

SUBMISSION ON PLAN CHANGE 8 TO THE SELWYN DISTRICT PLAN – VOLUME 2, RURAL SECTION

UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: The General Manager
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Our response:-

We oppose Plan Change 8 in its entirety.

The reasons for our response are outlined below.

1. Background

Trust Property Location

The BC & MA Coles Family Trust ('the Trust') owns Lots 3 (20.035 ha) and 4 (20.59 ha) DP 7352, land adjoining the existing Park Lane residential development at east Rolleston (see plan attached as Appendix A). The Trust's land adjoins State Highway 1 (SH1) on its northern boundary. Lot 3 is part of the SR3 Greenfields Residential Area, apart from a 40m SH1 setback area.

Provisions of Change 1 to Canterbury Regional Policy Statement (Change 1), Rolleston Structure Plan and PC7 As They Affect the Trust Land and Environs

The Trust's land is in two allotments, with Lot 3 (20.035 ha) being part of the SR3 Greenfields Residential Area, within the Urban Limits (UL) in Environment Canterbury's (Ecan) Change 1 (Change 1). Lot 4 (20.59 ha) is excluded from the UL and is zoned Rural Inner Plains.

The Trust has owned the Rolleston farm for the last 19 years. The Trust runs a well established farm contracting business from the property with the dwelling and farm yard being located on Lot 4. However, the only farm road access is via a 9.56m wide access leg which runs along the western boundary of the neighbouring property to the south, which is within the UL.

The UL at Rolleston severs the existing farm property and renders continued use of the balance farm for farming purposes impractical and not viable. It will be landlocked, substantially reduced

in size, and therefore too small to support the farm contracting business. The current intensive cropping regime involves use of farm machinery at night-time throughout the summer months for harvesting. We are extremely concerned that this will result in complaints from residents once the SR3 area is developed, creating reverse sensitivity issues.

The Trust did make a submission to Ecan seeking that Lot 4 be included within the UL as part of the SR3 Greenfield Residential Area, but the submission was rejected. This has not been appealed by the Trust, as it is now focusing on seeking rural residential rezoning of Lot 4.

Lot 4 is adjoining but outside the proposed urban boundary at Rolleston, consistent with its location immediately beyond the boundary of the UL under Change 1. The SR3 Area is a low density residential area (10 household units per hectare).

The Rolleston Structure Plan (RSP) proposes a Green Belt concept between the UL and the surrounding rural areas. This will be approximately 50m wide and incorporate horse riding/cycleways and running/walking tracks, ecological habitat creation, stormwater management areas, specimen and avenue tree planting, shelterbelts for wind protection and could integrate the road boundary reserves areas into the landscape treatment. The design of planting is to retain distant views where possible, while also providing shelter from wind.

As part of the open space network and Greenbelt concept the section of SH 1 between Dunns Crossing Road and Weedons Road is to be enhanced with amenity highway plantings to create an 'avenue' effect.

The proposed Green Belt and SH1 avenue planting include the northern and western boundaries of Lot 4. Rezoning Lot 4 for rural residential purposes will provide the opportunity for these features to be obtained as reserve contribution. It is more logical for the Green Belt to follow the western rather than eastern boundary of Lot 4, however, either option is possible. There is a mature shelterbelt along the western boundary of Lot 4 which could be incorporated into the Green Belt design, in accordance with the design objectives for the Green Belt as outlined above.

2. Suitability of the Trust's Lot 4 for Rural Residential Purposes

The Trust has well advanced plans for a rural residential development for Lot 4. A possible concept plan (see Appendix B) provides for 31 rural residential lots with an average size of 5583.6m², and ranging in size from 3905m² to 7796m².

The Trust's Lot 4 is ideally located to become a peri-urban rural residential area, including for the following reasons:

- It immediately adjoins Rolleston UL and will not comprise town's compact urban form.
- It is close to the existing Rolleston town centre and also the proposed District Park, providing ready access to existing and proposed urban facilities by a variety of transport modes.
- Rural residential activity will not compromise the productivity of surrounding rural lifestyle (4 ha) land holdings. The productivity of Lot 4 is already compromised by part of the existing

Trust farm being within SR3 urban growth area (Lot 3). Lot 4 on its own is not a viable farming unit and may be landlocked (depending on location of access from Levi Road).

- Avoids ribbon development along primary roads (SH1, Levi Road) entering Rolleston.
- Avoids residential growth areas – further residential growth east of SR3 is constrained by the position of the revised 50 dBA noise contour.
- Retains an appropriate urban/rural edge on the boundary of Rolleston.
- Aligns with Council's demand and asset management processes. Lot 4 adjoins the SR3 growth area, a Stage 1 development area for 470 households, with sufficient capacity for rural residential development of Lot 4.
- The ODP for Lot 4 will ensure that the development is well integrated with the adjoining Rolleston township, with road and cycleway linkages to the adjoining SR3 residential growth area.
- The proposed rezoning is consistent with Rolleston Structure Plan and can achieve the design outcomes sought by RSP.

The rezoning of Lot 4 for rural residential purposes better meets the sustainable management purposes of the Act than retaining the current Inner Plains zoning.

3. Proposed Private Plan Change 8 (Holmes block)

Selwyn Plantation Board seeks to rezone two former Selwyn Plantation Board forestry blocks on the west/south west boundary of Rolleston – PC 8 refers to the Holmes block (92 ha) and PC9 to the Skellerup block (72 ha).

The blocks are to be rezoned Living 3, a new living zone with an average lot size of 5000m² and minimum size of 4000m². The maximum number of rural residential lots for the Holmes Block is 125 and for the Skellerup block, 100. Both plan changes include a rule which states that within the Rural 3 zone west of Dunns Crossing Road there will be:-

- No more than 125 rural residential lots created by subdivision within the period ended 31 Dec 2016; and
- No more than a further 125 rural residential lots created by subdivision within the period 1 Jan 2017-31 Dec 2026

Development is to be subject to Outline Development Plans included as part of the PCs. A principal mechanism proposed to ensure the L3 zones have a rural character, is the incorporation of Countryside Areas within the subdivision and along the Dunns Crossing Road frontage in the case of the Holmes block. The Countryside Areas will be 50m wide and are to be used for rural productive purposes; compatible with adjoining rural residential activity (grazing/Lucerne cropping are suggested). They will be privately owned and probably managed by a body corporate.

In combination, PCs 8 & 9 take up a substantial amount (37.5%) of the total allocation of rural residential households under Change 1 to the RPS for the next 35 years, up until 2041 i.e. 225 of the 600 households; and 63% of the allocation for each of the 1st two planning periods i.e. 125 of the 200 households allocated for each of the periods 2007-2016 and 2017-2026.

PC8 alone takes up 20.8% of the total allocation of households under Change 1 (125 households). The PC8 and 9 rules do not allocate the number of households between the two plan change areas for the first and second planning periods, just stating a total allocation for both i.e. the L3 zone west of Dunns Crossing Road.

4. Principal Reasons for Opposition to Private Plan Change 8

- (i) Staging – PC8 seeks that 125 sections i.e. potentially the entire PC8 proposal be staged to proceed in the first planning period i.e. 2007-2016. The documentation supporting PC8, including the AEE, does not address how this might impact on the availability of infrastructure for new urban greenfield areas at Rolleston allocated under Change 1 and the Rolleston Structure Plan. Accordingly, the logical and orderly development of Rolleston township, in accordance with the Rolleston Structure Plan and Change 1, may potentially be compromised from a servicing perspective, if consent is granted to PC8. Such an outcome would be contrary to s7b) and s31 1a) of the Act, the efficient use and development, and integrated management, of natural and physical resources.
- (ii) The rezoning sought by PC 8 is contrary to the Resource Management Act 1991, in particular Part 2 Purpose and Principles and s31 1a) the integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.
- (iii) The rezoning is inconsistent with relevant statutory documents and other relevant matters, including the Canterbury Regional Policy Statement, Change 1 to the RPS, the Selwyn District Plan and Rolleston Structure Plan.
- (iv) The s32 Assessment for PC8 is inaccurate, inadequate and incomplete.

With respect to (ii) - (iv) above, additional explanation is set out below.

5. Resource Management Act 1991, in particular Part 2 and s31 1a)

Sustainable Management

Separately and in combination, PC 8 and 9 will take a very significant portion of the allocation of rural residential households to Selwyn District under C1, especially for the initial planning periods (2007-2016 and 2017-2026) (see discussion above under '3. PC 8: Holmes Block).

It is not appropriate for such a large proportion of the allocation to be to one landowner, Selwyn Plantation Board. A desire to 'spread' greenfield development areas and staging amongst a range of landowners is stated in the Rolleston Structure Plan as necessary to "*ensure that there are different land ownerships available in each stage so that there is competition and the avoidance of land banking*".¹ Rural residential opportunities similarly need to 'spread' amongst

¹ Rolleston Structure Plan Section 5.3 page 47

landowners and different parts of the UDS area to fairly and appropriately enable peoples' needs for rural residential living to be met.

Effects on the Environment

PC8 will result in significant adverse effects on the environment, including but not limited to the matters discussed below.

Reverse Sensitivity:

The PC8 block is sited close to the existing Rolleston Pines Wastewater Treatment Plant (PWWTP), Resource Recovery Park (RRP) and Tegel poultry (TP) operation at Dunns Crossing Road. The AEE includes a technical assessment of potential odour effects associated with these existing operations, except for the Tegel operations, which is considered to be sufficiently removed (900m away at closest point) to not give rise to any reverse sensitivity concerns.

The technical assessments are largely qualitative, and do not include any odour dispersal modelling. This is considered to be an inadequate basis for properly assessing actual and potential reverse sensitivity effects, especially given the close proximity of the PC8 area to the PWWTP and RRP and the prevailing south westerly winds which means PC8 is downwind of these facilities.

The technical assessments identify an 'odour constraints area' (ODA) in the south west corner of PC8, which is shown as affecting four rural residential lots, based on the layout shown on the Outline Development Plan (ODP), a 2.8ha area. Buildings for residential purposes are a discretionary activity within the ODA.

A 300m buffer is recommended for the existing consented composting activity (20 000 tonnes per year) which extends 100m into the PC8 block from its northern site corner.² This 'constraints area' is not recognized in the PC8 rules or shown on the PC8 Outline Development Plan (ODP).

The fact that the PC8 area includes an ODA with respect to biosolids treatment, and the odour assessment also identifies an area affected by the recommended composting activity buffer, emphasizes how proximate the area is to potential significant odour sources. A greater 'buffer' area is required to avoid actual or potential odour effects associated with existing significant Council infrastructure assets which are vital to the ongoing functioning and planned future development of the District.

In this regard, it should be noted that case law has established that for existing activities, the Act does not require the activity to internalize all adverse effects within the site³.

Also of concern, is the potential for PC8 to restrict the future operations and potential expansion of the PWWTP and RRP. Significant population growth is planned for the eastern Selwyn District over the next 35 years +, so future expansion of facilities is a very realistic possibility. The technical assessments consider the potential effects of extending the PWWTP but not the composting or RRP facilities. With regard to the PWWTP expansion to a potential Population Equivalent of 80, 000, the assessment is qualitative even though the Golder's technical assessment acknowledges that *"for a WWTP of this size, a more detailed and refined odour*

² Rolleston Odour Assessment, Golder Associates Report December 2008, Section 6.1.3

³ *Winstone Aggregates Ltd v Matamato-Piako District Council*, W055/44

assessment would usually be carried out ...and would often necessitate odour dispersion modelling.”⁴

In summary, the PC8 area is significantly impacted by actual and potential reverse sensitivity effects associated with the existing and potentially expanded PWWTP and RRP. It is not an appropriate location for rural residential activity, particularly when there are other alternative locations at Rolleston and in other parts of the District which are not subject to such constraints, and which in terms of achieving overall sustainable management outcomes, are much more appropriate and desirable for rural residential activity, including the Trust's Lot 4 at Rolleston.

Integration with Rolleston Township/ 'Urban' Design:

PC 8 and PC9 in combination, and separately, propose significant areas of rural residential activity beyond the proposed western urban boundary of Rolleston under C1 and the Rolleston Structure Plan.

If rezoned for rural residential purposes, this would also result in an intervening area of land currently held in a number of relatively small titles, some with existing dwellings, and a similar size to each of the PC8 and 9 blocks, being left 'sandwiched' between and separating the two proposed rural residential blocks.

The above intervening land would be a logical area for future extension of rural residential zoning, given that its proximity to existing odorous activities (PWWTP, RRP, TP) would not be a constraint, if the same approach to buffer distances/managing reverse sensitivity issues was taken as is proposed by the proponents of PC8 and 9. In fact, rural residential zoning of this intervening area would arguably be more justifiable in terms of sustainable management outcomes given the existing character of small lots and limited existing economic primary productive use. In comparison, the Holmes (PC8) and Skellerup (PC9) are comparatively large, regular in shape and in single ownership, so could support a range of economic productive uses.

Such pressure for further future rural residential rezoning (say another 125+ rural residential lots) would further comprise the Council's ability to ensure the sustainable provision of rural residential opportunities in UDS part of the District, by way of PC17.

The boundaries of PC8 and 9 are clearly entirely related to land ownership considerations rather than based on logical and defensible zone boundaries consistent with the sustainable management outcomes required under the Act. They are 'cadastral' and not *"discernible logical boundaries determined by strong natural or physical features"*, one of the locational requirements for preferred rural residential areas in the Council's RR Background Report.

At Rolleston, the logical area for future rural residential activity is the 'infill' area adjoining the north east boundary under C1 and the Rolleston Structure Plan, namely our land (Lot 4) and potentially the balance rural lots extending east to Weedons Road, north to SH1 and south to Levi Road. This balance land is for the most part 4 ha rural lifestyle blocks. We understand that there have been no submissions by landowners on the RR Report seeking that this balance land be rezoned for rural residential purposes. It can retain its current Rural Inner Plains zoning, with Lot 4 being rezoned Rural Residential. Rural residential development of Lot 4 will not generate reverse sensitivity effects with the adjoining rural land to the east and south. The rural land to the south is already subdivided into 4 ha rural lifestyle blocks and used for low intensity

⁴ Rolleston Odour Assessment, Golder Associates Report December 2008 Section 6.2.1 page 9

grazing purposes. There is a small block to the east of Lot 4 which is in effect a residential block. The balance land to Weedons Road is used for horse keeping. None of the other rural blocks (apart from Lot 4) are used intensively for farming purposes, so potential nuisance or noxious effects e.g. smell of silage pits, noise from night time harvesting machinery etc. are highly unlikely.

Rural Character and Amenity/Countryside Areas

PC 8 (and 9) propose 50m wide Countryside Areas (CAs) both internally and along the Dunns Crossing Road frontage of the PC8 (and 9) areas. Their purpose is *"to provide a visual link to the surrounding rural landscape. These corridors bisect the residential activity and are to be managed in productive rural use."*⁵

Rural activities such as horse grazing and cropping are permitted activities in the CAs subject to being in accordance with a 'Countryside Area Management Plan' required to be approved at the time of the first subdivision involving a CM. PC8 (and PC9) are not specific as to the proposed ownership and management of the CMs, other than to state that they will not be Council owned and may be managed by a body corporate.

The proposed CAs are basically long 'corridors' of intended productive rural activity sited largely within the PC8 (and PC9) areas. As a consequence, there will be extensive boundaries with adjoining rural residential lots. There is no supporting technical report from an agricultural expert confirming whether such a proposed design is feasible and 'workable' i.e. the size and configuration of the CAs are adequate to be useable for productive purposes, and such use will not result in on-going reverse sensitivity effects between rural productive activity and rural residential activity.

It would appear that the CAs are a 'device' that is being proposed to create a 'rural character' to future subdivision enabled by the proposed rural residential zoning. Given the concerns above regarding the practicality and potential reverse sensitivity effects of the proposed CAs, it is far from certain that the high amenity/ rural character outcomes claimed for PC8 (and 9) will be achieved in reality.

Alternative sites/methods

Section 22 of Schedule 2 of the Act requires that where environmental effects are anticipated by a private plan change request, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan. Schedule 4 of the Act requires that where it is likely that an activity will result in any significant adverse effect on the environment, the AEE (assessment of effects on the environment) shall include a description of any possible alternative locations or methods for undertaking the activity.

The AEE included with PC8 does not include an assessment of alternative locations or methods for enabling rural residential activity to occur in the Selwyn District, including assessment of the Trust's land at Lincoln as an alternative location, other than a very limited and ' cursory' assessment of alternative locations at Rolleston, Lincoln and Prebbleton as part of the s32 Assessment. However, this is inadequate and inaccurate, including in its assessment of the Trust's land (see further discussion below under 7. Section 32 Assessment).

⁵ Amendment 33, PC 8 request

6. Relevant Statutory Documents, including Objectives and Policies

Selwyn District Plan

PC 8 (and 9) is not in accordance with a number of District Plan objectives and policies, including but not necessarily limited to the following:-

Township Volume:

Objective B3.4.3

"Reverse sensitivity" effects between activities are avoided

Policy B3.4.38

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

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones.

By taking up a significant proportion of the total allocation of rural residential development allotments to the District under Change 1, PC 8 (and 9) will limit the ability to provide for a range of living environments, including rural residential living environments from being able to develop around other District townships and other parts of Rolleston, including the Trust's Lot 4, especially in the short-medium term.

Policy B4.1.3

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

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

Policy B4.3.5

Encourage townships to expand in a compact shape where practical.

The Rural zoned land on the east side of Rolleston i.e. our land is a more appropriate location for rural residential development, as this is, in effect, an 'infill' location which will better maintain the compact shape of the Rolleston township, as proposed under Change 1 and the Rolleston Structure Plan.

Rural Volume:

Objective B3.4.2

A variety of activities are provided for in the rural area, while maintaining rural character and avoiding reverse sensitivity effects.

Policy B3.4.19

Protect existing lawfully established activities in the Rural zone from potential for reverse sensitivity effects with other activities which propose to establish in close proximity.

Objective B4.1.1

The provision of a variety of residential section sizes in the rural area, while maintaining a low overall residential density.

Objective B4.1.2

Residential density is low enough to maintain the character of the rural area and to avoid adverse effects on natural and physical resources or reverse sensitivity effects.

Policy B4.1.8

Ensure any allotment created is of sufficient size and shape for its intended use, including the avoidance of reverse sensitivity effects on existing lawful uses and has provision for a complying access to an adjacent road.

Change 1 to the Canterbury Regional Policy Statement (C1)

PC 8 (and 9) will give rise to significant reverse sensitivity effects with adjacent rural activities, including strategic infrastructure, one of the circumstances to be avoided under Policy 14 Rural Residential. The supporting documentation does not establish that the proposal, which is adjacent to an existing urban area, will be able to be integrated or consolidated with the existing settlement of Rolleston, including in terms of servicing, another of the criteria for rural residential development under Policy 14.

7. Section 32 Assessment

Section 32 of the Act requires an assessment of whether the PC8 proposed objectives are the most appropriate to achieve the purpose of the Act, and whether, having regard to the their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives. The assessment requires an assessment of alternative options for achieving the objectives.

Purpose of Act/Objectives and Policies

In the case of PC8, one new objective is proposed:-

Objective B4.3.7

Ensure any rural residential development occurs outside the urban limits identified in the Regional Policy Statement and such development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure and provides for the long-term maintenance of rural residential character.

An amendment to Policy B4.3.1 is also proposed which refers to new rural residential development, as well as residential and business development, as being in accordance with an ODP incorporated into the District Plan.

The above amendments are considered to be in accordance with the purpose of the Act, other than that it is somewhat premature to refer to the RPS urban limits when they are still subject to substantive appeals and potential amendment through Court processes.

The s32 Assessment also assesses the proposal against the existing operative District Plan objectives and policies.

PC8 is considered to be inconsistent with a number of the relevant RPS and District Plan objectives and policies (see discussion above under '6. Relevant Statutory Matters') so cannot be said to be the most appropriate method for achieving those objectives and policies.

Alternatives

The assessment of alternative methods for achieving the District Plan objectives and policies is inadequate, inaccurate and incomplete.

The only options considered are the status quo i.e do nothing, and retain current rural zoning (Option 1); PC8 i.e. rezone as a new Living 3 zone, with development to be in accordance with an ODP (Option 2); and a different (unspecified) suite of changes to the District Plan (Option 3).

Option 1:

The assessment of the benefits and costs associated with Option 1 (do nothing) are inaccurate and incomplete.

Benefits of Option 1 which have not been considered would be:-

- Avoid potential reverse sensitivity effects with existing and potentially expanded neighbouring land uses with noxious elements, including the PWWTP, RRP and TP.
- Retain opportunity for rural residential development in the District, especially in the short-medium term, in more sustainable locations, including the Trust's Lot 4 on the eastern boundary of Rolleston. This opportunity is largely foregone if PC 8 & 9 proceed because of the very limited allocation of rural residential opportunities to the District over the next 35 years.
- The stated 'costs' of Option 1 do not arise, because the 71 submissions on the Council's recent Background Rural Residential Report (RR Report), including a submission by the Trust, clearly establish that there are other sustainable locations for rural residential activity in the District. The Trust intends to proceed with its own private plan change request for rural residential rezoning in the immediate future.
- Continued fragmentation of larger more economic farming units due to pressure to create 4 ha blocks to meet the unmet demand for rural residential lots – there are other sustainable locations for rural residential activity in the District that will meet the demand, subject to the allocation constraints imposed by Change 1 which also apply to PC8, including the Trust's Lot 4.
- Create pressure on the development of isolated sites for rural residential purposes – the 71 submissions on the RR Report, including the Trust submission, clearly illustrate that there are other rural residential rezoning proposals close to existing townships which are not isolated and meet many of the RR Report preferred criteria for rural residential development;
- Reduced future land use opportunities – no further explanation of this 'benefit' is given, and it is unclear what is meant. The PC8 block is large enough for economic rural use.

- Piecemeal development due to multiple ownership of land – again no further explanation is given. Presumably this is a reference to the possible rural residential locations in multiple land ownership. Multiple land ownership is not necessarily a constraint to future development, with the Council acting as facilitator of development. In any case, the Trust Lot 4 proposal is in single ownership so is not subject to this potential constraint. The location of the Urban Limit under C1 has not been influenced by the need to avoid areas in multiple land ownership. Logical defendable boundaries in sustainable locations is a far more significant consideration under the Act.

Option 2:

The stated costs and benefits of Option 2 are also . In terms of benefits:-

- Satisfy market demand – a more accurate statement is that PC 8 (and 9) would take up a significant portion of the rural residential allocation to SDC under C1, in two neighbouring locations at south west Rolleston and in a manner that would result in potential significant adverse environmental effects. The Trust's Lot 4 is a more sustainable location for rural residential development at Rolleston. This opportunity would be foregone/significantly curtained if PC 8 & 9 were to proceed.
- Provision of a range of residential living options, meeting a diverse range of household needs, lower infrastructure costs and much improved urban design controls resulting in a high quality development and preservation and maintenance of the transition between rural and urban development.

Taking up a very significant portion of the rural residential allocation to SDC under C1 in one location adjoining one township will not provide for a range of residential living options, meeting a diverse range of household needs. It will limit the rural residential living opportunity, especially in the first two planning periods, to largely just one township, denying a full range of residential living opportunities to other townships, including Lincoln.

Infrastructure costs will not be lower in the PC8 (and PC9) location than at other urban periphery locations around other townships.

Servicing investigations for Lot 4 undertaken by Aurecon as part evidence in relation to the Trust submission on C1 seeking that Lot 4 be included with in the UL found that there are no servicing constraints which would preclude its exclusion from the UL. Clearly rural residential zoning will entail substantially less lots than residential zoning. The investigations found that SDC already has in place a programme of upgrades at Rolleston, inclusion of additional flows from Lot 4 can be incorporated as part of these. It is possible to provide gravity wastewater reticulation for two thirds of Lot 4, but this would require the trunk main sewer for Area SR3 to be laid deeper. In respect of the remaining one third of Lot 4, there are a range of servicing options available including onsite disposal, single unit pump stations discharging back into a gravity sewer main, or a new pump station in the south-east corner of Lot 4 (the latter is shown on the proposed Rural Residential ODP for the Lot 4).

Urban design controls, including in relation to the urban/rural boundary can equally apply to other rural residential rezoning proposals. The Trust's rural residential proposal includes an ODP and design elements which will ensure a very high quality development, including:

- the retention of existing trees, and the provision of greenbelts, which will maintain the rural character;
 - roading infrastructure to the SR3 area with no direct accesses onto the SH or Levi Road. In addition the existing access from the Coles dwelling onto the SH being closed;
 - the provision of a Council Green Belt with walk and cycle ways;
 - building setbacks for amenity and noise mitigation purposes;
 - appropriate landscaping to further enhance the development.
- Facilitation of rural residential opportunities consistent with District Plan objectives, provisions of C1 and the RR Report.
 - The rezoning is not fully consistent with any of the above. In terms of the RR Report, it does not avoid, remedy or mitigate significant reverse sensitivity effects with adjacent established rural activities including intensive farming activities; does not have discernibly logical boundaries determined by strong natural or physical features; and does not limit the number of households within single locations to avoid the collective visual effects of intensified land use.

The costs of Option 2 are 'understated' or not stated. There will be environmental costs related to reverse sensitivity effects, and in particular limitations on the future development and expansion of important Council strategic assets (PWWTP and RRP). There will be significant social costs to the wider District Council as a result of limiting the greatest portion of rural residential living opportunities to one location adjoining just one township.

Option 3:

There is no real analysis of Option 3 as the alternative 'suite of controls' is not specified.

Alternative Options:

The s32 Assessment includes a section 'Possible Locations for Rural Residential Development', limited to 2 ½ pages. It considers only locations adjoining the District's larger townships of Rolleston, Lincoln and Prebbleton.

The assessment concludes that there are limited opportunities at Lincoln and Prebbleton to accommodate rural residential growth, and the PC 8 (and 9) locations meet the C1 criteria. The analysis under 6 Statutory Documents, establishes that PC 8 (and 9) are not entirely consistent with C1.

The analysis of possible locations for rural residential development is entirely inadequate to form the basis for the above conclusions. A conclusion regarding whether or not PC 8 (and 9) are the most appropriate method for providing for sustainable rural residential living opportunities in the District, particularly given the very limited total allocation under C1, must consider alternative locations and the effects of precluding those, given that PC 8 & 9 will result in actual or potential significant adverse environmental effects (including but not limited to reverse sensitivity effects).

The analysis of possible alternative rural residential areas for Rolleston mentions only the west, south and south east (below the noise contour) as possible alternative areas. It fails to consider the area to the east of the Urban Limit (SR3 Greenfield Area) i.e. our land. Our land is not constrained by the airport noise contours, and meets all of the C1 Policy 14 criteria for

rural residential development referred to in the s32 Assessment. It is an 'infill' area which is preferable, in terms of the C1 Policy 14 criteria and SDC RR Report criteria, than the proposed PC8 (and 9) areas.

8. Relief Sought

The Trust seeks that Plan Change 8 is declined in its entirety.

9. Conflict of Interest

The Council should appoint independent commissioners to hear submissions and further submissions on PC8 because the Selwyn District Council is a shareholder in Selwyn Plantation Board.

The Trust does desire to be heard in support of its submission.

If others are making a submission, the Trust would consider presenting a joint case with them at a hearing.

Signed PC8a Aaa Date: 24 Sept 2010

for BC + MA Gals family Trust

Appendix B

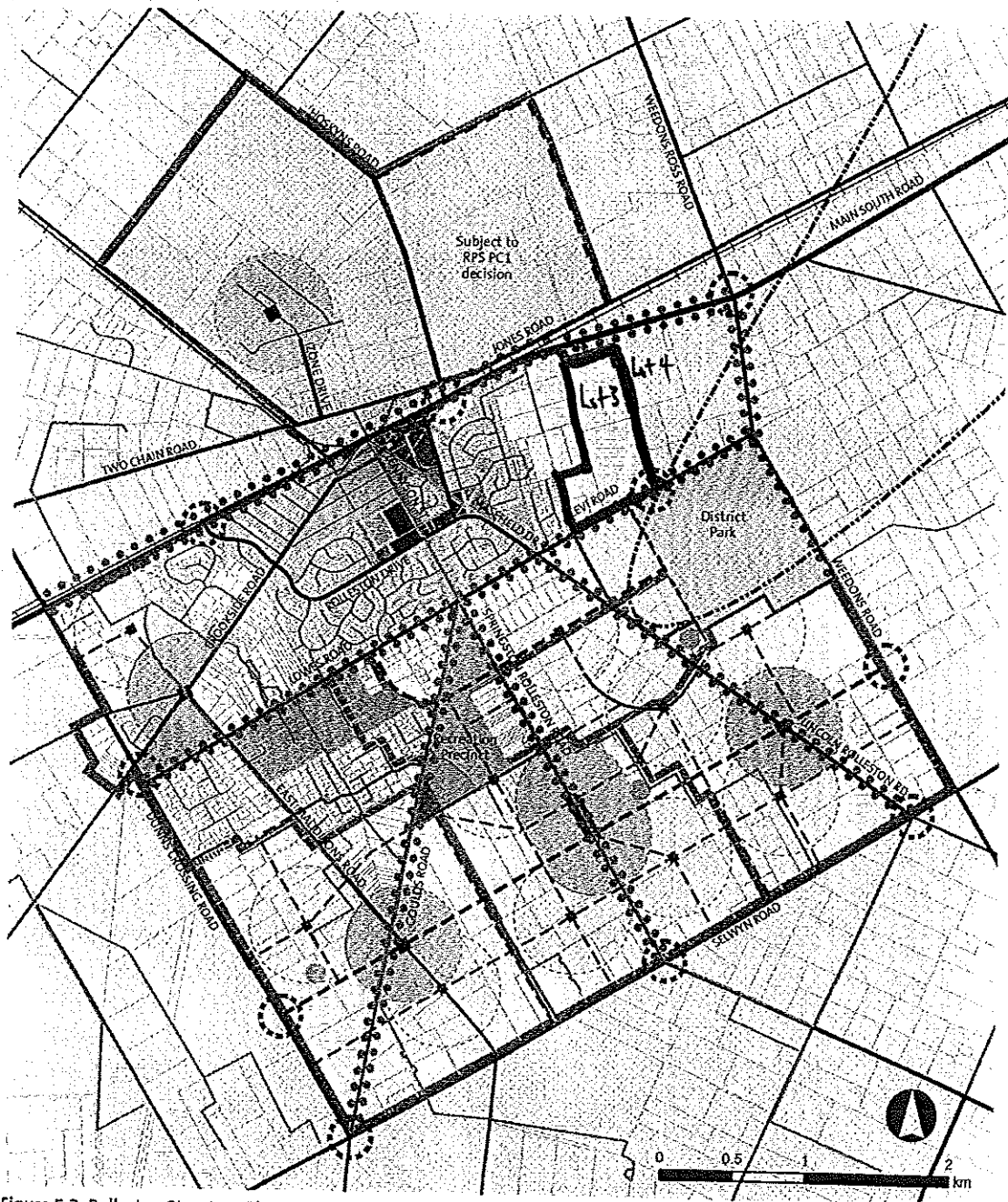


Figure 5.2: Rolleston Structure Plan

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|----------------------------------|--------------------------------------|----------------------------------|
| Study Area | Town Centre | Green Corridors and Green Belt |
| Railway | Neighbourhood Centre | District Park |
| National Arterial | Local Centre | Recreation Precinct and Reserves |
| Main (primary) roads | Comprehensive Housing | Rural land |
| Proposed main (primary) roads | Medium Density Residential (20HH/Ha) | Avenue Planting |
| Local (secondary) roads | Medium Density Residential (15HH/Ha) | Izone Southern Business Hub |
| Proposed local (secondary) roads | Low Density Residential (10HH/Ha) | Water Races |
| Local (minor) roads | Low Density Residential (7HH/Ha) | Noise Contour |
| Walking and Cycling Link | Community Facilities | 5 Minute Walk (400m) |
| | Education Facilities | Key Gateways |

SR3 Greenfield Residential Area