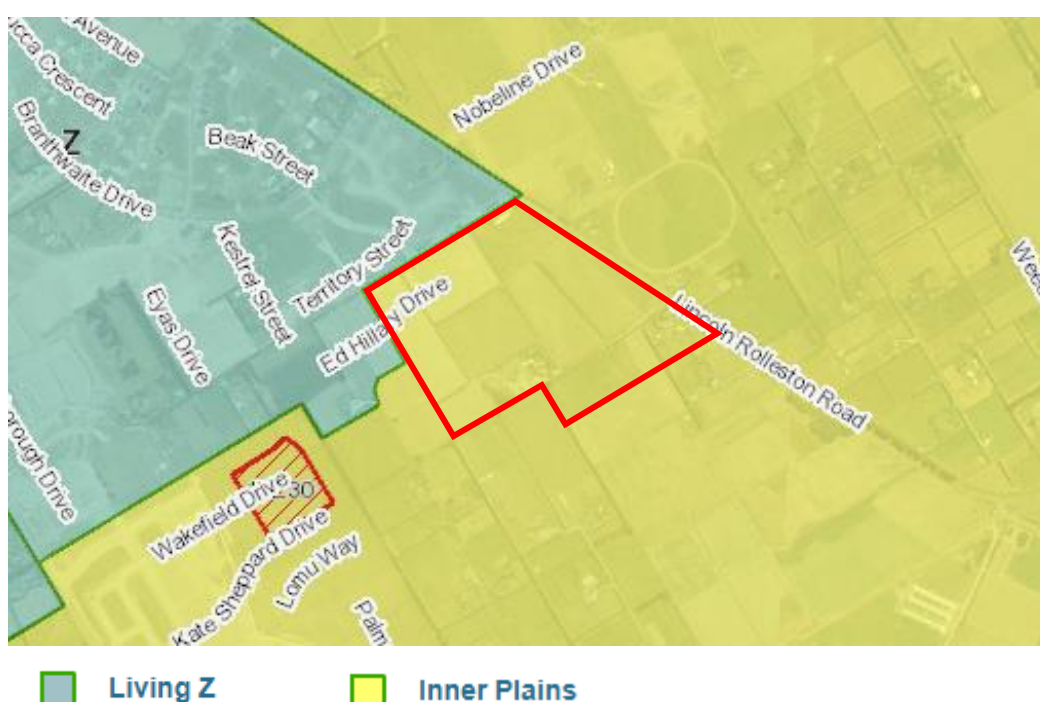
<sup>8</sup> [YourSection Ltd DPR submission](#).

**Table 1 – Details of the land within the site**

Legal Description	Owner(s)	Address	Area (ha)
Lot 1 DP 50631	B. and P. Pullin	151 Lincoln-Rolleston Road	20.7
Lot 1 DP 357634	R. and M. Perry	153 Lincoln-Rolleston Road	4.00
<b>Total Area</b>			<b>24.7</b>

- 3.3. The current zoning of the site and immediately surrounding land under the SDP is illustrated in Figure 2 below. The site is currently within the Rural (Inner Plains) Zone of the SDP and is not subject to any Overlays.

**Figure 2 – SDP zoning. Request area outlined in red.**



- 3.4. The site has a relatively flat topography and accommodates a range of rural and lifestyle developments that include relatively large residential dwellings and ancillary buildings. An automotive engineering business operates from buildings and yard within 153 Lincoln-Rolleston Road.
- 3.5. The properties both have frontage and access to Lincoln-Rolleston Road, which is an Arterial Road in the SDP's network road classification. There are no natural features of note other than intermittent shelter belts, trees, water race and established outdoor living areas and gardens around the curtilage of the dwellings. On my site visit I observed that through connections to the PC75 site have been formed along the southern boundary of the Falcons Landing subdivision from Kestrel Street, and Territory Street and the western boundary of the Acland Park subdivision from Ed Hillary Drive. In respect to the frontage treatments along Lincoln-Rolleston Road, I observed that all the dwellings within the Falcons Landing subdivision access the road directly, which assists to avoid long lengths of close board fences along this primary road corridor.



## Surrounding environment

- 3.6. The township of Rolleston is located approximately 25km south-west of central Christchurch City. Rolleston is identified as the 'District Centre' in Selwyn 2031: District Development Strategy ('Selwyn 2031')<sup>9</sup> and contains the primary residential and business 'greenfield' areas to support the District's growth. It has seen some of the highest per capita population and economic growth of any urban area in New Zealand over the past ten years. Rolleston now contains the full range of housing typologies from retirement villages and comprehensive housing through to rural residential developments. The growing population is supported by community facilities and recreation reserves that are progressively being developed and extended, an industrial area predominately contained within the I-Zone and I-Port hubs, as well as a developing town centre.
- 3.7. The land on the north-western boundary of the site contains the Falcons Landing subdivision that is within the Living Z Zone and is subject to the Area 11 ODP. The land further to the west of the site contains the Acland Park Special Housing Area, which has been subdivided and developed in accordance with resource consents granted under the Selwyn Housing Accord and the Housing Accord and Special Housing Areas Act 2013<sup>10</sup>. A relatively large portion of this subdivision has been developed and includes the Te Rōhutu Whio Primary School that is currently under construction and expected to open in 2022 (refer to the designation overlay illustrated in Figure 2).
- 3.8. The balance of the land to the south and east (across Lincoln-Rolleston Road) is utilised for a range of rural and semi-rural activities, including a horticultural operation, pasture for grazing and lifestyle activities. The majority of the land from the southern boundary of the site through to Selwyn Road to the south is subject to a rezoning request, being Private Plan Change request 78 ('PC78'). PC78 includes an area of land that separates the PC75 site from the Acland Park subdivision to the west as far north as the boundary with the Falcon's Landing subdivision.
- 3.9. The land use activities surrounding the PC75 site are transitioning from a semi-rural setting to a mixed-density residential environment.

## Request

- 3.10. PC75 seeks to rezone the site from Rural (Inner Plains) to Living Z and include an ODP to facilitate the subdivision and development of the land to accommodate approximately 280 mixed density residential homes.
- 3.11. Paragraphs 27 through to 39 of PC75 describe the specific changes, which include:
- Rezoning the site from Rural (Inner Plains) to Living Z on the Planning Maps.
  - Adding the PC75 ODP to Appendix E38 of the SDP Township Volume with accompanying text to coordinate the subdivision and development of the land.
  - Referencing the site as one of 14 Living Z areas and the ODP in Policy B4.3.9.
  - Including the 'specific matters relevant' to implement the ODP in Policy B4.3.77.
  - Undertaking any consequential amendments (such as renumbering).

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<sup>9</sup> [Selwyn 2031](#).

<sup>10</sup> [Special Housing Areas in Selwyn District](#).

- 3.12. The request seeks to apply the Living Z Zone framework to the site, which provides for Low Density (average allotment size of 650m<sup>2</sup> and a minimum individual allotment size of 550m<sup>2</sup>), Medium Density Small-lot (maximum average of 500m<sup>2</sup>, and within a minimum of 400m<sup>2</sup>) and Medium Density Comprehensive (maximum average of 350m<sup>2</sup>, with no minimum lot size)<sup>11</sup>. PC75 seeks an overall minimum net density of 12 households per hectare ('hh/ha') that is referenced in the ODP, and the proposed implementation matters listed under Policy B4.3.77.
- 3.13. The appropriateness of the specific changes to the SDP and the associated effects on the environmental effects are discussed further in Section 7 below.

## 4. Procedural Matters

- 4.1. The process for 'making a plan change request' and how this is to be processed is set out in Schedule 1 of the Act and has been applied to PC75 since it was lodged.
- 4.2. The request was formally received by Council on the 14<sup>th</sup> of December 2020. A request for further information was issued on the 27<sup>th</sup> of January 2021, with the applicant's response received in full on the 11<sup>th</sup> of February 2021.
- 4.3. A decision was made by Council on the 24<sup>th</sup> of March 2021 to accept the request for notification (Clause 25(2)(b)). The request was publicly notified on the 5<sup>th</sup> of May 2021, with the submission period closing on the 2<sup>nd</sup> of June 2021. A summary of submissions was then produced and publicly notified on the 14<sup>th</sup> of July 2021, with the further submission period closing on the 28<sup>th</sup> of July 2021.
- 4.4. PC75 has reached the point where a hearing is now required (Clause 8B), and a decision made on the request and the associated submissions (Clause 10).

## 5. Submissions

- 5.1. A total of six submissions and no further submissions were received. The submissions are set out in the table below and the matters raised by submitters are considered in Sections 7 and 8 of this report. A summary of submissions is available on Council's website - [PC75 Summary of Submissions](#).

**Table 2 – Submissions received**

Submitter	Support or Oppose
1. Scott Loeffler	Support
2. Withdrawn	-
3. Robert Bryan Wynn-Williams	Not Stated
4. Carole Greenfield	Support
5. Christchurch City Council	Oppose
6. Number not allocated	-
7. MON Group Limited	Oppose
8. Number not allocated	-
9. Number not allocated	-
10. Canterbury Regional Council (Environment Canterbury)	Neither support nor oppose

<sup>11</sup> [Selwyn District Plan](#). Township Volume, C12 LZ Subdivision, Table C12.1 - Allotment Sizes.

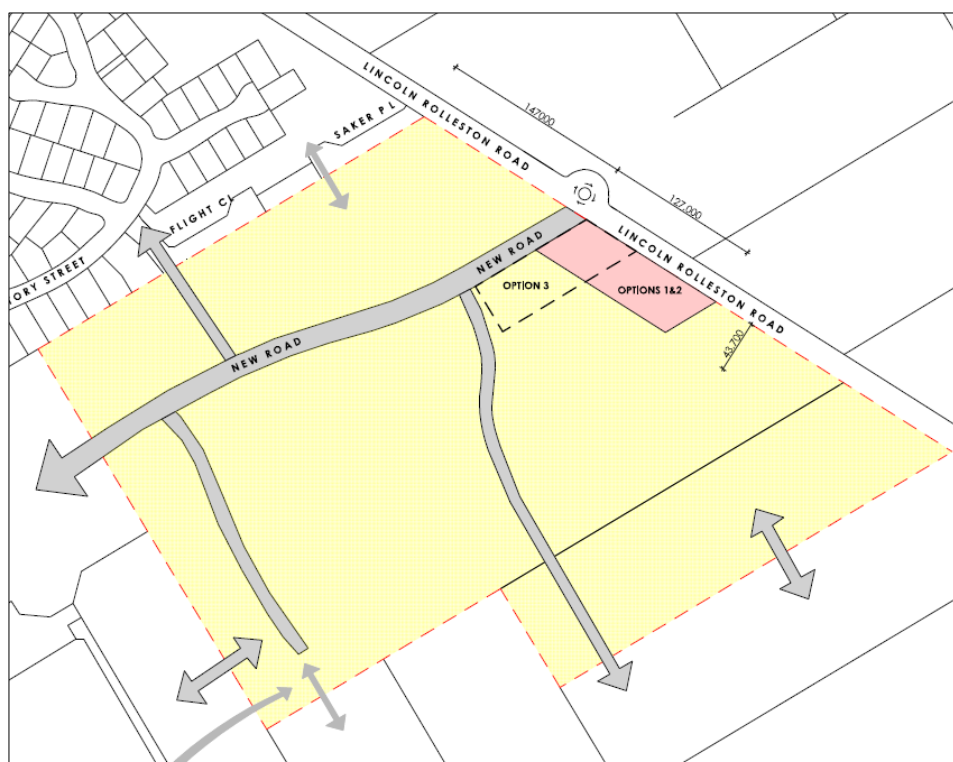


- 5.2. There were no late submissions received and the nature and scope of the submissions do not give rise to trade competition<sup>12</sup>.

### Jurisdictional scope

- 5.3. The only jurisdictional matter relating to the submissions received that I consider requires an assessment is the relief sought by MON Group Ltd (S7). The submitter seeks an alternative Neighbourhood Centre Zone ('NCZ') for the portion of the site identified in the submission and illustrated in Figure 3 below.

*Figure 3 – Area of rezoning requested by MON Group Ltd*



- 5.4. The submitter requests that a nominal area of land that ranges between 5,153m<sup>2</sup> to 5,550m<sup>2</sup> in size is identified as an NCZ on the PC75 ODP to support the local business and community needs generated by the proposed residential development.
- 5.5. It is accepted that there are limits as to how far a submission on a plan change can go beyond the scope of what was contemplated by the plan change, as described in the request, and summarised in the public notices calling for submissions and further submissions. The submission has to be “on” the plan change and whether or not it is, is a question of fact and degree.
- 5.6. In this case, the MON Group Ltd submission seeks the inclusion of an area of NCZ and related changes to the ODP to facilitate its development. This differs from the notified version of PC75 and the stated objective of the request, which is to include an ODP to coordinate the residential subdivision and development of the site through the SDP Living Z Zone and subdivision rules. The s32 analysis and supporting evidence contained within PC75 has not considered the

<sup>12</sup> Pursuant to s308A of the Act.

appropriateness of the NCZ and no reference to it was included in the ODP. The submitter is therefore primarily relying on the assessment and technical reports prepared by the plan change proponent to evaluate the suitability of the land to support the zoning of the land for a NCZ in this location.

- 5.7. On balance and based on the relief being sought and the evidence available at this point in time, I consider that there is some scope to evaluate the merits of the relief that is being sought by the submitter. This is because there has been an opportunity through the further submission process to consider the implications of the relief sought by the submitter by the private plan change proponent and adjoining landowners. No further submissions in opposition were received.
- 5.8. Although prepared a decade ago, the Rolleston Structure Plan involved extensive consultation within the community and signals the need for a 'Local Centre' in the area identified by the submitter within the 2075 development horizon. I consider that the proposed NCZ is also small enough to avoid any retail distribution effects as it is of a size that would only serve local needs. The evidence of Ms. Wolfer, Council's Senior Urban Designer/Town Planner that is contained in Appendix 5 of this report also signals in-principal support for an NCZ in the nominated location, which to a large extent is based on this planning context<sup>13</sup>. The evidence of Mr. England, Council's Asset Manager Water Services contained in Appendix 3 and Mr. Collins, from Flow Transportation contained in Appendix 4 also confirm that there are no infrastructure constraints that would preclude the NCZ being incorporated into the ODP. The submission also includes a reasonably detailed site plan and a transport assessment that has enabled Mr. Collins to evaluate the proposed NCS from a transport perspective to enable any related effects to be considered. Although I consider that the submission may technically not be 'on' the plan change, there are merits to considering the appropriateness of the proposed NCZ as a component part of PC75.
- 5.9. However, to enable this to occur I consider that what is required is more detail on the associated changes to the ODP (including the text and Policy B4.3.77 amendments), and any other changes to the SDP to effectively manage any subsequent development and operation of the centre. Confirmation of the preferred footprint and an assessment against the statutory tests that are required to be evaluated under the Schedule 1 process is also considered necessary. This includes an assessment against the relevant objectives and policies of the CRPS and SDP in respect to business development, which have not been addressed by the plan change proponent or included in the submission. Hearing evidence is also likely to confirm the plan change proponents' position on the relief that is being sought by the submitter.
- 5.10. In conclusion, I consider that there may be sufficient grounds to consider the submission to be within scope if the submitter provides additional evidence, including an assessment under the sections of the Act that are summarised in the Section 8 Statutory Analysis of this report. At this point in time, I oppose the relief sought by the submitter, while emphasising that the provision of evidence that evaluates the appropriateness of the NCZ and associated changes would enable a more substantive assessment to be made.

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<sup>13</sup> Evidence of Ms. Wolfer, 10. Outline Development Plan, paragraphs 10.6 to 10.11, Pg.'s 6 & 7.

## 6. Statutory Framework

- 6.1. Section 73(2) of the RMA allows for any person to request that a change be made to a District Plan, in accordance with the process set out in Part 2 or Part 5 of Schedule 1. Part 5 of Schedule 1 is not relevant to this request as it relates to the use of the 'streamlined planning process', which is not proposed in this instance.
- 6.2. Clause 21(2) of Part 2 of Schedule 1 requires that the plan change request: explain the purpose of, and reasons for, the proposed change and contain an evaluation report prepared in accordance with section 32 of the RMA; and where environmental effects are anticipated, describe those effects in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change.
- 6.3. In this case, the tests to be applied to the consideration of PC75 under Schedule 1 Part 2 of the RMA are summarised below and include whether:
  - a. It accords with and assists the Council to carry out its functions (s74(1)(a) and s31).
  - b. It accords with Part 2 of the Act (s74(1)(b)).
  - c. It accords with a national policy statement, a New Zealand coastal policy statement, a national planning standard and any regulation (s74(1)(ea) and (f)).
  - d. It will give effect to any national policy statement, national planning standard or operative regional policy statement (s75(3)(a)(ba) and (c)).
  - e. The objectives of the request (in this case, being the stated purpose of the request) are the most appropriate way to achieve the purpose of the RMA (s32(1)(a)).
  - f. The provisions in PC75 are the most appropriate way to achieve the objectives of the District Plan and the purpose of the request (s32(1)(b)).
- 6.4. In evaluating the appropriateness of PC75, Council must also:
  - a. Have particular regard to an evaluation report prepared in accordance with s32 (s74(1)(d) and (e)).
  - b. Have regard to any proposed regional policy statement, and management plans and strategies prepared under any other Acts and consistency with the plans or proposed plans of adjacent territorial authorities (s74(2)).
  - c. Take into account any relevant planning document recognised by an iwi authority (s74(2A)).
  - d. Not have regard to trade competition or the effects of trade competition (s74(3)).
  - e. Not be inconsistent with a water conservation order or regional plan (s75(4)).
  - f. Have regard to actual and potential effects on the environment, including, in particular, any adverse effect in respect to making a rule (s76(3)).
- 6.5. The functions of Council set out in s31 of the Act that are required to be maintained when evaluating the appropriateness of PC75 include the establishment, implementation and review of objectives, policies, and methods to:

- a. Achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources (s31(1)(a)).
  - b. To ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district (s31(1)(aa)).
  - c. Control any actual or potential effects of the use, development, or protection of land (s31(1)(b)).
- 6.6. The request considers the actual and potential effects of the plan change on the environment, and where necessary, I have assessed these in Section 7 of this report.
- 6.7. The statutory documents that the request is required to have regard to, and the manner in which the plan change request does so, is set out in Section 8 of this report.
- 6.8. I do not consider there to be any directly relevant provisions in the District Plans of neighbouring territorial authorities that are affected by PC75. Matters of cross-boundary interest are outlined in the SDP. The most applicable to PC75 include:
  - a. Effects on the strategic and arterial road network from people commuting between Selwyn and Christchurch.
  - b. Development on or near the boundary of Selwyn District and Christchurch City Council that may influence housing sufficiency and the coordination of infrastructure services.
- 6.9. These cross-boundary interests have primarily been addressed and managed through the sub-regional approach of managing growth across Greater Christchurch through the Greater Christchurch partnership forum. Further background on the specific initiatives and approaches for managing cross-boundary resource management issues were introduced in Section 2 and are detailed in the Council's 'Technical Memo on Growth Planning' in Selwyn District prepared by Council's Policy Analyst, Mr. Ben Baird (refer to Appendix 7).

## 7. Assessment of the Request and Matters Raised in Submissions

- 7.1. This section includes a summary of the material included within the request, details the submission points received, and outlines the expert evidence to inform the overall recommendations of this report. A conclusion is then made on the relief sought by submitters.
- 7.2. I consider that the key matters that have either been raised by submitters, or are necessary to be considered to ensure that the Council's statutory functions and responsibilities are fulfilled, are:
  - a. Urban form, density, and character.
  - b. Infrastructure servicing.
  - c. Transportation network.
  - d. Versatile soils.
  - e. Land suitability and geotechnical risk.

- f. Sustainability initiatives.
- g. Cultural values.

## Urban form, density, and character

### Plan change request

- 7.3. The request includes an assessment of the influence that the rezoning may have on the urban form of Rolleston, the rationale for why 12hh/ha has been identified as being an optimal minimum density for the site, and what the amenity implications and expectations are in respect to the site, both in terms of its current and potential future states. This assessment is supplemented and informed by the Landscape and Urban Design Assessment contained in Appendix E of the request.

### Submissions

- 7.4. Three submissions covering urban form, density and character were received on PC75 and include:
- a. One submitter supports PC75, identifying that it is essential to the urban development of Rolleston and that it has already been identified for future growth in the previous District Plan<sup>14</sup>.
  - b. One submitter opposes PC75 unless a minimum density of 15hh/ha is applied to better achieve efficiencies in the coordination of land use and infrastructure, support mixed land use activities and multi-modal transport systems and to protect the productive rural land resource<sup>15</sup>.
  - c. One submission that neither supports nor opposes PC75, while identifying that it is both desirable and feasible for a minimum 15hh/ha density to be applied to the site<sup>16</sup>.
  - d. One submitter opposes PC75 on the basis that it will not be a pleasant place to live, it will not add to the character and amenity of Rolleston and that the overall pleasantness of the township is under threat from the cumulative effect of rapid urban development<sup>17</sup>.

### Analysis - Urban form

- 7.5. I support the relief sought by S. Loeffler (S75-001-001) that the request should be granted on the basis that it will contribute to the urban form and development of Rolleston. As identified in PC75, Section 2 of this report and the Council's 'Technical Memo on Growth Planning' contained in Appendix 7, the PC75 site is within the Rolleston Structure Plan boundary<sup>18</sup>, is

<sup>14</sup> S. Loeffler (S75-001-001)

<sup>15</sup> Christchurch City Council (S75-005-002)

<sup>16</sup> Environment Canterbury (S75-010-01)

<sup>17</sup> C. Greenfield (S75-004-002)

<sup>18</sup> [Rolleston Structure Plan, 2009](#). Figure 5.2: Rolleston Structure Plan, Pg.44.

identified as an FDA in Our SPACE<sup>19</sup> and is an FDA and within the 'Projected Infrastructure Boundary' on Map A of the Chapter 6 CRPS<sup>20</sup>.

- 7.6. I consider that the rezoning of the site from Rural (Inner Plains) to Living Z will implement the preferred urban form of Rolleston that has been determined through these spatial plans to will 'give effect' to the CRPS and NPS-UD. This preferred urban form includes the site and encompasses the remaining pockets of rural land between the current township and the urban containment boundaries of State Highway One to the north-west, Selwyn Road to the south-east, Weedon's Road to the north-east and Dunns Crossing Road to the south-west. The ODP will further ensure that the site is integrated into the urban form of Rolleston through connections to the wider transport and infrastructure networks and community facilities such as open space reserves, commercial centres, and community facilities.

#### Analysis - Density

- 7.7. I generally support the position outlined in Christchurch City Council's submission (S75-005-002) and Environment Canterbury's submission in the context of NPS-UD Policy 8 (S75-010-001) that an increase to the minimum net densities from 12hh/ha to 15hh/ha would achieve efficiencies in the coordination of land use and infrastructure, support mixed land use activities and multi-modal transport systems and protect the productive rural land resource. I consider that an increase in the minimum net densities to 15hh/ha would implement the Rolleston Structure Plan, which indicates that densities as high as 20hh/ha should be considered for the residential 'greenfield' areas through higher and medium density areas that utilise locational attributes<sup>21</sup>. I also consider that there are a broader range of benefits that can be achieved as household densities incrementally increase and where intensification is coordinated and incentivised.
- 7.8. The GCP density report that is referenced in the Christchurch City Council submission (S75-005-003) lists the broad range of benefits that can be achieved by an increase in the minimum household densities<sup>22</sup>. It also establishes that it is both desirable and feasible to increase the minimum densities in the CRPS to 15hh/ha (in the context of the current growth management strategy being applied in Greater Christchurch)<sup>23</sup>.
- 7.9. However, the report also identifies that there are several constraints and options for the Partnership council's and organisations to activate these benefits<sup>24</sup>. These include Recommendations 1 to 4 to undertake spatial planning; address constraints (building partnerships; investing in 'places'; improving planning systems and processes and establishing funding arrangements); building the evidence base; and to implement associated changes to the CRPS. Recommendation 5 identifies that a minimum density of 12hh/ha should be applied

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<sup>19</sup> [Our-Space 2018-2048](#). Figure 16: Proposed Location of future development areas in Greater Christchurch, Pg.30.

<sup>20</sup> [Canterbury Regional Policy Statement \(July2021\)](#). Map A - Greenfield Priority Areas and Future Development Areas, Pg.100.

<sup>21</sup> [Rolleston Structure Plan, 2009](#). Figure 6.12: Proposed Rolleston Structure Plan Diagram (Pg.61), 7.2.3 Current Densities in Rolleston, 7.2.4 Benefits of Higher Densities, and 7.2.5 Proposed Density Spread (Pg.82).

<sup>22</sup> [GCP 'Greenfield' Density Analysis, 2020](#). 6.2 The benefits of increased housing densities (Pg.59).

<sup>23</sup> [GCP 'Greenfield' Density Analysis, 2020](#). 8.4 Desirability and feasibility of increasing the FDA net densities (P.91).

<sup>24</sup> [GCP 'Greenfield' Density Analysis, 2020](#). Executive Summary - Recommendations and 8.6 Recommendations (P.96).



as an interim measure until the balance of the recommendations are more advanced. This last recommendation was included in recognition that a standardised increase in density to 15hh/ha in the absence of the targeted approach outlined under Recommendations 1 to 4 may not achieve optimal outcomes. The recommendation also acknowledges that private plan change requests being assessed under Schedule 1 of the RMA will need to provide a sufficient evidence base to determine the optimal densities relative to the context of the site and the statutory planning instruments that are in place at the time they are being considered.

- 7.10. I understand that the appropriateness of increasing the minimum net densities from 10hh/ha to 15hh/ha or somewhere in between is being considered through the District Plan Review (the 'DPR') evidence. Council have advised that further initiatives to give effect to the NPS-UD and Recommendations 1 to 4 of the GCP density report are being progressed, including spatial planning, formulating a strategy for intensifying residential neighbourhoods in proximity to centres and rapid transport corridors and approaches for improving housing affordability.
- 7.11. Under the current circumstances, the CRPS continues to require a minimum net density of 10hh/ha in 'greenfield' areas in the Selwyn District. The Living Z Zone framework being sought by the plan change proponent includes medium density housing (including the option for comprehensive development), that could achieve densities of 15hh/ha when applied across the PC75 site. The request facilitates an increase in density by proposing a minimum of 12hh/ha, which is consistent with the policy direction in the CRPS<sup>25</sup>, Our SPACE<sup>26</sup> and the 'greenfield' development occurring to the north and west of the site (which includes the Acland Park Special Housing Area)<sup>27</sup>. A minimum density of 12hh/ha is also more comparable to the density of other 'greenfield' areas in Rolleston and generally what the development sector has been delivering to the market in the township<sup>28</sup>.
- 7.12. While an increase to 15hh/ha is encouraged in principle as it represents a more optimal use of the site, the reality is that the CRPS<sup>29</sup> and SDP<sup>30</sup> only require PC75 to provide a minimum density of 10hh/ha at this point in time. Therefore, I support the proposed 12hh/ha minimum density as it increases the starting point for the minimum density requirements. The Living Z Zone requested allows increases in density in response to movements in market preferences and the influence of other externalities.
- 7.13. In conclusion, I support an increase in the 15hh/ha in principle but consider that a minimum density of 12hh/ha enables PC75 to give effect to the CRPS pending any changes to it or the underlying land use zone in the future to increase the minimum household densities.

#### Analysis - Amenity and character

- 7.14. Any expansion to an urban area will typically alter people's appreciation of that area through a change in the environment that they have become accustomed to over time. A process is

<sup>25</sup> [Canterbury Regional Policy Statement \(July 2021\)](#). Policy 6.3.7.3a. (Pg.83).

<sup>26</sup> [Our-Space 2018-2048](#). 6.2 Further work and implementation, Action 9.b (Pg.41).

<sup>27</sup> [Selwyn District Council - Special Housing Areas](#).

<sup>28</sup> Appendix 7 'Technical Memo on Growth Planning', paragraph 71.

<sup>29</sup> [Canterbury Regional Policy Statement \(July 2021\)](#). Policy 6.3.7 (Pg.83).

<sup>30</sup> Operative Selwyn District Plan. C12 LZ Subdivision Living Z Zone minimum lots sizes, accordance with the Township Volume ODP's and consistency with Objectives B4.1.1 and B4.3.6. and Policies B4.1.1(a), B4.3.7. and B4.3.8

provided under Schedule 1 of the RMA, and objectives and policies included in the SDP, to evaluate amenity and character outcomes associated with changes to land use zones. Selwyn 2031, the Rolleston Structure Plan, Our SPACE and Map A to the CRPS have all signalled to the community that the PC75 site would transition to residential over time. These statutory changes and non-statutory initiatives have involved extensive public consultation and public decision-making processes. In addition, Policy 6(b) of the NPS-UD expressly anticipates that urban environments and the amenity values that are attributed to them will develop and change over time.<sup>31</sup> As such, I do not consider it is reasonable to expect that the amenity and character of the site will remain unchanged, or to decline this request on that basis.

- 7.15. The large number of requests being considered by Council at this point in time has the potential to impact on the wider character and amenity of Rolleston. However, the RMA requires each request to be considered on its merits and for cumulative effects to be assessed on a case-by-case basis. The timing and limited scope of PC75, and the fact that the site is located within the Rolleston Structure Plan and identified as a FDA in Our SPACE and CRPS Chapter 6 Map A, removes any concerns that the granting of the request could undermine the character and amenity of the township.
- 7.16. The submitter raises concerns that the request will not be a pleasant place in which to live. I do not share these concerns. I consider that the ODP and the Living Z Zone rules will require that any future subdivision and development of the PC75 site, should it be granted, to be a high amenity living environment that effectively and efficiently integrates with the adjoining residential 'greenfield' areas and wider township. I also consider that any direct amenity conflicts that could arise from the rezoning of the PC75 site on the submitter's land appear to be avoided as their address for service is Newtons Road, 10km northeast of Rolleston.

#### Outline Development Plan

- 7.17. Ms. Wolfer's evidence has evaluated the rationale that has been applied by the plan change proponent to prepare the ODP. She has also undertaken an independent site analysis. This evidence indicates general support for the request, while including the following recommended changes to the ODP<sup>32</sup>:
- a. The ODP is amended to indicate the need for a 'frontage upgrade' along Lincoln-Rolleston Road to encourage the future subdivision to actively address the road and to manage accessibility and promote mobility.
  - b. The ODP is amended to illustrate the extension of the secondary east-west aligned road to connect to Lincoln-Rolleston Road and to illustrate the logical extension of the secondary north-south aligned road with one of the key secondary north-south aligned roads. These changes are recommended to ensure the PC75 site connects with the adjoining subdivisions as they are progressively developed.
  - c. The ODP is amended to align the pedestrian and cycle links on the ODP.
  - d. The ODP is amended to illustrate a 'double arrow' to reference future links.

<sup>31</sup> [NPS-UD 2020](#). Objective 4 and Policy 6(b) (Pg.12).

<sup>32</sup> Evidence of Ms. Wolfer, 11. Transport and Mobility, paragraphs 11.1 to 11.11 (Pg.7 & 8).

- 7.18. I consider that it is appropriate that the plan change proponent incorporates these changes to the ODP to promote a safe and efficient road network that enables 'active' modes of transport and supports an integrated open space reserve network and ensure consistency with the ODP's contained in Appendix E38 of the SDP. These form part of my overall recommendation in Section 9 and the changes to the ODP in Appendices 1 and 2.
- 7.19. While I appreciate that the intent of the balance of Ms. Wolfer's evidence is to achieve a higher amenity development that protects and enhances existing features and seeks to optimise community outcomes, I consider that there are subdivision matters within the Living Z Zone framework that provide the opportunity for Ms. Wolfer's recommended amendments to be considered at that stage. However, I invite the plan change proponent to consider the appropriateness of these recommendations. These include the following matters:
- e. The ODP plan and text are amended to reference the alignment of the existing water race on the ODP and referencing it in the text<sup>33</sup>.
  - f. The ODP text is amended to establish how the central reserve is linked with the surrounding green network and integrated with walking and cycling connections<sup>34</sup>.
- 7.20. I note that only two of the 12 ODP's within Appendix E38 of the SDP illustrate water races, which are the Stonebrook subdivision (ODP Area 1) and the initial stage of the Farrington subdivision (ODP Area 6)<sup>35</sup>. The balance of the more recently developed ODP's do not reference water races, including the adjoining Falcons Landing subdivision (ODP Area 11). There are subdivision matters of discretion to evaluate whether the water race is integrated into development, including whether it is retained as an amenity feature within a road or greenspace corridor, piped or terminated<sup>36</sup>. Mr. England's evidence also confirms that there are various options available to manage water races within 'greenfield' sites and that the status of these services is best determined through the subdivision process<sup>37</sup>.
- 7.21. In respect to the provision of open space reserves, Mr. Mark Rykers, Council's Manager - Open Space and Strategy has confirmed that the size of the open space reserve is sufficient to meet local needs. He supports its centralised location adjacent to a main transport route and confirms that it is well connected to the Falcon's Landing subdivision<sup>38</sup>. The evidence of Ms. Wolfer and Mr. Collins recommend changes to the ODP plan to promote 'active' transport modes and additional walking and cycling connections throughout the site. I consider that these amendments to the ODP Plan are sufficient without the need for any supplementary ODP text. There are also subdivision matters of discretion to enable the future walking and cycling connections to be evaluated during the subdivision consent process<sup>39</sup>.

### Conclusion

- 7.22. I do not have any urban form, density, or character related concerns that preclude the granting of the request. I support Ms. Wolfer's recommendations to amend the ODP to establish a high

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<sup>33</sup> Evidence of Ms. Wolfer, 8. Urban Design matters, paragraphs 8.19 to 8.22 (Pg.'s 4 & 5).

<sup>34</sup> Evidence of Ms. Wolfer, 12. Green and Blue Networks, paragraphs 12.1 and 12.3 (Pg.8).

<sup>35</sup> [Selwyn District Plan](#). Township Volume, Appendices. E38 Rolleston.

<sup>36</sup> [Selwyn District Plan](#). Township Volume, C12 Subdivision. Matters of discretion 12.1.4.38 and 12.1.1.40.

<sup>37</sup> Evidence of Mr England, Water race, paragraphs 42 to 46 (Pg.'s 8 & 9).

<sup>38</sup> Email dated 23 December 2020.

<sup>39</sup> [Selwyn District Plan](#). Township Volume, C12 Subdivision. Matters of discretion 12.1.4.14 to 12.1.4.24.

quality and well-connected development, while considering that advice is received from the plan change proponent is required and that the subdivision assessment matters provide an appropriate opportunity to address the balance of the recommendations at the time of any future subdivision consent. I therefore support the relief sought by S. Loeffler (S75-001-001), and oppose the relief sought by Christchurch City Council (S75-005-002) (while supporting in principle the outcomes being sought), Environment Canterbury (S75-010-001) and C. Greenfield (S75-004-002).

## Infrastructure Servicing

### Plan change request

- 7.23. The request includes an infrastructure and servicing assessment that is based on an assessment prepared by Site Solutions Ltd, which is contained in Appendix A of PC75.

### Submissions

- 7.24. There were no submissions seeking relief in respect to infrastructure servicing.

### Analysis

- 7.25. The ability to coordinate the cost effective and efficient provision of infrastructure services and aligning future development with Council's strategic planning is a relevant consideration when evaluating the appropriateness of changes to land use zonings.
- 7.26. Mr. England, Council's Asset Manager - Water Services, has provided an assessment of the request in relation to water supply, wastewater, and stormwater infrastructure, which is contained in Appendix 3 of this report.
- 7.27. In evaluating the infrastructure needs of PC75 against the current and future infrastructure demands for Rolleston, Mr. England concludes that:
- a. Sufficient water, including to meet potable water and minimum firefighting standards, can be made available to service the PC75 site under the existing water-take consents Council holds with Environment Canterbury.<sup>40</sup>
  - b. The options identified by the applicant to convey wastewater from the site to the Pines Wastewater Treatment Plant are feasible and there is existing capacity (and funding to increase the capacity further in the future) to accommodate the projected demand arising from this request. Development contributions for each additional lot would also contribute to the cost of managing the additional wastewater that is generated by PC75.<sup>41</sup>
  - c. There are viable means to dispose of stormwater for this plan change area.<sup>42</sup>
  - d. There are several options available to either incorporate or close the existing water race that runs through the site, which can be determined at subdivision consent stage<sup>43</sup>.

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<sup>40</sup> Evidence of Mr England, Water Supply, paragraphs 7 to 22 (Pg.'s 2 to 5).

<sup>41</sup> Evidence of Mr England, Wastewater, paragraphs 23 to 37 (Pg.'s 5 to 8).

<sup>42</sup> Evidence of Mr England, Stormwater, paragraphs 38 to 41 (Pg.8).

<sup>43</sup> Evidence of Mr England, Water race, paragraphs 42 to 46 (Pg.'s 8 & 9).

- 7.28. On the basis of Mr. England's evidence, I consider that there are appropriate funding arrangements in place to ensure that the site can be efficiently and effectively integrated into the public reticulated water and wastewater networks. There are mechanisms available to the Council to recuperate the proportional costs from the developer for the increased demand on the network, such as development contributions. There is also a high degree of certainty that potable water to meet the necessary standards can be made available to service the site under the Council's existing Environment Canterbury water-take consents and the discharging of stormwater to ground has been confirmed as a viable solution.
- 7.29. Future connections to other utilities, such as gas, power, or telecommunication supplies are best managed at the time of subdivision following engagement with utility service providers by the developer. I support Mr. England's position that the status and any physical changes to the water race are best considered at the time of subdivision where more detailed information is required. I also note that there are subdivision matters of discretion in the SDP to enable the status of the water race to be determined<sup>44</sup>.

### Conclusion

- 7.30. I consider that there are no infrastructure network constraints or concerns that prevent the request from being granted. Infrastructure planning in the Long-Term Plan to fund the construction of any necessary infrastructure upgrades for Rolleston are well advanced. Rules within Part C12 subdivision of the SDP and the associated engineering approval processes will require the necessary infrastructure and utility services to be in place before any allotments can be sold.

## Transportation network

### Plan change request

- 7.31. The request includes an assessment that is based on an Integrated Transport Assessment ('ITA') prepared by Stantec, which is contained in Appendix D of PC75.

### Submissions

- 7.32. The following submissions relating to the impact of the request on the transportation network were received:
- a. One submitter supports the request as it is essential to completing the Rolleston Collector Road system<sup>45</sup>.
  - b. One submitter opposes the request unless a funded and implemented public transport system to service the site, including connections to Christchurch City, are established prior to any residential development<sup>46</sup>. The submission identifies that the description of a 'well-functioning urban environment' within the NPS-UD includes the need for such environments to support reductions in greenhouse gas emissions.
  - c. One submitter neither supports nor opposes the request, while seeking that the Council consider how the timely and effective provision of public transport to and

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<sup>44</sup> [Selwyn District Plan](#). Township Volume, C12 Subdivision. Matters of discretion 12.1.4.38 and 12.1.1.40.

<sup>45</sup> S. Loeffler (S75-001-002)

<sup>46</sup> Christchurch City Council (S75-005-001)

through the site can be achieved and that any integrated transport options should encourage the uptake of existing services<sup>47</sup>. Supplementary to these concerns, Environment Canterbury share the Christchurch City Council's concerns that the development of PC75 in advance on any enhanced public transport services will create a dependency on private motor vehicles. They consider that this would also be inconsistent with Policy 8 of the NPS-UD. The submission encourages the plan change proponent to liaise with Environment Canterbury's public transport operational staff to facilitate access to potential future public transport facilities. This submitter also identifies that the request needs to be evaluated against Policies 6.3.4 and 6.3.5 of the CRPS.

### Analysis

- 7.33. Mr. Collins from Flow Transportation Specialists has undertaken a peer review of the ITA provided with the request, which is attached in Appendix 4 of this report. He has evaluated the proportional effects of PC75, the cumulative effect of the eight plan change requests being considered by Council on the transport network (which includes the proportional effects of PC75), the safety and efficiency of PC75 on key intersections, the provision for connectivity within the ODP and the Rolleston Structure Plan. He also comments on the transport-related submission points that fall within the matters summarised above.<sup>48</sup>
- 7.34. Mr Collins' peer review includes recommendations that relate specifically to PC75, as well as recommendations for the Council to consider separately to maintain the safety and efficiency of the wider transport network. While noting the broader recommendations, I consider that these are not central to the consideration of the appropriateness of PC75 and will need to be progressed through other Council work streams (for example, reviews and updates to the Long-Term Plan, Development Contributions Policy, and Infrastructure Strategies). My assessment is therefore focussed on the recommendations that relate more specifically to PC75.
- 7.35. Mr. Collins peer review sets out the following four recommendations to ensure PC75 does not compromise the safety and efficiency of the localised transport network. These recommendations require prompts to be included within the ODP to ensure the items are identified and addressed within any future resource consent processes and include the following<sup>49</sup>:
- a. The ODP is amended to reference the need for a "roundabout" at the intersection of Lincoln-Rolleston Road and Ed Hillary Drive.
  - b. The ODP is amended to indicate the need for a 'frontage upgrade' along Lincoln-Rolleston Road, and that this is determined by the developer in collaboration with Council in accordance with the Engineering Code of Practice requirements.
  - c. The ODP is amended to illustrate the walking and cycling routes within the site, including the north-south and east-west cycle routes.
  - d. The ODP plan amended to illustrate the extension of the secondary east-west aligned road to connect to Lincoln-Rolleston Road and to illustrate the logical

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<sup>47</sup> Environment Canterbury (S75-010-002)

<sup>48</sup> Evidence of Mr. Collins, Appendix A: Submission Summary. Table 4: Submission summary and commentary.

<sup>49</sup> Evidence of Mr. Collins, Summary of My Peer Review (Pg.'s. i and ii).



extension of the secondary north-south aligned road with one of the key secondary north-south aligned roads.

- 7.36. In respect to the proportional impact of PC75 on Rolleston's transport network, Mr. Collins advises that PC75 will have a: (a) less than minor impact on intersections that are estimated to have congestion in 2033, contributing to a 2% increase in traffic movements; and (b) less than minor impact on intersections not yet identified to have congestion in 2033, contributing to a 1.5% increase in movements<sup>50</sup>.
- 7.37. In respect to the integration of the PC75 site into the surrounding transport network, Mr. Collins details his recommended changes to the ODP to ensure frontage upgrades to Lincoln-Rolleston Road, appropriate provision for walking and cycling and integration of the secondary roads are achieved to the necessary level<sup>51</sup>. Ms. Wolfer's evidence also supports these road alignment amendments, while clarifying that the frontage upgrades should require sections to directly access Lincoln-Rolleston Road to promote a safe and accessible urban environment<sup>52</sup>.
- 7.38. In respect of the Rolleston Structure Plan, Mr. Collins advises that PC75 is generally consistent with the Structure Plan. He identifies that the PC75 ODP illustrates an amended alignment of the CRETS Collector Road, while confirming that this change is required to align the road with the consented subdivision to the west (Acland Park)<sup>53</sup>.
- 7.39. On the basis of the request and the evidence provided by Mr. Collins, I consider that PC75 will integrate with the wider transport network and that programmed upgrades will avoid any adverse effects on the safety and efficiency of the transport network. This position is provided on the basis that the recommendations made by Mr. Collins are actioned. The location of the site and primary roads, including the north-western portion of the CRETS Road, will enable the site to be serviced by public transport in the future based on Environment Canterbury's service delivery programme. The site will form part of a wider integrated walking and cycling network that forms a component part of the ODP<sup>54</sup>, which includes the Rolleston to Lincoln shared walking and cycling connection formed along Lincoln-Rolleston Road.
- 7.40. Future policy changes and investment in the public transport network are aiming to reduce demand for single occupancy vehicles, promote the uptake of public transport and further encourage active modes of travel. Mr. Collins evidence details a targeted list of actions for Council to consider and implement to maintain the safety and efficiency of the wider network to accommodate the cumulative increase in traffic. Additional actions, such as lobbying Environment Canterbury to extend bus services in the township appear to have already been initiated. Other initiatives, such as Mass Rapid Transport and enhanced public transport services, are being progressed by the Greater Christchurch Partnership and Council to respond to the concerns raised in the submissions.

<sup>50</sup> Evidence of Mr. Collins. 4.1 PPC75 proportion of the cumulative network effects of all PPC's (Pg.12).

<sup>51</sup> Evidence of Mr. Collins. 6 My Consideration of Matters Not Included in the ITA and Figure 7: Recommended amendments to the ODP (Pg.21 and 22).

<sup>52</sup> Evidence of Ms. Wolfer. 11. Transport and Mobility, paragraph 11.5 (Pg.7).

<sup>53</sup> Evidence of Mr. Collins. 7 The Rolleston Structure Plan and Figure 8: Rolleston Structure Plan with PPC75 Location (Pg.23 and 24).

<sup>54</sup> Refer to the 'Movement Network' detailed in the PC75 ODP and text, Appendices 1 and 2.

- 7.41. I support Mr. Collins conclusion that it would be unreasonable to expect a private developer to lead these types of initiatives, which are more likely to achieve the desired outcomes when undertaken across a sub-regional rather than site specific scale. Community consultation and engagement with the development sector should also be undertaken to determine the extent to which subdivisions can play a role in assisting to deliver the desired changes once this work becomes more advanced.

#### Conclusion

- 7.42. On the basis of the request and the evidence provided by Mr. Collins and Ms. Wolfer, I consider that PC75 will integrate with the wider transport network being progressively extended in Rolleston and that programmed upgrades will avoid any adverse effects on the safety and efficiency of the transport network. This is on the proviso that the amendments to the ODP and text outlined, which arise from Mr. Collins and Ms. Wolfer's evidence, summarised in Section 9 and detailed in Appendix 1 and 2 of this report, are made.
- 7.43. While I agree in principle with the submissions from Christchurch City Council and Environment Canterbury that seek to avoid adverse impacts of growth on the transport network and the effects on environment associated with commuter travel, I oppose the relief being sought in part. This is on the basis that the funding and implementation of an improved public transport system and network upgrades detailed in Mr. Collins evidence are required for Rolleston as a whole, rather than as a specific consequence of this request. I support the submission from S. Loeffler (S75-001-002) as PC75 will contribute to the establishment of the CRETS Collector Road.

## Versatile Soils

#### Plan change request

- 7.44. The request identifies and assesses the versatile soil resource associated with the site. This assessment confirms that the site is comprised of Class 2 and 3 soils under Land Use Capability classifications, which includes an area of Class 2 soil versatile soils in the eastern portion of the site.

#### Submissions

- 7.45. One submitter opposes the request on the basis that PC75 will damage and reduce the availability of versatile soils and rural productive land<sup>55</sup>.
- 7.46. One submitter neither supports nor opposes the granting of the request, while seeking that impacts on the versatile soil resource are considered<sup>56</sup>. This submission references the proposed National Policy Statement on Highly Productive Land (the 'pNPS-HPL') and highlight that Policy 5.3.12 of the CRPS and Policy B1.1.8 of the SDP need to be considered.

#### Analysis

- 7.47. The Rolleston Structure Plan identified and evaluated the soil resource when determining the urban growth pattern for the township and the PC75 site as a future residential area (SR8)<sup>57</sup>.

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<sup>55</sup> C. Greenfield (S75-004-001)

<sup>56</sup> Environment Canterbury (S75-010-003)

<sup>57</sup> [Rolleston Structure Plan, 2009](#). 3.5.4 Soils and Geology (Pg.28), Fig.3.5 Soils (Pg.29), 3.5.5 Key Issues, Constraints and Opportunities (Pg.30).

Our SPACE highlights the value that versatile soil resource provides the sub-region and the need to consider this resource as part of the settlement pattern to promote a sustainable urban form<sup>58</sup>. The PC75 site is identified as a FDA on Figure 16 of Our SPACE and highlights that the measures to mitigate impacts of the future development of these areas on this resource should be undertaken as part of District Plan Reviews<sup>59</sup>.

- 7.48. I consider that the proposed rezoning of this area would represent a small loss to the overall Class 2 and Class 3 versatile soil resource within the region and support the conclusion in the request that this loss has been anticipated and the related adverse effects considered through the Rolleston Structure Plan and Our SPACE. Similarly, there remains an expectation that the balance of the rural land and the versatile soils resource in the District will be preserved for productive uses until the point a change in the land use zoning is determined to be appropriate under whatever planning framework is in place at the time.
- 7.49. The Environment Canterbury submission (S75-010-003) references the need for the request to be consistent with Policy 5.3.12 of the CRPS<sup>60</sup> and Policy B1.1.8 of the SDP<sup>61</sup> in respect to the loss of the versatile soil resource. The submission highlights these policies in the context of the pNPS-HPL. Although the pNPS-HPL is useful as it signals the Governments intentions in respect to protecting highly productive land, it does not have any statutory weight at this point in time or establish how it may be balanced with the NPS-UD in respect to prioritising versatile soils over urban development.
- 7.50. CRPS Policy 5.3.12 sits in Chapter 5 and applies to the versatile soil resource across the wider Canterbury Region. This policy seeks to maintain and enhance natural and physical resources that contribute to the rural productivity economy. The SDP 'gives effect' to this policy by maintaining a 1hh/20ha density in the Rural (Outer Plains) Zone for rural productive activities. The Rural (Inner Plains) Zone applies to the PC75 site to maintain some rural elements and productive functions within the eastern portions of the District where townships are concentrated. As a consequence, I consider that PC75 is consistent with CRPS Policy 5.3.12 as the current zoning does not have a primary objective of protecting rural productivity.
- 7.51. Policy B1.1.8 of the SDP encourages residential development to occur in and around existing townships to maintain the versatile soils resource. I consider that the PC75 site is consistent with this policy as the land has been identified as a future extension to the township in the Rolleston Structure Plan and FDA in Our SPACE and CRPS Chapter 6 Map A.

### Conclusions

- 7.52. I consider that appropriate regard has been given to the versatile soil resource in identifying the site as a future residential 'greenfield' area to support the housing needs of the township, district, and wider sub-region. I therefore oppose the relief sought by C. Greenfield (S75-004-001) and Environment Canterbury (S75-010-003).

<sup>58</sup> [Our-Space-2018-2048](#). 4. Our Challenges (P.18), Figure 10: Example constraints on development across Greater Christchurch (Pg.21)

<sup>59</sup> [Our-Space-2018-2048](#). Figure 16: Proposed locations of future development areas... (Pg.30) and Aligning with the strategic growth directions from the UDS (Pg.37)

<sup>60</sup> [Canterbury Regional Policy Statement \(July2021\)](#). Policy 5.3.12.

<sup>61</sup> [Operative Selwyn District Plan](#). Policy B1.1.8.

## Land suitability and geotechnical risk

### Plan change request

- 7.53. The request includes an Assessment of Environmental Effects that identifies and assesses land use constraints, flood hazard and geotechnical risks, and the presence of contaminated soils. This is supported by an Infrastructure Assessment in Appendix A, a Geotechnical assessment in Appendix B and a Preliminary Site Investigation ('PSI') in Appendix C.

### Submissions

- 7.54. There were no submissions seeking relief in respect to the suitability of the land for rezoning.

### Analysis

- 7.55. The SDP and Rolleston Structure Plan<sup>62</sup> do not indicate any land constraints or natural hazards that affect the PC75 site.
- 7.56. Contaminated soils are managed under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the 'NESCS'). This applies to any subdivision or change in the use of a piece of land, and therefore would apply to the type of land use change that would be facilitated by PC75.
- 7.57. The PSI report contained in PC75 and prepared under the NESCS has been peer reviewed on behalf of Council by Environment Canterbury's Contaminated Land Team who have included the HAIL activity associated with 153 Lincoln-Rolleston Road in the regions Listed Land Use Register. The NESCS requires that a Detailed Site Investigation is carried out when the use of the land changes or is proposed to be subdivided to identify the extent of the contaminants, and a Remedial Action Plan or Site Validation Reports prepared if required. I consider that any risk of developing the land for residential purposes to people's health and wellbeing can be effectively managed under the NESCS.
- 7.58. The geotechnical report contained in PC75 was peer reviewed on behalf of Council by Mr. Ian McCahon of Geotech Consulting Ltd, which is contained in Appendix 6 of this report. He concludes that there is minimal to no liquefaction potential at the site and confirms that the land is equivalent to the TC1 Technical Land classification under MBIE's guidance. Mr. McCahon identifies that it is appropriate for further site-specific testing to be undertaken on any future house sites at building consent stage.

### Conclusions

- 7.59. Overall, I consider that there is sufficient information available, and processes to be followed if the request is granted, to establish that there are no land suitability constraints or natural hazard risks that preclude the granting of the request.

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<sup>62</sup> [Rolleston Structure Plan, 2009](#). 3.5.5 Key Issues, Constraints and Opportunities (Pg.30).

## Sustainability initiatives

### Submissions

- 7.60. One submitter supports the request in part on the condition that any future subdivision plan meets environmental and energy best practices, including through section orientation and covenants that address building materials, and water use and wastewater disposal<sup>63</sup>.

### Analysis

- 7.61. The relief sought by the submitter seeks the inclusion of rules or other methods to ensure that sustainability measures are applied to the future development of the land. Mr. England has identified that the use of rainwater tanks have limited value in Canterbury's climate, which questions the effectiveness of water tanks<sup>64</sup>. I support the position of Ms. Wolfer that the sustainability outcomes sought by the submitter are best determined through a combination of the subdivision process and private covenants<sup>65</sup>. The implementation of sustainability measures also requires changes to the building code, buy-in from the housing sector (including building companies and future homeowner preferences) and other incentives outside of the RMA process.

### Conclusions

- 7.62. I support in principle the positive outcomes that would be achieved through the implementation of the sustainability measures identified by the submitter, but oppose the relief sought as it is not appropriate to include such measures at the plan change level. There remain opportunities to consider sustainability measures in the design and layout of future homes as part of the subdivision or processes outside of the RMA.

## Cultural values

### Plan change request

- 7.63. The request identifies that specific consultation was not undertaken with local Runanga via Mahaanui Kurataiao Limited. A summary of advice provided by other plan change proponents is included in the request and an assessment of Mahaanui: Iwi Management Plan 2012, and RMA provided. The request confirms that the site does not include Sites of Significance to Tangata Whenua in the schedules of the District Plan<sup>66</sup> or any natural waterways, indigenous vegetation, or other features of interest. The PC75 ODP text encourages low impact stormwater design, the use of locally sourced indigenous vegetation when landscaping the Green Network. The request also indicates support for the inclusion of an accidental discovery protocol and sediment management plan as part of any future subdivision consent process.

### Submission

- 7.64. One submitter opposes the request on the basis that consultation with local Rūnanga has not been undertaken<sup>67</sup>.

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<sup>63</sup> R. Wynn-Williams (S75-003-001)

<sup>64</sup> Evidence of Mr. England, Water supply, paragraph 16 (Pg.4).

<sup>65</sup> Evidence of Ms. Wolfer, 9. Submissions, paragraphs 9.1 to 95 (Pg.5).

<sup>66</sup> [Selwyn District Plan](#). Township Volume. Part E: Appendix 5: Schedule of Sites of Significance to Tangata Whenua.

<sup>67</sup> C. Greenfield (S75-004-003)

## Analysis

- 7.65. I appreciate the concerns raised by the submitter that the plan change proponent has not undertaken consultation with mana whenua to establish any specific aspects of the rezoning that may have cultural significance to Iwi. However, notice of PC75 was served on Rūnanga and no submission was received. Rūnanga have also been actively engaged through the preparation of the Rolleston Structure Plan, Our SPACE, and changes to the CRPS that have identified the site as a FDA. These processes have not identified any sites of significance associated with the PC75 land that would either preclude the rezoning of the land or would need to be protected through a reference in the ODP.

## Conclusions

- 7.66. Overall, I consider that cultural values have been appropriately considered and addressed in the request. There is no information to suggest that the rezoning would compromise sites of cultural significance or preclude the SDP from giving effect to the relevant sections of the RMA. I therefore oppose the relief sought by C. Greenfield (S75-004-003).

# 8. Statutory Analysis

## Part 2 Purpose and Principles

- 8.1. Under s 74(1)(b), any changes to the SDP must be in accordance with the provisions of Part 2 of the RMA. This sets out the purpose of the RMA (s5), matters of national importance that must be recognised and provided for (s6) and other matters that particular regard is to be had to (s7).
- 8.2. Notwithstanding that the Council has notified the pSDP, I consider that the purpose of the Act is currently reflected in the settled objectives and policies of the SDP which PC75 does not seek to change to a fundamental extent. Rather, PC75 seeks to rezone the land to Living Z and to coordinate the subdivision and development of the land through an ODP. Establishing the appropriateness of the objective of the request in achieving the purpose of the RMA is also a requirement under s32, which is considered below.
- 8.3. I do not consider that any matter of national importance is relevant to PC75. In terms of other matters set out in s7 of the RMA, I consider that the efficient use and development of natural and physical resources (s7(b)), the maintenance and enhancement of amenity values (s7(c)), and the maintenance and enhancement of the quality of the environment (s7(f)) are relevant to the consideration of PC75. I consider these are matters have been considered in the effects assessment set out above and that there is no reason to oppose the granting of the request on the grounds that the rezoning would not give effect to Part 2 of the Act.

## Functions of Territorial Authorities

- 8.4. The functions of Council's are set out in s31 of the RMA and include the establishment, implementation and review of objectives, policies, and methods to:
- a. Achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources; and
  - b. Control any actual or potential effects of the use, development, or protection of land.



- 8.5. I support the plan change proponents' conclusions that PC75 will enable Council to continue to carry out its functions under the Act. This includes ensuring that there is sufficient plan enabled development capacity in respect of housing land to meet the expected demands of the District. The request is considered to be necessary to provide sufficient housing capacity as it would facilitate the development of an FDA identified in CRPS Chapter 6 and Our SPACE. The ODP (once amended in accordance with the recommendations of this report), in combination with the underlying Living Z Zone rules, will achieve integrated management and all potential effects associated with the use, development and protection of the land can be effectively managed.

### **Statutory Documents**

- 8.6. As noted previously, the District Plan (including as amended by any plan change request) must: (a) give effect to any operative national policy statement (s75(3)(a)) and any regional policy statement (s75(3)(c)); (b) have regard to any management plan or strategy prepared under other Acts (s74(2)(b)(i)); (c) take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district (s75(2A)); and (d) not be inconsistent with any regional plan (s75(4)(b)).
- 8.7. The extent to which PC75 satisfies these statutory tests in the context of changes to the SDP are evaluated further below.

#### **National Policy Statement on Urban Development (NPS-UD)**

- 8.8. The planning context that is outlined in Section 2 and summarised in Council's 'Technical Memo on Growth Planning' contained in Appendix 7 is an important touchstone when evaluating the extent to which PC75 'gives effect' to the objectives and policies of the NPS-UD. This confirms that an urban consolidation approach has been applied through the UDS, LURP Actions, Our SPACE, Selwyn 2031, and the Rolleston Structure Plan, which are implemented through the SDP and CRPS.
- 8.9. Council's 'Technical Memo on Growth Planning' signals the current work programmes that are underway through the Greater Christchurch Partnership, or are being advanced by Council, to manage growth through the application of urban consolidation principles and to 'give effect' to the NPS-UD, including:
- a. 'Greater Christchurch 2050', which is intended to set a vision for Greater Christchurch to achieve intergenerational wellbeing that also responds to climate change and moving towards a zero-carbon economy. It is also intended to be based on partnership priorities that include enabling sustainable urban form that aligns and integrates with the transport system.
  - b. Investigation of Mass Rapid Transit opportunities.
  - c. Development of a Greater Christchurch Spatial Plan, intended to build on and replace the UDS and Our Space, integrate with the Mass Rapid Transit Business Case and ultimately inform Long Term Plans, the Regional Policy Statement, District Plans, and the Regional Land Transport Plan.
  - d. An update to the Rolleston Structure Plan.

- 8.10. Council's 'Technical Memo on Growth Planning' also outlines how housing capacity within the District has been assessed, how further capacity will be provided to meet projected demand, as well as why the proposed distribution of capacity – focussed primarily on Rolleston – has been preferred. In summary, this is to improve self-sufficiency of the local economy, provide greater certainty to inform investment decisions, improve the amenity of the Rolleston Town Centre and the efficient use of its social infrastructure, and promote the efficient use of infrastructure and transport networks.
- 8.11. I consider that the PC75 is consistent with Objectives 1 and 2 and Policies 1 and 6 of the NPS-UD because it will enable a variety of homes to meet estimated market demand for feasible development capacity within the medium-term timeframe provided in the CRPS. In doing so, PC75 will support the competitive operation of land and development markets, both within Selwyn District and the Greater Christchurch sub-region. This is demonstrated by the fact that PC75 will assist in providing additional housing capacity in accordance with the FDA in CRPS Chapter 6 Map A and Our SPACE, the Selwyn 2031 township network, and the residential growth areas in the Rolleston Structure Plan.
- 8.12. The submission from Environment Canterbury (S75-010-001) takes a neutral position on the granting of the request, while considering that a determination needs to be made that the scale of the proposed development will deliver significant development capacity under Policy 8 of the NPS-UD and that the development needs to better align with the identified housing needs<sup>68</sup>.
- 8.13. The PC75 site is identified as a location where Council and the community would prefer urban growth to be located based on the spatial plans and statutory instruments in place to facilitate its development. The request is therefore not considered to be 'unanticipated' or 'out of sequence' development in the context of Policy 8. The identification of the land as a FDA in the CRPS and Our SPACE confirm that the PC75 site is part of the responsive planning undertaken within the Greater Christchurch sub-region to add development capacity and contribute to a well-functioning urban environment. I therefore oppose the relief sought by Environment Canterbury on the basis that PC75 is consistent Policy 8 of the NPS-UD. PC75 will provide additional plan-enabled housing capacity for approximately 280 mixed density sections that will go some way to meeting the projected 2,089 medium term capacity shortfalls for the District<sup>69</sup>, which forms a component part of the housing shortfall across the Greater Christchurch sub-region. In doing so, the request will enable Council to carry out its functions under s31(1)(aa) by ensuring there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district.
- 8.14. I consider that PC75 represents a 'well-functioning urban environment' as it will be able to satisfy the NPS-UD Policy 1 criteria and Policy 6 to some extent, including by: (a) enabling a variety of homes that meet the needs of different households at densities that are in excess of the minimum 10hh/ha densities provided in the CRPS and SDP; (b) supporting, and limiting as much as possible adverse impacts on, the competitive operation of land and development markets; (c) having good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and (d) supporting reductions in greenhouse gas emissions through current and future Council and

<sup>68</sup> Environment Canterbury (S75-010-001)

<sup>69</sup> Appendix 7 - Identified Surplus and Shortfall, paragraphs 70 to 73.

Greater Christchurch Partnership transport initiatives and investment. The reasons for this position are detailed in the following paragraphs.

- 8.15. It is recognised that Rolleston is reliant to some extent on Christchurch City for employment (and access to other services and facilities) and that the rezoning of the PC75 site will inevitably increase demand on the strategic transport network associated with commuter traffic. I acknowledge that the site and township do not have the employment opportunities or access to large scale public transport when compared to residential ‘greenfield’ areas in the country’s larger metropolitan centres. However, Our SPACE seeks to direct additional capacity to Rolleston (as well as Rangiora and Kaiapoi) in order to support public transport enhancement opportunities. Our SPACE also notes that having a compact urban form increases the ability to contribute to the uptake of public transport opportunities, as well as reduced trip distances that enable active modes of transport. The employment offerings in Rolleston have also progressively increased through expansions to the I-Zone and I-Port industrial parks and town centre development. I also consider that development and growth in Rolleston also contributes to the social and economic wellbeing of residents in Christchurch City.
- 8.16. The PC75 site is therefore more optimal than alternative locations outside the FDA in terms of achieving the urban consolidation principles contained in the CRPS, UDS and Our SPACE. There has also been a significant investment in preparing spatial plans (including Selwyn 2031 and the Rolleston Structure Plan), in network capacity upgrades and public transport funding to manage the effects associated with this projected growth. PC75 is unlikely to reduce greenhouse gas emissions identified in Objective 8 and Policies 1 and 6 without the Council and sub-regional initiatives detailed in Appendix 7<sup>70</sup>. However, I consider that this would be challenging for any ‘Tier 1 urban environment’ that isn’t within a metropolitan centre and close to a significant public transport facility to achieve without a broad range of Government and regional policy interventions, market-based responses, and changes in individual choices.
- 8.17. I do not aware of any reasons why Environment Canterbury’s public transport network could not be extended to and through the site in the future or that the additional demand would undermine the efficient operation of local facilities, such as the Rolleston Park N’ Rides near the Council offices and in Foster Park. I consider that the recommendations contained in Mr. Collins and Ms. Wolfer’s evidence (summarised in Section 9 and detailed in Appendix 1 and 2 of this report) will ensure that changes are made to the ODP to promote connectivity, encourage active travel modes, and improve access to future public transport facilities. PC75 will also establish a portion of the CRETS Road that is a primary north-south connection in the township, which will assist to connect suburban neighbourhoods and contribute to a well-integrated transport network.
- 8.18. Objective 6 and Policy 1 of the NPS-UD require that decisions made by local authorities on urban development that affect urban environments to be integrated with infrastructure planning and funding decisions to respond to proposals providing significant housing capacity. The provision of an ODP, alignment of the request with Council’s infrastructure planning and the evidence of Mr. England confirm that there is sufficient capacity in the reticulated public water and

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<sup>70</sup> Council’s ‘Technical Memo on Growth Planning’ in Appendix 7 identifies that the Greater Christchurch Partnership is progressing GC 2050 to respond to climate change and move towards a zero-carbon economy. Investigations into Mass Rapid Transport is also being investigated.

wastewater networks, and feasible options to manage stormwater. I therefore consider that PC75 is consistent with these aspects of Objective 6 and Policy 1.

8.19. The following implementation directions in Part 3 of the NPSUD are also relevant to the consideration of PC75:

- Policy 3.2 requires that “at least” sufficient development capacity is provided within the district to meet the expected demand for housing, in the short, medium, and long terms.

8.20. The granting of the request will provide additional plan enabled development capacity within Rolleston and the Greater Christchurch sub-region to meet the projected medium-term shortfalls.

- Policy 3.5 requires that local authorities are satisfied that additional infrastructure to service the development is likely to be available.

8.21. Mr. England’s evidence confirms that there are no infrastructure servicing constraints.

- Policy 3.8 provides direction on how local authorities consider plan change requests that provide significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release.

8.22. As identified previously, I do not consider that PC75 is ‘unanticipated’ or ‘out of sequence’ urban development.

8.23. On the basis of the above discussion, I consider that PC75 is not contrary to any of the objectives and policies of the NPS-UD.

[National Environmental Standard for Assessing and Managing Contaminations in Soil to Protect Human Health \(NESCS\)](#)

8.24. As this is a request for a zone change, and not to determine the actual use of the site, the NESCS does not strictly apply. The requirements of the NESCS will have to be appropriately addressed at any subsequent subdivision or building consent stage and, depending on the nature of any future activity, may either satisfy the permitted activity requirements or require resource consent under the NESCS.

8.25. As identified in the Section 7 above, I consider that any risk of developing the land for residential purposes to people’s health can be effectively managed under the NESCS.

[Canterbury Regional Policy Statement \(CRPS\)](#)

8.26. The request contains an assessment of PC75 against the CRPS (refer to paragraphs 131 to 143, Pages 38 & 39). As identified previously, Chapter 6 of the CRPS applies urban consolidation principles to manage urban growth and development across the Greater Christchurch sub-region. The CRPS and the SDP Living Z Zone are the primary mechanisms for implementing the UDS, Our SPACE and Rolleston Structure Plan.

8.27. The appropriateness of PC75 against the relevant objectives and policies of the CRPS are assessed below:

- Objective 6.2.2 (Urban form and settlement pattern) establishes that any expansion to the township of Rolleston is to be within the residential ‘greenfield’ priority areas or FDA in Map A. This growth is required to support a range of housing types,

encourage sustainable and promote the self-sufficient growth of Rolleston. Policies 6.3.1 and 6.3.7 'give effect' to the desired urban form illustrated in Map A, requires a minimum net density of 10hh/ha in 'greenfield' areas in Selwyn district and promotes housing affordability through the provision of 'greenfield' land that provides a range of lot sizes and densities to meet the housing development capacity targets identified in Objective 6.2.1a and Policy 6.3.12.

8.28. As identified previously, the PC75 site is identified within the Rolleston Structure Plan, Our SPACE, and a FDA in CRPS Map A. The rezoning therefore aligns with the preferred urban form and is consistent with the desired consolidated settlement pattern. The Living Z Zone that is being sought to apply to the site supports a range of housing types and will provide plan enabled capacity within the medium-term period identified within Table 6.1 of Objective 6.2.1a. The District Plan Review and the initiatives outlined in Council's 'Technical Memo on Growth Planning' (Appendix 7) are being developed to encourage intensification. This may result in increases to the minimum household densities and lot sizes to meet the estimated longer term housing needs of the township and the Greater Christchurch sub-region (through potential future changes to the CRPS and SDP). The Greater Christchurch Partnership are also investigating opportunities to enable and incentivise housing affordability. I therefore consider that PC75 is consistent with Objectives 6.2.1 and 6.2.2 and Policies 6.3.1 and 6.3.7.

- Objective 6.2.3 (Sustainability) promotes the provision of quality living environments that include a range of densities and uses. Policy 6.3.2 (Development form and urban design) requires urban development to be coordinated through an ODP that incorporates the identified good urban design principles. Policy 6.3.3. (Development in accordance with ODP) prescribes the elements that need to be covered by an ODP, which include principal roads and integrated transport networks, pedestrian/cycling network and public transport routes, land to be set aside for reserves and the identification of areas of significance requiring protection.

8.29. PC75 includes an ODP that applies the principles outlined in the CRPS to coordinate land development and subdivision within the Rolleston FDA. The Living Z Zone that is being sought to apply to the site and the subdivision rules contained within the SDP are consistent with Objective 6.2.3 and Policies 6.3.2 and 6.3.3. Ms. Wolfer has identified changes to the ODP to integrate other best practice urban design considerations into the ODP, which I support (as summarised in Section 9 and detailed in Appendix 1 and 2 of this report) while considering that some of these recommendations can be managed through the subdivision process. Mr. Collins recommends changes to the ODP to achieve an integrated transport network (as summarised in Section 9 and detailed in Appendix 1 and 2 of this report), to encourage active modes of travel and enable access to future public transport facilities, which I support. I therefore consider that PC75 is consistent with Objective 6.2.3 and Policies 6.3.2 and 6.3.3 on the basis that the recommended changes to the ODP are implemented.

- Objective 6.2.4 (Integration of transport infrastructure and land use) requires urban development to manage congestion, reduce vehicle emission, promote active and public transport modes, and enhance transport safety. Policy 6.3.4 (transport effectiveness) requires that urban development does not overload the strategic

freight route, optimises existing network capacity, and supports the uptake of active and public transport to improve modal choice. Policy 6.3.5 (Integration of land use and infrastructure) requires urban development to optimise the efficient and affordable provision of infrastructure and to ensure new development does not occur until provision for appropriate infrastructure is in place.

8.30. The evidence of Mr. Collins establishes that PC75 is 'in-sequence' with the planned transport network upgrades that are being coordinated through the Long-Term Plan. I support the changes to the ODP that are recommended in Mr. Collins and Ms. Wolfers evidence, which will ensure that the PC75 site is integrated into the wider transport network. Mr. Collins has also indicated what additional wider network upgrades are required to be advanced by Council to respond to the cumulative impacts that the granting of the private plan change requests currently being considered by Council would have on the wider transport network (under the scenario that they are all granted). Overall, I consider that PC75 is consistent with Objective 6.2.4 and Policy 6.3.4 on the basis of the requests ITA, Mr. Collins and Ms. Wolfers evidence and the incorporation of the recommended changes to the ODP.

- Policy 6.3.12 (Future Development Areas) is the most critical in evaluating PC75 as it establishes the circumstances that need to be satisfied to enable the FDA identified on Map A to be zoned and developed, which include:
  - i. There is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets (as set out in Table 6.1, Objective 6.2.1a). The CRPS indicates a medium-term shortfall of 8,600 in Selwyn District and 32,300 across Greater Christchurch sub-region up to 2028.
  - ii. The development would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth set out in Objectives 6.2.1 and 6.2.2, including providing opportunities for higher density living, housing mix and choice through a range of housing types, enabling the efficient provision and use of network infrastructure.
  - iii. The timing and sequencing of development is appropriately aligned with the provision and protection of network infrastructure.
  - iv. Development occurs in accordance with an ODP and the requirements of Policy 6.3.3.
  - v. The circumstances under Policy 6.3.11(5) are met (which include infrastructure is in place or can be provided, access to community, social and commercial facilities is available, urban consolidation has been achieved, development does not increase the risk of contamination to drinking water supplies, sufficient rural land remains to maintain open space rural character and the operational capacity of strategic infrastructure is not compromised).
  - vi. The effects of natural hazards are avoided or appropriately mitigated in accordance with the objectives and policies set out in Chapter 11.



- 8.31. In respect to the feasibility of development capacity, Council's 'Technical Memo on Growth Planning' confirms that PC75, if zoned, would contribute to the medium-term plan-enabled capacity that has been identified as being required for Rolleston, and the Greater Christchurch 'Tier 1 urban environment' and the housing targets in Table 6.1, Objective 6.2.1a. The granting of PC75 would also go some way to addressing the 2,089 medium term capacity shortfalls for the District<sup>71</sup>.
- 8.32. In respect to the efficient use of urban land, supporting the desired settlement pattern and principles for future urban growth, as assessed above, I consider that PC75 is consistent with the preferred urban form and will go some way to meeting the desired consolidated settlement pattern identified in Objectives 6.2.1 and 6.2.2. The proposed minimum density of 12hh/ha will promote the opportunity for higher densities and will improve housing choice and mix when considered against the minimum 10hh/ha requirement in Policy 6.3.7.
- 8.33. In respect to the timing and sequencing of development, the evidence of Mr. England in respect to infrastructure and Mr. Collins in respect to the transport network establish that PC75 is 'in-sequence' with planned infrastructure upgrades that are being coordinated through the Long-Term Plan and development contributions.
- 8.34. In respect to the future development being coordinated by an ODP, I consider that the PC75 ODP incorporates the matters listed in Policy 6.3.3 to ensure the site is integrated with the adjoining urban environment, consistent with the Rolleston ODP's contained in Appendix E38 of the SDP Township Volume. The recommended changes to the PC75 ODP will ensure that additional urban design and transport related outcomes can be achieved and will assist in ensuring the desired outcomes are achieved if the land is subdivided and developed.
- 8.35. In respect to the pre-requisites set out under Policy 6.3.11(5), Mr. England's evidence confirms that there is sufficient capacity available in the reticulated public water and wastewater networks, that the rezoning does not present an unreasonable risk to the drinking water supply, and that there are viable options to manage stormwater. Mr. Collins confirms that the proportional impact of PC75 on the wider transport network is negligible and that the projected cumulative effects can be effectively managed by Council through a future upgrade programmed to ensure there is capacity and that the ODP will support a safe and efficient transport network.
- 8.36. The ODP as amended by Mr. Collins and Ms. Wolfer's evidence and wider the transport network that includes an integrated walking and cycling connection along Lincoln-Rolleston Road to the town centre and Foster Park ensure there are appropriate connections available to commercial centres and community facilities. Mr. Rykers establishes that the size of the open space reserve is sufficient to meet local needs, supports its centralised location adjacent to a main transport route and confirms that it is well connected to the Falcon's Landing subdivision<sup>72</sup>. The identification of the site within the Rolleston Structure Plan and Our SPACE and CRPS FDA confirm that the urban consolidation principles of the UDS and CRPS will be achieved. The site is contained within the future growth path of the township, that extends as far as Weedon's Road to the north-east. This ensures that the open space landscape character between

<sup>71</sup> Appendix 7 - Identified Surplus and Shortfall, paragraphs 70 to 73.

<sup>72</sup> Email dated 23 December 2020.

settlements in Selwyn District and the Christchurch City territorial authority boundary will be maintained.

- 8.37. In respect to natural hazards, the Rolleston Structure Plan and Our SPACE have not identified any natural hazards associated with the site and there are no related scheduled sites in the SDP. The evidence from Mr. McCahon confirms that there is no land stability or geotechnical risk to the site. As identified below, I consider that PC75 is consistent with the objectives and policies of CRPS Chapter 11.
- 8.38. I consider that PC75 satisfies the identified pre-requisites for enabling the FDA to be rezoned, thereby ensuring consistency with Policy 6.3.12, subject to the amendments being made to the ODP.
- 8.39. The objectives and policies within Chapter 5 require that development is appropriate and efficiently served for the management of stormwater. Chapter 7 seeks to protect and maintain water quality and Chapter 11 provides a framework for managing natural hazard risk in Canterbury, including flooding.
- 8.40. There are no known natural hazards or land constraints that would preclude the granting of PC75. The site can be connected to reticulated public water and wastewater networks, stormwater can be managed on-site, and the future subdivision can be integrated into the land transport network. As identified in Section 7, I consider that the impact of PC75 on the Canterbury region's versatile soil resource will be negligible. The site has been identified as a FDA within CRPS Chapter 6 and the balance of the resource is being effectively managed through the SDP Rural (Outer Plains) Zone consistent with CRPS Policy 5.3.12.
- 8.41. Overall, I consider that PC75 is consistent with the relevant objectives and policies of the CRPS. This conclusion is subject to the modifications being made to the ODP that are outlined in Section 9 and detailed in Appendices 1 and 2 of this report.

[Canterbury Land and Water Regional Plan \(LWRP\) and Canterbury Air Regional Plan \(CARP\)](#)

- 8.42. Under s75(4)(b) of the RMA, the District Plan cannot be inconsistent with a regional plan, which in respect to PC75 includes the LWRP and CARP. The establishment of activities within the site will either need to meet the permitted activity conditions of these plans or resource consents will be required to be obtained under the regional plans that are in place at the time. There is nothing unique about the site or its proximity to other land uses that would preclude any future consenting process should PC75 be granted. I also note that Environment Canterbury, in their submission, did not raise any concerns with the incompatibility of the development of the site for residential purposes with the provisions of the LWRP or CARP.
- 8.43. Overall, I consider that the plan change can be efficiently and effectively developed and serviced in a manner that is consistent with the outcomes sought by the LWRP and CARP.

[Mahaanui Iwi Management Plan 2013](#)

- 8.44. The Mahaanui Iwi Management Plan is a planning document recognised by an iwi authority and lodged with the council, which includes content that relates to the district's resource management issues. As identified in the Section 7 assessment, the request includes an assessment of the relevant provisions of the Iwi Management Plan, and I agree with the content and conclusions of that assessment.

- 8.45. Overall, I consider that PC75 has ‘taken into account’ the Iwi Management Plan under s74(2A) and there are no specific resource management issues, or specific sites of significance to Mana Whenua, that would be compromised by the granting of the request.

[Selwyn 2031: District Development Strategy, UDS, Our SPACE 2018-2048 and Rolleston Structure Plan](#)

- 8.46. As discussed throughout this evidence, I consider that the PC75 has given sufficient regard to management plans and strategies under s74(2), including the UDS, Our SPACE, Selwyn 2031, and the Rolleston Structure Plan.

[Consistency with the plans of adjacent territorial authorities](#)

- 8.47. Matters of cross-boundary interest are detailed in the District Plan (in Section A1.5 of the Township Volume). As outlined in Section 6 above and Council’s ‘Technical Memo on Growth Planning’ (Appendix 7), the cross-boundary interests associated with the rezoning of the site have primarily been identified, and managed, through the Greater Christchurch Partnership arrangements.

- 8.48. Of more specific interest to PC75 is the Christchurch City Council (S75-005-001) and Environment Canterbury (S75-010-002) submissions identifying concerns with the impact of the request on the sub-regional transport network, the potential for adverse environmental effects relating to the anticipated additional movements and lack of public transport to achieve modal shift.

- 8.49. As outlined in Section 7 and in Mr. Collins evidence, while I agree in principle with the submissions from Christchurch City Council and Environment Canterbury that seek to avoid adverse impacts on the transport network and the effects on environment associated with commuter travel, I oppose the relief being sought in part. This is on the basis that the funding and implementation of an improved public transport system and network upgrades detailed in Mr. Collins evidence are required for Rolleston as a whole, rather than as a specific consequence of this request. There is also investment confirmed to upgrade the network to manage the effects of growth in the township, and responses being advanced by Central Government, the Council, and the Greater Christchurch Partnership, to manage the impacts of growth on the strategic transport network. Overall, I consider that the cross-boundary effects of PC75 have been appropriately identified, considered, and addressed.

[Consideration of alternatives, benefits, and costs](#)

- 8.50. Section 32 requires the consideration and evaluation of the extent to which the objectives of the request are the most appropriate way to achieve the purpose of the Act (s32(1)(a)); as well as an assessment of whether the provisions in the request are the most appropriate way to achieve the objectives (of both the request and the existing District Plan objectives), having regard to the efficiency and effectiveness of the provisions and having considered other reasonably practicable options (s32(1)(b)).

**Extent to which the Objectives of the Proposal are the Most Appropriate Way to Achieve the Purpose of the Act**

- 8.51. As set out in the request<sup>73</sup>, the proposal does not seek any new objectives, or any changes to the existing objectives within the SDP. The assessment required under s32(1)(a) is therefore the

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<sup>73</sup> PC75, paragraphs 84 to 94 (Pg.21 to 28).

extent to which the objective of the proposal is the most appropriate way to achieve the purpose of the RMA.

8.52. The stated objective of PC75 is to:

*“...provide for an extension of the adjoining existing urban residential area of Rolleston (the Falcons Landing subdivision) in a manner that provides for part of a significant CRETS Collector Road and provides for increased competition and choice in residential land markets”.*

8.53. Having evaluated the request, I consider that the objective of PC75 will achieve the purpose of the RMA when considered against the relevant statutory tests. In the case of PC75 this includes consistency with the operative objectives, policies, and methods of the NPS-UD, CRPS and of the SDP. The identification of the land as a FDA in Our SPACE and CRPS Chapter 6 Map A signal that it is a preferred urban growth path in the District and Greater Christchurch context. The granting of the request will also provide plan enabled medium-term housing capacity for the township, which forms a component part of the supply across the Greater Christchurch sub-region. PC75 will therefore also enable Council to meet its functions under s31(1)(aa) in respect to ensuring there is sufficient development capacity to meet the expected housing demands of the District.

8.54. It is recognised that additional policy changes and ongoing investment is required to optimise the use of ‘greenfield’ land in Rolleston, including potential increases to the minimum household densities in the CPRS and SDP, improvements to the land transport network to maintain safety and efficiency and to promote modal shift and public transport, and options to improve housing affordability. However, the alternative of declining the request would likely either require council to ‘actively zone’ the land or potentially result in less optimal locations taking up the housing shortfalls at some point in time. I consider that these alternative scenarios may not achieve the purpose of the Act to the same extent as PC75. This conclusion is subject to the modifications being made to the ODP and SDP policies that are outlined in Section 9 and detailed in Appendices 1 and 2 of this report.

**Whether the provisions in the Proposal are the most appropriate way to achieve the Objectives**

8.55. PC 75 seeks to utilise the operative Living Z Zone by amending the land use zoning from Rural (Inner Plains) to Living Z, introducing an ODP into Appendix E38 of the Township Volume and amending the references to it in Policies B4.3.9 and Policy B4.3.77. Importantly, the schedule of District Plan amendments contained in PC75 do not propose any substantial changes to the operative objectives or policies for managing the settlement pattern and the growth of the townships in the District<sup>74</sup>.

8.56. The proposed amendments are limited to addressing site specific issues and integrating the zoning into the wider environment through the ODP. The proposed change to Policy B4.3.9 is limited to referencing the number of sites that are subject to an ODP in Rolleston. The proposed change to Policy B4.3.77 is required to detail the fundamental aspects of the ODP.

8.57. Overall, I consider that PC75 is consistent with the relevant objectives and policies in the SDP, has taken appropriate account of the strategic guidance provided by Our SPACE, Selwyn 2031

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<sup>74</sup> [Selwyn District Plan](#). Township Volume, Objectives and Policies, B4 Growth of Townships.

and Rolleston Structure Plan and will effectively integrate with the operative Living Z Zone framework. I accept the conclusion reached in the request that the proposed plan change is consistent with the existing objectives and policies of the Township Volume of the SDP. This conclusion is subject to the modifications being made to the ODP and SDP policies that are outlined in Section 9 and detailed in Appendices 1 and 2 of this report.

## 9. Proposed Amendments to the District Plan

9.1. Having evaluated the appropriateness of PC75, I consider that the proposed amendments to the SDP that are set out in the request should be granted with the following modifications. These modifications are assessed in Sections 7, detailed in Section 9 and Appendix 1 and 2 of this report to address matters raised in submissions and evidence to ensure the request satisfies the statutory tests that would enable PC75 to be granted. They include:

- i. The ODP and Policy B4.3.77 are amended to reference the need for a “roundabout” at the intersection of Lincoln-Rolleston Road and Ed Hillary Drive.
- ii. The ODP and Policy B4.3.77 are amended to indicate the need for a frontage upgrade along Lincoln-Rolleston Road, which should be determined by the developer in collaboration with Council in accordance with the Engineering Code of Practice requirements.
- iii. The ODP Plan is amended to illustrate the walking and cycling routes within the site, including the north-south and east-west cycle routes.
- iv. The ODP is amended to illustrate a ‘double arrow’ to reference future links.
- v. The ODP plan is amended to illustrate the extension of the secondary east-west aligned road to connect to Lincoln-Rolleston Road. The ODP is also amended to illustrate the logical extension of the secondary north-south aligned road with one of the key secondary north-south aligned roads.

## 10. Conclusions and Recommendation

- 10.1. As set out in Section 6, the statutory matters that must be considered in relation to a plan change require the assessment of s31, 32, 74 and 75, and regard must be had to the overall purpose and principles set out in Part 2 of the Act.
- 10.2. I consider that PC75 satisfies these statutory tests and consider that it is appropriate to grant the rezoning request with the modifications that are evaluated in this report, outlined in Section 9, and detailed in Appendices 1 and 2.

## Appendix 1 – Proposed District Plan Text Changes

All changes requested to the SDP by the plan change proponent are shown as underlined and deletions as ~~striketrough~~. Where amendments have been proposed as part of this report, these are shown in ***bold italics***. Deletions are shown as ~~**bold with striketrough**~~. It is anticipated consequential renumbering will take place as required.

## Planning Maps

*Amend the Selwyn District Plan Planning Maps, by rezoning the site to Living Z.*

## Township Volume Appendices

*To amend the Township Volume, Appendix 38 ODP Rolleston by inserting the ODP attached in Attachment 2 as ODP Area +.*

The changes detailed in Appendix 2 are required to the PC75 ODP.

## Township Volume, B4 Growth of Townships

*Amend the following District Plan provisions, including any other consequential amendments including but not limited to renumbering of clauses:*

### **Policy B4.3.9**

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

In Rolleston ~~1314~~ Living Z areas have been identified, and an Outline Development Plan for ~~1213~~ of these areas has been incorporated into the District Plan. The remaining Living Z ODP Area has been deferred. The deferment for this area shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan. ...

### **Policy B4.3.77**

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

#### **Outline Development Plan Area +**

- Part provision of a CRETS Collector road/Primary road on an east-west alignment in the northern half of the ODP area;
- Provision of a secondary road network internal to the ODP and providing connections to the south and north of the ODP area;
- Provision for a roundabout at the intersection of Lincoln-Rolleston Road and Ed Hillary Drive.
- Provision of a neighbourhood park centrally and adjacent the CRETS Collector/Primary road;
- Provision for medium density development adjacent the reserve;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of frontage upgrades along Lincoln-Rolleston Road to encourage sections to front the road.
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of a minimum net density of 12 households per hectare averaged over the ODP.



## **OUTLINE DEVELOPMENT PLAN AREA 14**

### **INTRODUCTION**

This Outline Development Plan (ODP) is for Development Area +. ODP Area + comprises 24ha and is bound by Lincoln Rolleston Road to the east, and ODP Area 11 to the north.

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

- The Land Use Recovery Plan (LURP)
- Policy B4.3.7 and B4.3.7.7 of the District Plan
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)
- 2009 Subdivision Design Guide

### **DENSITY PLAN**

The ODP area shall achieve a minimum of 12 household lots per hectare. ODP Area 14 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 12hh/ha for the overall ODP can be achieved, will be required.

ODP Area 14 predominantly provides for low density sections, although some medium density housing options have been supported along the Primary Road adjoining a reserve. Minor changes to the boundaries of the medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/ or green spaces;
- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 12hh/ha density requirement and development yield.
- **Frontage upgrades are provided along Lincoln-Rolleston Road to encourage properties to front this road.**

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

### **MOVEMENT NETWORK**

For the purposes of this ODP, it is anticipated that the built standard for a Primary Road will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a "Secondary Road" 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 primary road following an east-west alignment to form part of the Collector Roads route specified in the 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS);
- An internal secondary network with provision for connections to adjoining land;

- Pedestrian and cycle corridors and connections to encourage viable alternatives modes of transport to private motor vehicles.
- **A roundabout at the intersection of Lincoln-Rolleston Road and continuation of Ed Hillary Drive.**

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

The completion of the Primary Road/Collector Road, identified as part of the CRETS (2007 Christchurch, Rolleston and Environs Transportation Study) is proposed near the northern portion of the ODP Area and further supports the integration of the site with the wider transport network. The Collector Road spans across several neighbourhoods and ODP areas on the southern boundary of the township. It is significant in supporting an east-west network function and it is part of an expanded ring road system for Rolleston.

Although the CRETS Collector Road is envisaged to cater for a large proportion of vehicle movements going through ODP Area 14, it is not a high-speed corridor and is intended foremost to provide direct access to adjoining sites. To this end, it is envisaged that the CRETS Collector Road will interact with the adjacent neighbourhoods, rather than creating severance between them. Its streetscape and speed environment is expected to be similar to that of Lowes Road, which serves an important transport function for the northern portion of Rolleston.

The transport network for ODP Area 14 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements.

The remaining roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

### **GREEN NETWORK**

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan. A single central reserve/ neighbourhood park is proposed centrally within the ODP area, adjacent to the Primary Road. Medium Density Housing is to be located adjacent the reserve to promote a high level of amenity for that housing, and compensate for any reduced private open space available to individual allotments. Where practicable, the use of locally sourced indigenous vegetation for landscaping is encouraged.

### **BLUE NETWORK**

<b><u>Stormwater -</u></b>	<u>The underlying soils are relatively free-draining and infiltration to ground is generally the most appropriate means of stormwater disposal. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The use of low impact design techniques is encouraged.</u>
<b><u>Sewer –</u></b>	<u>A gravity sewer connection will be required which will feed a new pump station situated in the vicinity of the south eastern section of the site. The exact location will be determined as part of the detailed development design. The effluent <del>form</del>from this new pump station will then be pumped through to the Southern Rolleston Pump Station so it can be treated.</u>

<b><u>Water -</u></b>	<u>The water reticulation will be an extension of the existing Rolleston water supply on Lincoln Rolleston Road and Raptor Street.</u>
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## **Appendix 2 – Recommended changes to the Outline Development Plan**

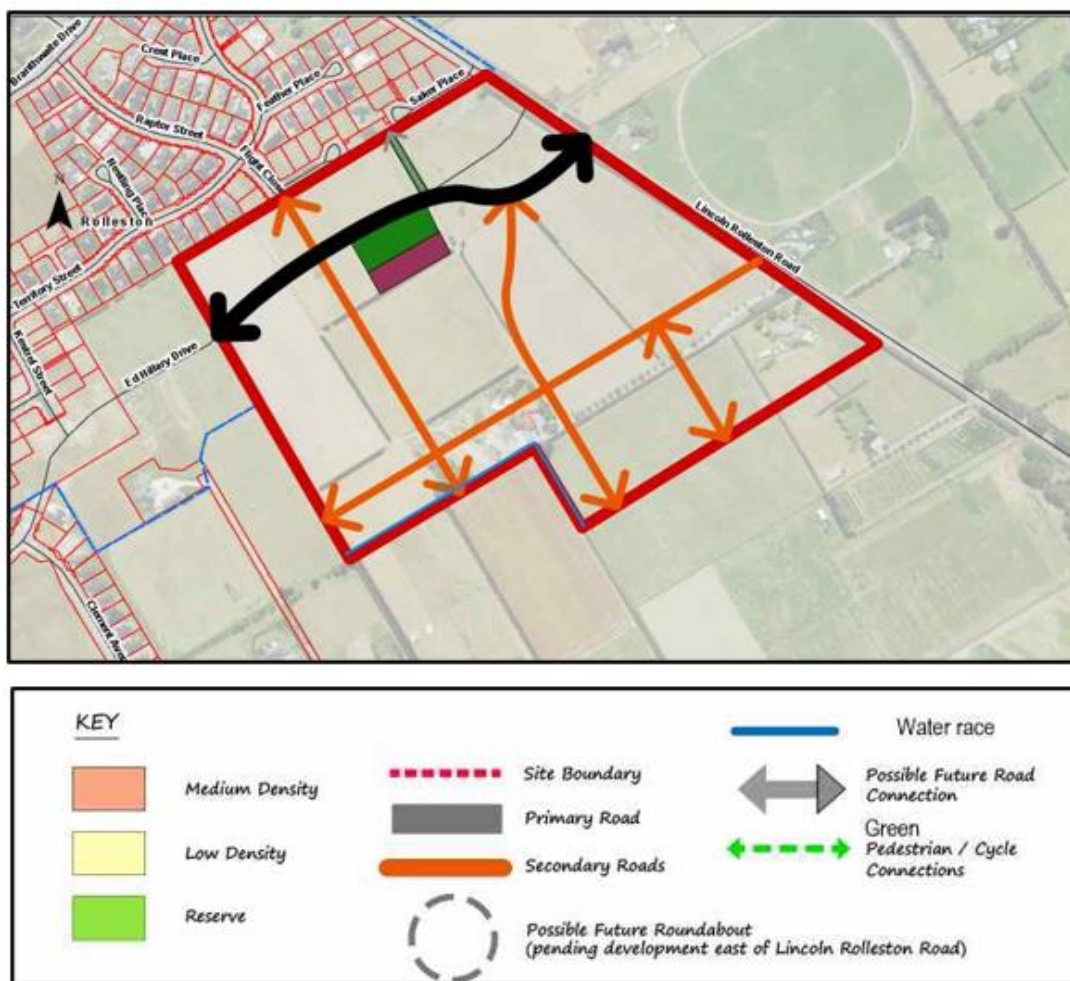


Figure A: Recommended urban design amendments to the PC75 ODP Plan<sup>75</sup>

<sup>75</sup> Evidence of Ms. Wolfer, Appendix 2: Proposed changes to ODP, Pg.11.

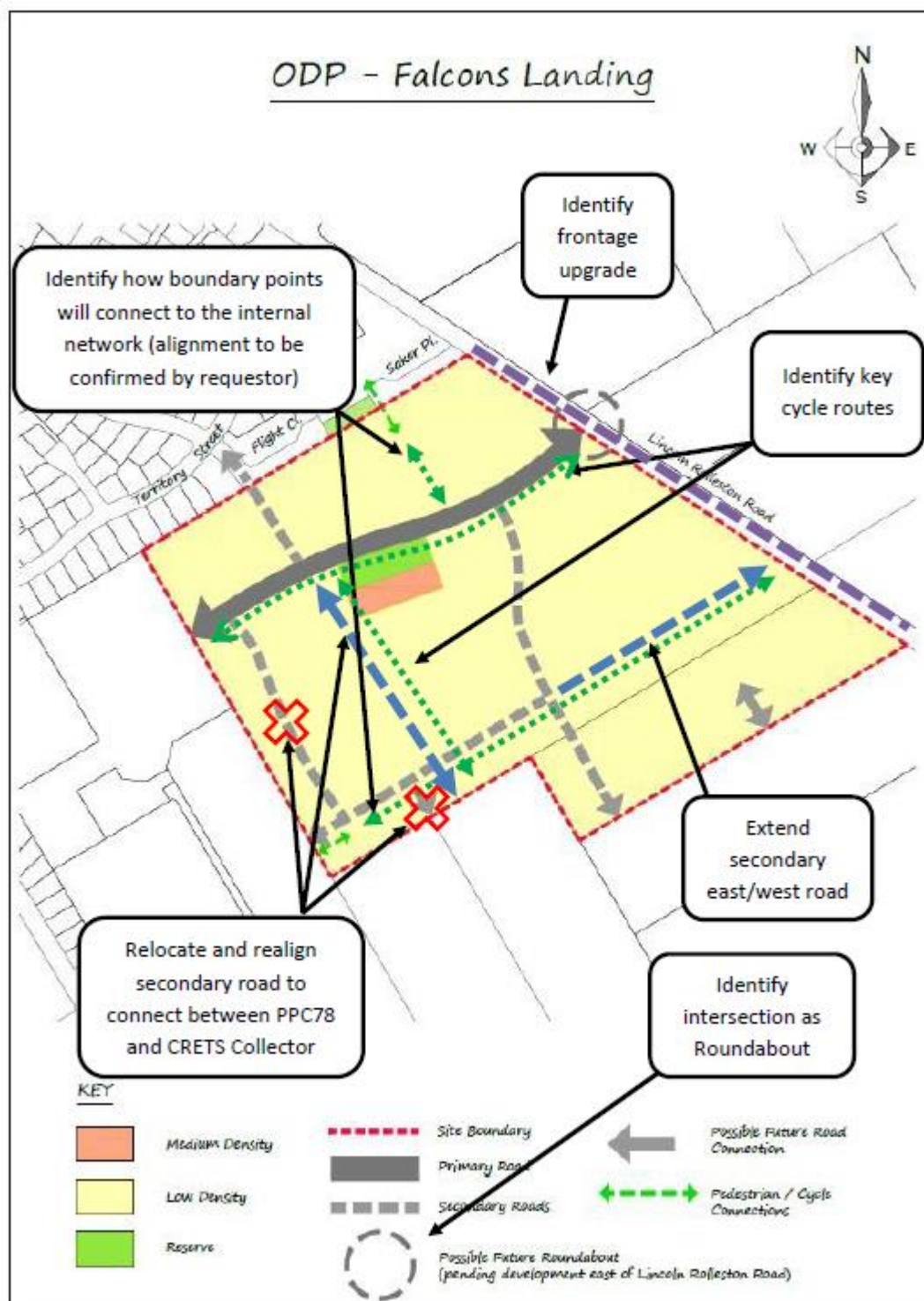


Figure B: Recommended transport amendments to the ODP Plan<sup>76</sup>

<sup>76</sup> Evidence of Mr. Collins, Figure 7: Recommended amendments to the ODP. Pg.22.

## **Appendix 3 – Evidence of Murray England, Asset Manager Water Services**



## **Appendix 4 – Evidence of Mat Collins, Principal Transportation Planner**

## **Appendix 5 – Evidence of Gabi Wolfer, Senior Urban Designer/Town Planner**

## **Appendix 6 – Geotech Consulting Ltd geotechnical peer review**

## **Appendix 7 – Technical Memo on Growth Planning in Selwyn District**