

Before an Independent Commissioner  
Appointed by the Selwyn District Council

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Under the Resource Management Act 1991

In the matter of a hearing on Plan Change 79 to the Operative Selwyn District Plan

**Birchs Village Limited**

Proponent

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**Statement of Evidence of Hilary Konigkramer – Social Impact**

20 April 2023

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## **Qualifications and Experience**

- 1 My full name is Hilary Jewell Konigkramer.
- 2 I hold the qualification of a Bachelor of Social Science (Honours) obtained from the University of Natal, South Africa. I am a full member of the International Association of Public Participation (IAP2) and hold the IAP2 Certification in Engagement accreditation.
- 3 As a Social Scientist, I have undertaken Social Impact Assessments in line with international best practice, using the International Association for Impact Assessment (IAIA) assessment framework, for a wide range of projects during my consulting career, including significant and large-scale developments.
- 4 Prior to my arrival in New Zealand in 2019, I was a Director at WSP Environment & Energy South Africa where I led and delivered Social Impact Assessments across a wide variety of sectors including infrastructure, renewable energy, petrochemical, mining, industrial and commercial.
- 5 My experience in New Zealand includes working on the Social Impact and Business Disruption Delivery Work Plans for the early works and main works associated with the City Rail Link Project; and completing a complex Social Impact Assessment for the expansion of the OceanaGold Waihi Mining Operations. I am currently fulfilling the role of technical specialist to Auckland Council, providing expert advice and review the assessment of social impacts relating to the Supporting Growth Programme.

## **Code of Conduct for Expert Witnesses**

- 6 While this is not a hearing before the Environment Court, I confirm I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

## **Scope of Evidence**

- 7 My evidence is limited to an independent Desktop Social Assessment prepared to specifically to address the social component of Section 3.6(c) of the National Policy Statement for Highly Productive Land, 2022 (NPS-HPL), and the scope covers:
  - 7.1 An assessment of positive social impacts of Plan Change 79.
  - 7.2 An assessment of negative social impacts of the loss of highly productive land based primary production.

- 8 The identification and assessment of social impacts has been undertaken based on an internationally recognised approach provided by the IAIA, which is well recognised in New Zealand.
- 9 The assessment undertaken has relied exclusively on existing information provided, with no baseline nor primary data collected to inform the assessment. The assessments and evidence provided, which are the focus of other technical disciplines, have been examined from a social perspective only.

### **Summary of Evidence**

- 10 The Desktop Social Assessment (Appendix 1) identified and assessed the positive impacts associated with PC79 and the negative impacts relating to the loss of highly production land for primary production.
- 10.1 The positive social impacts associated with PC79 considered to be of moderate to high significance are:
- Enhanced everyday connectivity
  - Increased availability of housing
  - Increased local economic stability
  - Enhanced liveability
  - Increased amenity and wellbeing
- 10.2 The negative social impacts identified as relevant to the potential loss of highly productive land-based primary production were all rated as being of low significance.
- 11 The Desktop Social Assessment (Appendix 1) concludes that the positive social impacts of PC79 outweigh the current and long term negative social impacts of the loss of highly productive land based primary production.

**Hilary Konigkramer**

Dated this 20th day of April 2023

## **Appendix 1 – Desktop Social Assessment (April 2023)**

Project Number: 3-AD013.00

# Desktop Social Assessment - Birchs Village Limited

20 April 2023

CONFIDENTIAL



Private Plan Change 79 Application -  
Selwyn District Council

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## Document History and Status

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## Revision Details

Revision	Details
Rev 1	Final Report

## Disclaimer

This report (**'Report'**) has been prepared by WSP exclusively for Birchs Village Limited (**'Client'**) in relation to the independent assessment of social impacts associated with the proposed Private Plan Change 79 lodged with the Selwyn District Council (**'Purpose'**) and in accordance with the Short form Agreement with the Client dated 29 March 2023. The findings in this Report are based on and are subject to the assumptions specified in the Report. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

In preparing the Report, WSP has relied upon data, surveys, analyses, designs, plans and other information (**'Client Data'**) provided by or on behalf of the Client. Except as otherwise stated in the Report, WSP has not verified the accuracy or completeness of the Client Data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in this Report are based in whole or part on the Client Data, those conclusions are contingent upon the accuracy and completeness of the Client Data. WSP will not be liable in relation to incorrect conclusions or findings in the Report should any Client Data be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

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# 1 Introduction

Birchs Village Limited (BVL) lodged private plan change request 79 (PC79) with the Selwyn District Council. The PC79 application seeks to change the Operative Selwyn District Plan by rezoning approximately 37 hectares (ha) of rural land to residential land in Prebbleton. The intention of the rezoning is to enable medium density residential development.

As the site has been identified as containing Land Use Capability Class 1 and 2 land, the National Policy Statement for Highly Productive Land, 2022 (NPS-HPL) has been considered in respect of the PC79 application. Section 3.6 of the NPS-HPL provides the criteria that must be satisfied so that Tier 1 and 2 territorial authorities may allow urban rezoning of highly productive land.

Section 3.6(c) requires that *'the environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land based primary production, taking into account both tangible and intangible values.'*

WSP New Zealand Limited (WSP) has been appointed to undertake an independent desktop Social Assessment is to specifically address the social component of Section 3.6(c) of the NPS-HPL.

## 1.1 Purpose and Scope of the Study

The purpose of this desktop Social Assessment is to:

- (1) Identify and assess the positive social impacts of PC79; and
- (2) Identify and assess the potential negative social impacts of the loss of highly productive land based primary production.

The scope of the study includes:

- Development of an assessment framework based on the International Association for Impact Assessment (IAIA) guidelines as international best practice;
- Review the application and relevant documents through a 'social lens'; and
- Identification and assessment of the social impacts against the defined IAIA framework.

This desktop assessment is part of a wider suite of reports informing the PC79 application. Where there is an overlap with topics which are the focus of other technical disciplines, it examines these from a social perspective.

## 1.2 Assumptions and Exclusions

The following assumptions and exclusions apply to the scope of this study:

- This study is not considered to be a Social Impact Assessment (SIA) as it has been undertaken at a desktop level, therefore does not include engagement with key stakeholders and the community which is a key feature of a robust SIA study.
- WSP has relied exclusively on existing information provided by BVL and the project team, as such no baseline data nor primary data has been collected to inform the assessment.
- A site visit has not been conducted.
- Economic impacts have been identified from a social perspective only, considering the potential social impacts on local communities.
- An assessment of cultural values and / or cultural outcomes is excluded.
- The assessment has considered the current use of the site and the social implications of the potential for the site to be used for other activities related to primary production is excluded.

## 2 Methodology

### 2.1 Methodology Overview

The methodology undertaken for this study is summarised as follows:

- 1 **Scoping and context** – obtain an understanding of the proposed project and the geographical context
- 2 **Document review** – review of information sources, namely:
  - Application for Private Plan Change, Birchs Road, Prebbleton (Baseline Group, 13/04/2022)
  - Appendix 2: Outline Development Plan (Baseline Group, 2022)
  - Appendix 4: Analysis of New Residential Construction and Land Availability (Blackburn Management, May 2021)
  - Appendix 5: Urban Design Statement (DCM Urban Design Limited, April 2022)
  - Appendix 6: Integrated Transport Assessment (Nova Group, November 2021)
  - Appendix 11: Landscape and Visual Assessment (DCM Urban Design Limited, 08/04/2022)
  - Statement of Evidence of Fraser Colegrave (Economist) dated 17 April 2023
  - Statement of Evidence of Ryan Geddes (Company) dated 17 April 2023
  - Statement of Evidence of Mark Everest (Farm Consultant) dated 17 April 2023
  - Statement of Evidence of Victor Mthamo (Versatile Soils) dated 17 April 2023
  - Statement of Evidence of Nicole Lauenstein (Urban Designer) dated 17 April 2023
  - Statement of Evidence of David Compton-Moen (Urban Designer) dated 17 April 2023
  - Statement of Evidence of Dean Christie (NTP Development Holdings) 17 April 2023
  - Revised Outline Development Plan (April 2023) included in the Statement of Evidence of Nicole Lauenstein, dated 17 April 2023
  - Description of current land use activities within the PC application site provided by email (April 2023)
- 3 **Assessment of potential social impacts** – using the information from Step 1 and 2, assess the potential positive social impacts of PC79 and the potential negative impacts of the loss of highly productive land based primary production
- 4 **Conclusions** – concluding remarks in respect of the assessment undertaken

### 2.2 SIA Assessment Framework

The methodology used for this desktop Social Assessment is based on an internationally recognised approach provided for by the International Association for Impact Assessment (IAIA) in the SIA Guidance Note (*Social Impact Assessment: Guidance for Assessment and Managing the Social Impacts of Project*, April 2015).

The IAIA identifies that the following principle is key to all SIA studies, regardless of the different context of purpose for which they are being undertaken:

*"The improvement of social wellbeing of the wider community should be explicitly recognised as an objective of planned interventions and as such should be an indicator considered by any form of assessment. However, awareness of the differential distribution of impacts among different groups in society, and particularly the impact burden experienced by vulnerable groups in the community should always be of prime concern."*

([www.iaia.org](http://www.iaia.org))

The IAIA framework is well recognised in New Zealand and internationally, and it provides a sound and robust framework for the identification and assessment of social effects.

### 2.2.1 Impact Identification

The SIA Guidance Note (IAIA, 2015) describes social impacts as changes to one or more of the following:

- People's **way of life** - how people live, work, play and interact with one another on a daily basis
- Their **culture** - shared beliefs, customs, values and language
- Their **community** - cohesion, stability, character, services and facilities
- Their **political systems** - extent to which people are able to participate in decisions that affect their lives, level of democracy, and resources provided for this purpose
- Their **environment** - the quality of the air and water people use, the availability and quality of the food they eat, the level of hazard or risk, dust and noise they are exposed to, the adequacy of sanitation, physical safety, and access to / control over resources
- Their **health and wellbeing** - physical, mental, social and spiritual wellbeing.
- Their **personal and property rights** - whether people are economically affected, or personally disadvantaged including violation of civil rights.
- Their **fears and aspirations** - perceptions of safety, fears about the future of their community, aspirations for the future and future of their children.

When considering the applicability of the IAIA framework to PC79, the following were identified as not relevant to the study for the reasons stated below:

- Political systems: the wider political system and ability to participate democratically in society is not considered a key project related issue.
- Culture: cultural matters are excluded from the scope of this study.
- Health: health impacts have been excluded from the assessment, however individual and community wellbeing has been considered.
- Personal and property rights: the project is not likely to personally disadvantage individuals in respect of their property or civil rights.
- Fears and aspirations: community perceptions, fears and aspirations are not clearly understood, given this is a desktop assessment (no engagement has been undertaken, or primary data collected)

### 2.2.2 Assessment of Impacts

To evaluate the potential positive social impacts of the development and the potential negative impacts of the loss of highly productive land, impacts have been described and assessed according to the following:

- 1 The cause of the impact.
- 2 The stakeholder / stakeholder group to be impacted and in particular, any potentially vulnerable groups, directly affected people, or indirectly affected people; and their ability to adapt to change.
- 3 Whether the impact is positive or negative.
- 4 The consequence of the impact, which is determined following consideration of the following aspects:
  - Extent of the impact: whether the impact is limited to the site, local area, region, or whether it will be national.
  - Duration of the impact: consideration of whether the impact will be temporary (0-1 year), short term (1-5 years), medium term (5-15 years) or permanent (> 15 years).

- Magnitude of the impact: this considers whether the impact will be on the wider community (many affected); the local community (moderate number) or directly affected owners, occupiers and users of properties (few affected).

5 The likelihood of the impact: an estimation of the probability of the impact occurring, ranging from rare to almost certain.

The IAIA recommended risk assessment methodology, which considers the likelihood and consequence of an impact, has been used to determine overall significance of the impact (Figure 2-1).

#### Significance Rating (Likelihood / Consequence)

		Consequence Level				
		1	2	3	4	5
Likelihood Level	Descriptor	Insignificant	Minor	Moderate	Major	Catastrophic
A	Almost certain	A1	A2	A3	A4	A5
B	Likely	B1	B2	B3	B4	B5
C	Possible	C1	C2	C3	C4	C5
D	Unlikely	D1	D2	D3	D4	D5
E	Rare	E1	E2	E3	E4	E5

Risk Rating	<div></div> Low	<div></div> Moderate	<div></div> High	<div></div> Extreme
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Figure 2-1 : Risk Assessment Framework (SIA Guidance Note, IAIA, 2015).

### 3 Project Description

Birchs Village Limited has applied, in accordance with Schedule 1 of the Resource Management Act 1991, for the rezoning of 36.58 ha in Prebbleton from Inner Plains to Living Medium Density Prebbleton and existing Business 1 zones under the Operative Selwyn District Plan.

The township of Prebbleton is located approximately 13 km southwest of Christchurch City centre, 8km east of Rolleston and 4km north of Lincoln (Figure 3-1). The site that is the subject of Plan Change 79 is located south of Hampton Road and west of Birchs Road, Prebbleton (Figure 3-2).

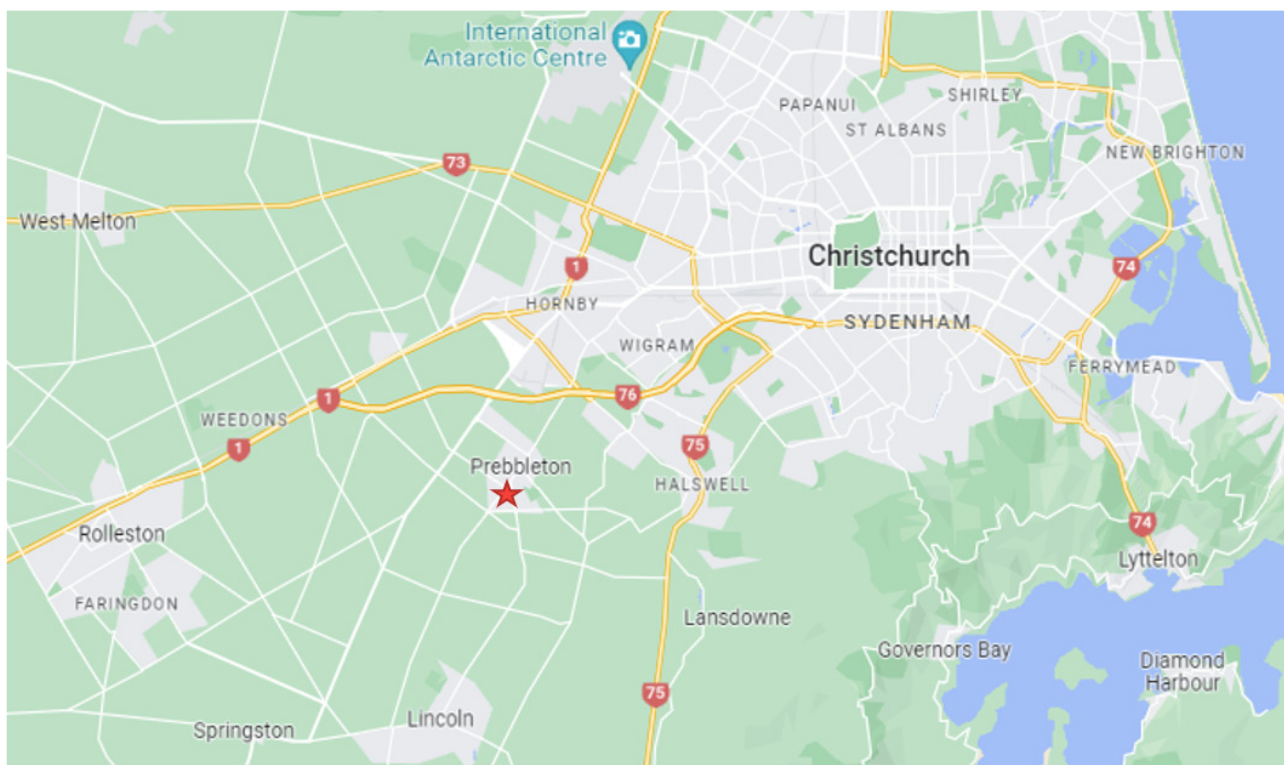


Figure 3-1 : Location of Prebbleton (Google Maps).

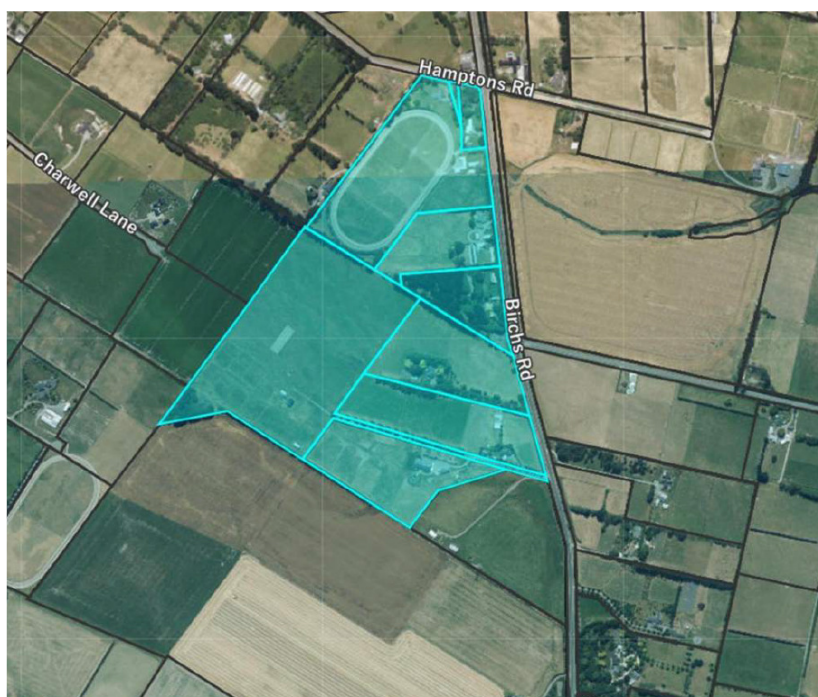


Figure 3-2 : Application site (Baseline Group, 2022).

The application site is currently zoned Rural Inner Plains which allows the density of 1 dwelling per 4 ha. With a total area of 36.58 ha, the site currently has a residential yield of 9 dwellings.

### 3.1 Proposed Development

The Plan Change Application has been prepared primarily to enable residential expansion of the township of Prebbleton. The proposed rezoning of the site will allow for the development of a minimum density of 15 households per hectare (Revised ODP Narrative, April 2023). Under the proposed zoning, the following two development scenarios have been assessed:

- **Enabled development** – refers to an upper limit of approximately 856 residential allotments, based on a minimum allotment size of 400m<sup>2</sup>. This enables the development of three residential units per site (as a permitted activity), which could equate to approximately 2,586 residential units should the full potential of the zoning be achieved.
- **Realistic development** – refers to a realistic yield of 527 allotments with an average size of 650m<sup>2</sup>. It would be feasible to develop three residential units per site (as a permitted activity), resulting in a total of 1,581 residential units. The resultant density under this scenario is between 15 and 46 households per hectare.

According to the Plan Change Application (May 2022), the proposed rezoning will:

- Result in the loss of land zoned for rural use
- Allow for the more efficient and sustainable use of land
- Extend the township to meet the proposed new Selwyn District Council reserve of 22ha, referred to as Birchs Road Reserve (and more recently, Kakaha Park)
- Connect into existing multimodal transport infrastructure (public transport, pedestrian and cycle paths)
- Contribute to meeting current and anticipated housing demand in the district

BVL has partnered with NTP Development Holdings Limited (Ngāi Tahu) and are joint proponents of the proposed plan change. NTP Development holdings will become the future developer of Birchs Village, if PC79 is successful.

The Revised Outline Development Plan (ODP) (2023), prepared in support of the application, provides the framework to guide the future development of the site. This plan includes a list of the environmental outcomes that are to be achieved which include:

- Provision of a range of section sizes and housing types to respond to the varied needs of the community, whilst achieving the minimum residential densities and allotment sizes
- Integration with the adjoining Kakaha Park and neighbourhoods to the north, incorporating existing land uses where appropriate
- Creation of a distinguishable sense of place, assist in the enhancement of the wider character and amenity of Prebbleton, and provide a safe, vibrant, and healthy living environment.
- Provision of an integrated, safe and efficient connections that promote walking and cycling over vehicle movement, contributing to connecting residential development to recreational spaces, public assets and services.
- Installation of the necessary infrastructure services to support the development, with consideration of sustainable solutions

The Revised ODP (April 2023) reflects the proposed residential, commercial, and open space areas and the indicative active, public and vehicular connections (**Figure 3-3**). A variety of allotment sizes, with greater density proposed closer to the existing township boundaries and increased allotment sizes towards the rural interface, are anticipated (Baseline Group, 2022).



Figure 3-3 : Revised Outline Development Plan (April 2023).

PC79 will facilitate the residential expansion of Prebbleton, immediately adjacent to the existing township boundary and the proposed new recreation reserve (Baseline Group, 2022). To compliment future residential use of the application site, the rezoning will enable neighbourhood scale commercial activities and limited retail on the northern Birchs Road frontage (Baseline Group, 2022). The commercial area will be a local centre to support the smaller day to day needs

of the community and activities in Kakaha Park. In addition, following consultation with the Ministry of Education it may be deemed appropriate to amend the ODP to provide for education purposes within the site. (Revised ODP, April 2023). These facilities will provide for daily convenience needs of future residents of PC79 and the surrounding local community, complementing the Prebbleton Town Centre (Baseline Group, 2022).

## 4 Existing Social Environment

### 4.1 Local Context

The Selwyn District Development Strategy (Selwyn 2031) identifies Prebbleton as a Service Township with its core function to provide high amenity residential environment and primary services to rural townships and surrounding rural areas (Baseline Group, 2022).

The Statement of Evidence of Nicole Lauenstein (Urban Designer), dated April 2023, described Prebbleton as a fully established township with a fast growing population. The township is characterised by a small town centre, some established businesses, community services, an established supermarket and a primary school. Prebbleton is an attractive location to live given its small-town character and proximity to Christchurch, Rolleston and Lincoln. The residents of Prebbleton do, however, rely on the established connections to these larger towns for work opportunities. (Nicole Lauenstein, April 2023).

#### 4.1.1 Local Character

Prebbleton is characterised as a “country town”; this is based on the area being historically a rural community and primarily characterised by farming activities (Blackburn Management, 2022). More recently, largely land parcels have been fragmented into smaller lot sizes for rural residential lifestyle type development. According to the Planning Application, 43% of zoned land in Prebbleton is rural residential land use which is characterised by allotments of between 0.5 and 1 ha (Baseline Group, 2022).

The Landscape and Visual Assessment (DCM Urban Design Limited, 2022) describes the local area as having a relatively flat landform that flows from the base of the Southern Alps to the Port Hills. The Prebbleton township area has a typical suburban character, consist largely of single storey detached dwellings, hard surfaces and infrastructure present in the landscape (DCM Urban Design Limited, 2022). Hampton Road forms the boundary to the existing township to the south (Baseline Group, 2022). There is a more rural residential environment to the south of Hampton Road, characterised by an assortment of agriculture fields which are criss-crossed with roadways and vegetation shelter belts (DCM Urban Design Limited, 2022).

According to the Plan Change Application (Baseline Group, 2022), the expansion of the Prebbleton township is inevitable due to the pace of development. The location of the proposed new Birchs Road Reserve (Kakaha Park) outside the existing township boundaries (south of Hampton Road) provides an indication of a future potential growth direction. (Baseline Group, 2022). According to the Landscape and Visual Assessment (DCM Urban Design Limited, 2022) the 22 ha area has been designated for recreational purposes. Selwyn District Council propose the development of a park that will include sports fields, walking tracks, dog park, youth space, changing rooms, toilets and carpark (285-295 cars).

#### 4.1.2 Population Profile

The Analysis of New Residential Construction and Land Availability (Blackburn Management, May 2022) includes presentation and analysis of the 2018 census data for Prebbleton and the neighbouring townships of Lincoln and Rolleston. This data, which assists to form an understanding of the social context associated with the project area, is summarised below.

At the time of the 2018 Census, Prebbleton was reported as having a population of 4515 residents. The township covered a geographical area of 5.10 square km (510 ha) and consisted of a total of 1539 dwellings. The average household occupancy in Prebbleton is just over 3 persons per household (Blackburn Management, 2022).

The population growth in Prebbleton and neighbouring Rolleston and Lincoln over the period 1991 to 2018, based on information from Statistic New Zealand, is presented in **Table 4-1** and **Figure 4-1**.

Table 4-1 : Population at Census – 2019 to 2018 (Blackburn Management, 2022).

Population at Census			
Year	Prebbleton	Lincoln	Rolleston
1991	1,515	1,629	1,044
1996	1,674	2,319	1,053
2001	1,833	2,139	1,974
2006	2,001	2,820	4,959
2013	2,772	3,867	9,555
2018	4,515	6,510	17,499

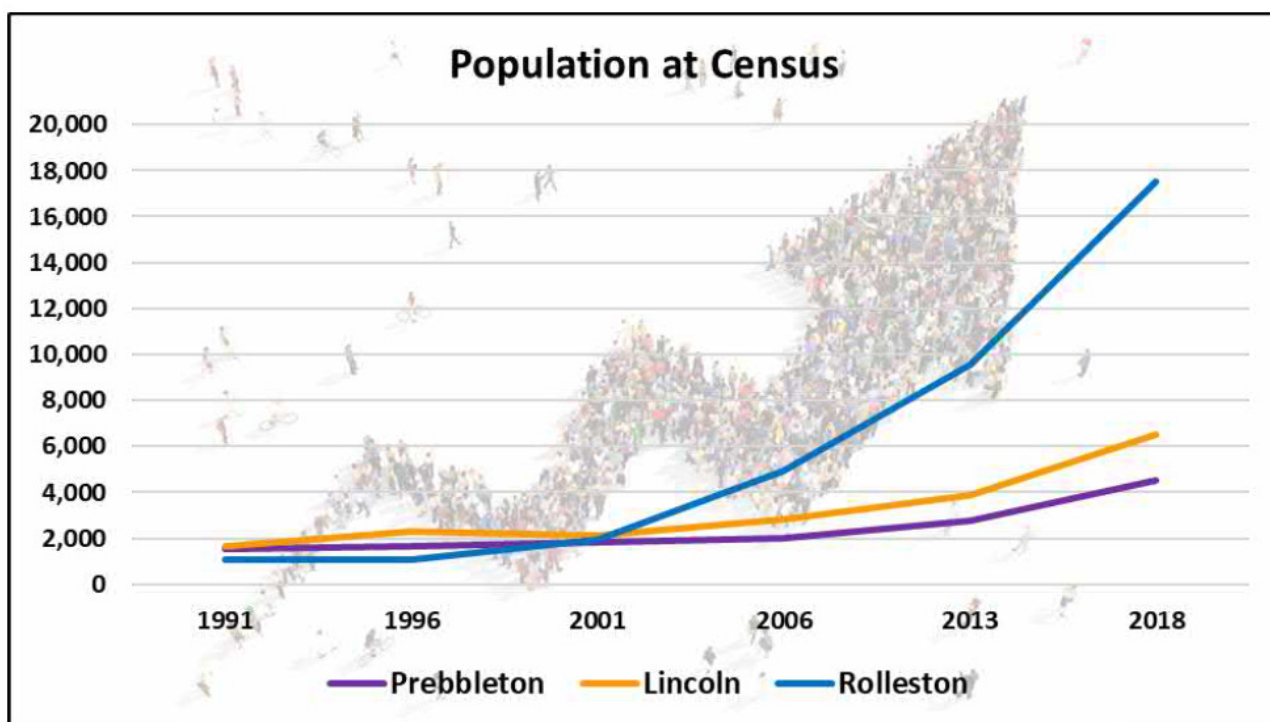


Figure 4-1 : Population at Census – 2019 to 2018 (Blackburn Management, 2022).

Statistics New Zealand provide a forecast of annual population estimates, based on information such as births and deaths, school rolls and migration numbers, to allow for indicative analysis of population changes in between census results (Blackburn Management, 2022). The estimated populations for Prebbleton, Lincoln and Rolleston, based on Statistics New Zealand data, are presented in **Table 4-2**.

Table 4-2 : Estimated Population (Blackburn Management, 2022).

Estimated Population			
Year	Prebbleton	Lincoln	Rolleston
2019	4,850	7,500	19,850
2020	4,970	8,130	21,870

According to Blackburn Management (2022), the population of Prebbleton in 2000 represented approximately 3.7% of the total population of the Selwyn District. By 2010 the population of Prebbleton had increased to approximately 6.1% of the districts' population. The estimated population of Prebbleton in 2020 is approximately 7.3% of the total population of the district.

Prebbleton has experienced significant population growth, like much of the broader Selwyn District, since the Christchurch earthquakes in 2010 and 2011. This growth has resulted in an increase in demand for new residential housing, and as a result there has been the development of new greenfield subdivisions and several applications to rezone land for residential development (Blackburn Management, 2022).

## 4.2 Site Context

The site is located approximately 1km south of Prebbleton Domain and 1.7km south of Prebbleton township, with existing schools located just north of the town centre (**Figure 4-2**). Existing medium density housing is approximately 530m to the north of the site, with a buffer of low-density housing between this, providing an overall rural suburban character (DCM Urban Design Limited, 2022). There are a number of existing dwellings along Hamptons Road and Birchs Road, with the closest residential property approximately 150m from the proposed site boundary (DCM Urban Design Limited, 2022).



Figure 4-2 : PC79 in relation to Prebbleton Township (DCM Urban Design Limited, April 2022).

The site has a rural residential suburban fringe character with various structures including dwellings, auxiliary structures, powerlines and clusters of exotic vegetation (DCM Urban Design Limited, 2022). There are no intensive livestock farming operations near the application site (Baseline Group 2022). The site has a relatively flat topography, and a rural character including large paddocks, shelterbelt planting, residential dwellings and infrastructure associated with rural activity (DCM Urban Design Limited, 2022).

The nature of the site and associated current activities described in the Plan Change Application (Baseline Group, 2022) are summarised as follows:

- The majority of the site is open grass fields, with property boundaries largely delineated by well-established vegetation, and infrastructure present includes residential dwellings and sheds.
- The site consists of eight properties that are individually owned, with a single dwelling on each of the properties (Table 4-3).
- Only one site has consent that allows for the extraction and use of groundwater for irrigation purposes. The remaining 7 sites are used predominately for rural residential use, rather than productive rural use, due to size and availability of water for irrigation.

Table 4-3 : Details of the Application Site (Baseline Group, 2022).

Legal Description	Address	Use	Size
Lot 2 DF 29035 & Lot 2 DP 43993	144 Birchs Road, Prebbleton & 57 Hamptons Road, Prebbleton	One dwelling; unproductive horse training, no pasture, well M36/0152 (not in use); no other consents for water supply.	7.23 ha
Lot 1 DP 43993	142 Birchs Road, Prebbleton	Undersized allotment for zone; one dwelling only; well BX23/0660 (in use) for domestic water supply only.	0.5904 ha
Lot 3 DP 29035	160 Birchs Road, Prebbleton	Undersized allotment for zone; one dwelling; well M36/4787 (in use) for domestic and stockwater supply.	2.5799 ha
Lot 1 DP 21433	176 Birchs Road, Prebbleton	Undersized allotment for zone; one dwelling; no wells or consents for water supply.	2.0652 ha
Lot 1 DP 27552	198 Birchs Road, Prebbleton	One dwelling; no consents for water supply.	4.0469 ha
Lot DP 27551	212 Birchs Road, Prebbleton	One dwelling; well M36/1910 (in use) for irrigation; CRC010648 active for the take and use of groundwater.	4.0469 ha
Lot DP 407808	212A Birchs Road, Prebbleton*	One dwelling; well BX23/0645 (in use) for domestic and stockwater supply.	12.0094
Lot 2 DP 344727	214B Birchs Road, Prebbleton	One dwelling; well BX23/0529 (in use) for domestic and stockwater supply)	4.0108 ha
Total Area			36.58 ha

\*RC185395 to subdivide into three 4ha lots is in the process of being given effect to (Statement of Evidence of Ryan Geddes, April 2023)

## 5 Assessment of Impacts

This desktop assessment has been prepared specifically to respond to social component of Section 3.6(c) of the NPS-HPL, as such the scope of the Social Assessment is limited to:

- Assessment of positive social impacts of PC79, and
- Assessment of negative social impacts of the loss of highly productive land based primary production.

### 5.1 Assessment of Positive Social Impacts of PC79

Following an analysis of the project and the social context, the applicability of the IAIA criteria PC79 to has been identified in **Table 5-1**.

*Table 5-1 : IAIA Criteria Applicable to PC79 (positive only).*

IAIA Criteria	Applicability
Way of life	The way in which people carry out and get to their daily activities such as work, recreation and domestic activities including access to and between communities and centres / places where people live, work and play.
Community	The role that the provision of housing plays in supporting the growth of communities and enhancing community cohesion and overall liveability.
	The provision of infrastructure that contributes to the economic stability of the local community (rates and taxes, local spend and support for local businesses)
Quality of the environment	The quality of the environment in terms of amenity and the extent to which this contributes to individual and / or community wellbeing
Wellbeing	

#### 5.1.1 Enhanced Everyday Connectivity

Individuals and families create a way of life based on where they live. This consists of everyday activities, connecting between home, work, recreation, domestic activities.

One of the key environmental outcomes of PC79 is the provision of integrated, safe and efficient connections. This includes promoting walking and cycling over vehicle movement and connecting residential development with the new Kakaha Park and facilities within the Prebbleton township such as the Domain, schools, parks and the town centre (Revised ODP, April 2023). The site is well connected to Prebbleton town centre via Birchs Road and Spring Road, providing a direct connection to the local school and main commercial area (Nicole Lauenstein, 17 April 2023). The Integrated Transport Assessment (Novo Group, 2021) concludes that the site is appropriately located to support all modes of travel

The Statement of Evidence of David Compton-Moen (Urban Designer), dated 17 April 2023, identifies a high degree of connectivity associated with the PC79 movement network including the following:

- A range of modal options for residents, reducing car dependency for short trips;
- Pedestrian and cycling links within the site and connecting to Kakaha Park, the commercial area and the bus stops on Birchs Road and the Lincoln-Prebbleton cycleway; and

- Potential connections to existing and future surrounding developments.

The Statement of Evidence of Nicole Lauenstein (Urban Designer), dated 17 April 2023, provides a description on the connectivity of the site to the wider area, which is summarised as follows:

- Direct connections northwards from the site to the southern motorway and Christchurch (directly to either Lincoln or Rolleston) are provided by Springs and Shands Road, with Birchs Road providing the most direct route south to Lincoln township.
- The Rail Trail runs parallel to Birchs Road and is immediately accessible from the PC79 application site. The trail is a well utilised cycle route from Prebbleton to Lincoln and beyond to Little River, provides a safe link to Christchurch, with the south-western suburbs of Christchurch and the Hornby commercial area are within a 3-5km distance from Prebbleton.
- There is a direct bus link between Christchurch City Centre and Lincoln that runs directly through Prebbleton town centre via Birchs Road.

Based on the Revised ODP and evidence reviewed, it is concluded that PC79 provides enhanced connectivity at both a site, local and wider environment. The direct connection to Kakaha Park and the Rail Trail, multi-modal connections to surrounding areas and Prebbleton town centre, and good access to larger centres will allow for enhanced everyday movement.

Everyday connectivity would have a positive impact at a site and local area level, over a permanent duration (more than 15 years), with the magnitude of the impact experienced at a local community level with the potential for moderate to many people affected. The probability of the impact is considered likely, and the consequence moderate. Given the multi-modal connections to adjacent land uses, recreational spaces, and everyday amenities as well as the connectivity to the wider area, the overall assessment of the impact of enhanced everyday connectivity is rated as being of **high** significance.

### **5.1.2 Increased Availability of Housing**

The Plan Change Application (Baseline Group, 2022) states that the implementation of PC79 will provide additional housing supply to meet the anticipated demand within the Selwyn District, which has the potential to increase the affordability of housing. Diversity of section sizes and housing types will provide for the varied needs of the community (Baseline Group, 2022).

The demand for residential sections in Prebbleton is high and there is currently limited supply (Baseline Group, 2022). The most recent assessment of the current housing demand in the Prebbleton and surrounding area is contained within the Statement of Evidence of Fraser Colegrave (Economist), dated 17 April 2023. A reconciliation of supply and demand is provided within the statement, the key aspects of which are summarised as follows (Fraser Colegrave, April 2023):

- Analysis indicates a likely short-medium demand term demand for 1,255 to 1569 extra dwellings, and a likely future supply of 1,000, resulting in a shortage of 255 to 569 dwellings.
- There is likely to be a short to medium term deficit, and additional capacity is required.
- PC79 represents a significant additional to Prebbleton supply because it will boost short-medium term supply by at least 50%.

Given that a shortage of housing has been confirmed through economic assessment, the proposed development will result in the increased availability of housing. In addition, the Statements of Evidence of David Compton-Moen (Urban Designer) and Nicole Lauenstein (Urban Designer), dated April 2023, confirm that the provision of a typologies and densities will ensure the development caters for a diverse population and community choice. This will result in increased accessibility to housing that meets the needs a board range of people.

The increased availability of housing will impact the local area, and potentially the region, in the short to medium term, but also potentially in the longer term. The magnitude of the impact is likely to be moderate considering the PC79 will significantly boost short to medium term supply

and has the potential to provide for future capacity requirements. Based on this assessment, the consequence of the impact is assessed to be minor, and the likelihood is considered possible. The potential impact of increased availability of housing has been assessed as being of **moderate** significance.

#### **5.1.3 Increased Local Economic Stability**

PC79 represents the expansion of the Prebbleton township and, if implemented, will result in an increase in township residents through the influx of people moving into the area. The Plan Change Application (Baseline Group, 2022) identifies one of the key positive effects associated with the increase in residential density being the increase in the rate payer base for the district. An increase in rate payers provides an increase in income to the district which will be used to maintain and enhance infrastructure and amenities, supporting local economic stability.

In addition, a growth in the population of Prebbleton will result in an increase in local spend and support of local businesses. This increased customer base will contribute to the self-sufficiency of the Prebbleton township. The social effects of an increase in local economic stability include increased quality of life at an individual, family and community level and can lead to social upliftment.

The potential impact of increased local economic stability is applicable to the local area, the duration is considered permanent (over a period longer than 15 years), and the magnitude of the impact is assessed as being moderate. The probability of the impact occurring is considered possible. Overall, the impact of increased local economic stability is rated to be of **moderate** significance.

#### **5.1.4 Enhanced Liveability**

Liveability is a subjective concept, however, more generally refers to the provision of an enjoyable living environment. It includes aspects such as the provision of a safe, healthy and attractive environment, the availability to facilities and amenities to allows for a sustainable and self-sufficient lifestyle, and the creation of a sense of community.

The Plan Change Application (Baseline Group, 2022) refers to the importance of providing a well-functioning urban environment, with one of the key environment outcomes of the PC79 ODP being the delivery of a safe, vibrant and healthy living environment that enhances the character and amenity of Prebbleton (Revised ODP, April 2023).

The Statement of Evidence of Nicole Lauenstein (Urban Designer), dated 17 April 2023 identifies aspects of PC79 that relate to liveability including:

- Provision of varying densities for living, catering for a wider range of people, which builds community diversity and fosters community resilience.
- Development of a small commercial and community hub to support the immediate local community, and a potential new school to provide the community with immediate access to education facilities.
- A direct link from the site to the park not only provides access to an attractive active space, but also enhances active and passive surveillance for the area, increasing community safety and security.
- Integration of the four pillars of Te Rūnanga o Ngāi Tahu into the design process and project outcomes

Kahaka Park within walking distance of the site, and the provision of small green spaces within the site itself creates high amenity and a sense of open space that contributes significantly to liveability. Within the site, the green network creates the foundation of the development's layout and incorporates several functions including providing amenity to residents, supporting natural processes, incorporating key walking and cycling connections, and creation of a sense of community and a place people enjoy living in (Revised ODP, April 2023).

The Statement of Evidence of Dean Christie (NTP Development Holdings) dated 17 April 2023, states that NTP Development Holdings' approach to PC79 is a holistic one to ensure the development is well connected, functional, and contributes positively to the Prebbleton area. This approach supports and aligns with Te Rūnanga o Ngāi Tahu values of whanaungatanga (family), manaakitanga (looking after our people), tohungatanga (expertise), kaitiakitanga (stewardship), tikanga (appropriate action) and rangatiratanga (leadership) (Dean Christie, 2023).

The positive impact of enhanced liveability is considered to have a moderate consequence based on the impact being experienced at a site and local area level, for a permanent duration (more than 15 years) and with the potential to affect the local community (i.e. a moderate number of people). The probability of the impact is likely. Overall, enhanced liveability is rated as being of **high** significance.

#### 5.1.5 Increased Amenity and Wellbeing

There is a strong correlation between quality of the environment (amenity) and wellbeing. Wellbeing includes positive emotions (i.e., contentment and happiness), satisfaction with life, fulfilment and positive functioning, and the absence of negative emotions such as depression and anxiety.

The potential positive social impacts associated with PC79, namely enhanced connectivity, increased housing availability and local economic stability, and enhanced liveability all contribute to increased amenity value of the environment and overall improved wellbeing largely for residents of the site, but also for those living in the surrounding area.

The potential for improved amenity and wellbeing is likely to be limited to the local area and would be experienced over a permanent duration. It is anticipated that the magnitude of the impact would be experienced by a moderate number of people (local community), and the probability is considered possible. Overall, this impact has been assessed to be of **moderate** significance.

## 5.2 Assessment of Negative Social Impacts of the Loss of Highly Productive Land

Based on an understanding of the social context and current use of the site, the applicability of the IAIA criteria to the potential negative impacts associated with the loss of highly productive land for primary production have been identified in **Table 5-2**.

Table 5-2 : IAIA Criteria Applicable to the Loss of Highly Productive Land (negative only).

IAIA Criteria	Applicability
Way of life	The ability for individuals to sustain themselves financially, and the potential loss of land-based livelihoods
Community	The role that highly productive land plays in supporting communities at a local level including local economic benefit and employment
	Change in the sense of place and character of the site and surrounds due to a loss of primary production activities
Quality of the environment	The quality of the environment in terms of amenity and the extent to which this contributes to individual and / or community wellbeing
Wellbeing	

### 5.2.1 Loss of land-based livelihoods

According to the Plan Change Application (Baseline Group, 2022), the PC79 application site consists of 8 individually owned properties, each with a single residential dwelling. Based on information provided by BVL (April 2023), there are no households within the application site that rely solely on land-based primary production for their livelihoods. Two of the eight properties within the application site currently receive a small economic benefit from land-based primary production activities (Table 5-3).

*Table 5-3 : Current Land Use Activities and Estimate of Potential Household Benefit from Land-Based Primary Production.*

Property	Size	Current Land Use Activities	Estimate of land based primary production benefits to household
144 Birchs Road, Prebbleton & 57 Hamptons Road, Prebbleton (Lot 2 DF 29035 & Lot 2 DP 43993)	7.23 ha	Currently no activity on the land  26 sheep are grazed intermittently for approximately 2 months of the year by landowner of 198 Birchs Road, Prebbleton	None
142 Birchs Road, Prebbleton (Lot 1 DP 43993)	0.5904 ha	Urban property with a large garden  No livestock animals	None
160 Birchs Road, Prebbleton (Lot 3 DP 29035)	2.5799 ha	Residential use only  A few sheep are grazed to prevent fire hazard	None
176 Birchs Road, Prebbleton (Lot 1 DP 21433)	2.0652 ha	Residential use only	None
198 Birchs Road, Prebbleton (Lot 1 DP 27552)*	4.0469 ha	26 sheep are grazed on the land	Small contribution to household income
212 Birchs Road, Prebbleton (Lot DP 27551)	4.0469 ha	26 sheep are grazed on the land  Hay is harvested each year	Small contribution to household income
212A Birchs Road, Prebbleton (Lot DP 407808)	12.0094	A few sheep are grazed by the neighbour to prevent fire risk for approximately 3 months of the year	None
214B Birchs Road, Prebbleton (Lot 2 DP 344727)	4.0108 ha	Horse stable facilities with approximately 10 horses. All horse feed is purchased and brought onto site.	None**

\*Information not confirmed

\*\*Does not meet the definition of land-based primary production contained within the NPS-HPL

The Statement of Evidence prepared by Mark Everest (Farm Consultant), dated April 2023, states that whilst the PC79 site has been classed as productively capable, an economically viable or securely productive land use cannot be found. There are a number of constraints which significantly limit the productive capacity of the PC79 application site according to the Statement of Evidence prepared by Victor Mthamo (Versatile Soils), dated April 2023. Based on this evidence it is concluded that the that future potential for the PC79 application site to support land-based livelihoods is likely to be limited.

Based on the current use of the properties, there is no reliance on highly productive land to sustain livelihoods, and future potential is considered limited. The probability of the potential loss of land-based livelihoods is considered unlikely and the consequence of this minor, resulting in an overall significance rating of **low**.

#### *5.2.2 Loss of local economic and employment benefits*

The use of highly productive land for primary production has the potential to provide local economic and employment benefits to the local community in the event produce is sold locally and locals are employed to support these operations.

Current land-based primary production on the application site is limited and, based on information provided by BVL (April 2023), there is no employment associated with current land use activities. The sheep that are grazed on the land are likely to be sold locally, however the local economic contribution of these sales is likely to be limited. Given that the households within the PC79 application site are not reliant on land-based primary production, the likelihood of the potential loss of local economic and employment benefits associated with primary production is considered rare and the consequence minor, as such the potential impact is rated as being of **low** significance.

#### *5.2.3 Change in sense of place*

Sense of place is a social construct of individuals and communities and their interaction within the landscape in which people live and work, creating a unique identity for a geographic area. Sense of place includes consideration of aspects such as social cohesion and a sense of community.

The rezoning of highly productive land has the potential to change the sense of place associated with the site and surrounds through the loss of character associated with land-based primary production. The Landscape and Visual Assessment describes the site as having a rural residential suburban fringe character (DCM Urban Design Limited, 2022).

Given that the majority of the application site is not used currently for land-based primary production and is largely characterised by rural residential lifestyle properties, the extent to which there is a social construct or sense of community linked to the use of the land for primary production is considered limited. The likelihood of the potential change in sense of place linked to primary production activities is considered unlikely and the consequence of this minor, resulting in an overall significance rating of **low**.

#### *5.2.4 Reduced amenity and wellbeing*

The quality of the environment in which people live, particularly relating to aspects that people value about their lifestyle and the locations that they live in, affects the level of amenity experienced. A potential for the loss of highly productive land-based primary production has the potential to change the environment, affecting lifestyle and reducing amenity.

Given that the majority of the PC79 application site is not used currently for land-based primary production, the extent to which amenity or associated wellbeing is connected the use of highly productive land is considered limited. The probability of reduced amenity and wellbeing is considered unlikely and the consequence minor, resulting in a rating of **low** significance.

## 6 Conclusion

The desktop social assessment has been undertaken to specifically respond to the social component of Section 3.6(c) of the NPS-HPL. The scope of this study has been to assess (1) the positive social impacts of the PC79; and (2) the negative social impacts of the loss of highly productive land based primary production.

The positive social impacts associated with PC79 considered to be of moderate to high significance are:

- Enhanced everyday connectivity
- Increased availability of housing
- Increased local economic stability
- Enhanced liveability
- Increased amenity and wellbeing

The negative social impacts identified as relevant to the potential loss of highly productive land-based primary production were all rated as being of **low** significance.

From the assessment undertaken it can be concluded that the positive social impacts of the proposed development outweigh the current and long term negative social impacts of the loss of highly productive land for land-based primary production.

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