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Planning. Traffic. Development.

**Request for Variation to the Partially Operative
Selwyn District Plan**

Section 32 Report

prepared for

YOURSECTION LIMITED

487 Weedons Road, Rolleston

July 2025

Section 32 Report to Rezone Land – Partially Operative Selwyn District Plan
prepared for

YOURSECTION LIMITED

487 Weedons Road, Rolleston

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Reviewed by	Jeremy Phillips, Director & Senior Planner

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Request to Vary the Partially Operative Selwyn District Plan under Clause 21 of the First Schedule of the Resource Management Act 1991

TO: The Selwyn District Council

Yoursection Ltd requests changes to the Partially Operative Selwyn District Plan as described below.

1. The location to which this request relates is:
 - 1/487, 2/487, 9/487 and 10/487 Weedons Road, Rolleston. A location plan/outline development plan is attached in Appendix 1.
 - Total Area: approximately 17.3ha
 - Legal Descriptions: See **Attachment 1**.
2. The Proposed Plan Variation undertakes the following in the Partially Operative Selwyn District Plan (PODP) (changes underlined or ~~struck through~~):
 1. To amend the PODP Planning Maps, by rezoning the site to Medium Density Residential Zone.
 2. To amend Part 3 Development Areas, RO-Rolleston by adding the ODPs attached in **Attachment 2** as DEV-RO18 – Rolleston 18 Development Area and DEV-RO-19 – Rolleston 19 Development Area.
 3. Any other consequential amendments including but not limited to renumbering of clauses.
3. An assessment is provided in **Attachment 3** in accordance with the requirements of the Resource Management Act 1991 and including Section 32 of the Act.

Kim Seaton, Principal Planner

DATED: 25 July 2025

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

Address for service:

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Christchurch 8140

Attention: Kim Seaton

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Yoursection Ltd
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Christchurch 8149

Attention: Hamish Wheelans

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Attachment 1: Certificates of Title



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



Identifier **CB47C/31**
Land Registration District **Canterbury**
Date Issued 02 December 1999

Prior References

CB37B/602

Estate Fee Simple
Area 4.3384 hectares more or less
Legal Description Lot 2 Deposited Plan 47839
Registered Owners
Aidan Robert Boniface and Joanne Margaret Boniface

Interests

572825.4 Easement Certificate specifying the following easements - 22.10.1985 at 12.10 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 2 Deposited Plan 47839 - herein	B DP 47839	Lot 1 Deposited Plan 47839	
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 2 Deposited Plan 47839 - herein	B DP 47839	Lot 3-11 Deposited Plan 47839	
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 2 Deposited Plan 47839 - herein	B DP 47839	Lot 14 Deposited Plan 47839	

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 2 Deposited Plan 47839 - herein	B DP 47839	Lot 15 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 1 Deposited Plan 47839	C DP 47839	Lot 2 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839	A DP 47839	Lot 2 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 4 Deposited Plan 47839	K DP 47839	Lot 2 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839	J DP 47839	Lot 2 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839	I DP 47839	Lot 2 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 7 Deposited Plan 47839	H DP 47839	Lot 2 Deposited Plan 47839 - herein

Right of way, right to drain water and sewage, right to convey water, electric power and	Lot 8 Deposited Plan 47839	G DP 47839	Lot 2 Deposited Plan 47839 - herein
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telephonic

communications

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 9 Deposited Plan 47839	F DP 47839	Lot 2 Deposited Plan 47839 - herein
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telephonic communications

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 10 Deposited Plan 47839	E DP 47839	Lot 2 Deposited Plan 47839 - herein
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telephonic communications

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 11 Deposited Plan 47839	D DP 47839	Lot 2 Deposited Plan 47839 - herein
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telephonic communications

The easements specified in Easement Certificate 572825.4 are subject to Section 309(1)(a) Local Government Act 1974

Land Covenant in Transfer A69509.13 - 6.9.1993 at 11.13 am

A450130.1 Transfer creating the following easements in gross - 15.3.2000 at 12.55 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Right to convey electric power	Lot 2 Deposited Plan 47839 - herein	B DP 82278	Orion New Zealand Limited	

12109687.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 7.5.2021 at 4:25 pm

12109687.4 Mortgage to Kiwibank Limited - 7.5.2021 at 4:25 pm

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



Identifier **CB47C/32**
Land Registration District **Canterbury**
Date Issued 02 December 1999

Prior References

CB37B/603

Estate Fee Simple
Area 4.3230 hectares more or less
Legal Description Lot 3 Deposited Plan 47839
Registered Owners
Yoursection Limited

Interests

572825.4 Easement Certificate specifying the following easements - 22.10.1985 at 12.10 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 1 Deposited Plan 47839	C DP 47839	Lot 3 Deposited Plan 47839 - herein	
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 2 Deposited Plan 47839	B DP 47839	Lot 3 Deposited Plan 47839 - herein	
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 4 Deposited Plan 47839	K DP 47839	Lot 3 Deposited Plan 47839 - herein	

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839	J DP 47839	Lot 3 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839	I DP 47839	Lot 3 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 7 Deposited Plan 47839	H DP 47839	Lot 3 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 8 Deposited Plan 47839	G DP 47839	Lot 3 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 9 Deposited Plan 47839	F DP 47839	Lot 3 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 10 Deposited Plan 47839	E DP 47839	Lot 3 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 11 Deposited Plan 47839	D DP 47839	Lot 3 Deposited Plan 47839 - herein

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 1 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 2 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 4 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 5 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 6 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 7 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 8 Deposited Plan 47839

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 9 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 10 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 11 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 14 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839 - herein	A DP 47839	Lot 15 Deposited Plan 47839

The easements specified in Easement Certificate 572825.4 are subject to Section 309(1)(a) Local Government Act 1974

Land Covenant in Transfer A69509.13 - 6.9.1993 at 11.13 am

A450130.1 Transfer creating the following easements in gross - 15.3.2000 at 12.55 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Right to convey electric power	Lot 3 Deposited Plan 47839 - herein	A DP 82278	Orion New Zealand Limited	
13088116.3 Mortgage to Aaron Michael Kenny and Sarah Lee Kenney - 23.8.2024 at 3:34 pm				

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Quickmap Title Details



Information last updated as at 09-Jun-2025

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier CB47C/34

Land Registration District Canterbury

Date Issued 02 December 1999

Prior References

CB37B/605

Type Fee Simple
Area 4.3342 hectares more or less
Legal Description Lot 5 Deposited Plan 47839

Registered Owners

Sang Hyun Lee

572825.4 Easement Certificate specifying the following easements - 22.10.1985 at 12.10 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 1 Deposited Plan 47839	C DP 47839	Lot 5 Deposited Plan 47839 - herein	
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 2 Deposited Plan 47839	B DP 47839	Lot 5 Deposited Plan 47839 - herein	
Right of way, right to drain water and sewage,	Lot 3 Deposited Plan 47839	A DP 47839	Lot 5 Deposited Plan 47839 - herein	

right to convey water,
electric power and
telephonic
communications

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 4 Deposited Plan 47839	K DP 47839	Lot 5 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839	I DP 47839	Lot 5 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 7 Deposited Plan 47839	H DP 47839	Lot 5 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 8 Deposited Plan 47839	G DP 47839	Lot 5 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 9 Deposited Plan 47839	F DP 47839	Lot 5 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 10 Deposited Plan 47839	E DP 47839	Lot 5 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 11 Deposited Plan 47839	D DP 47839	Lot 5 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 1 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 2 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water,	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 3 Deposited Plan 47839

electric power and
telephonic
communications

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 4 Deposited Plan 47839
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Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 6 Deposited Plan 47839
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Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 7 Deposited Plan 47839
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Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 8 Deposited Plan 47839
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Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 9 Deposited Plan 47839
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Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 10 Deposited Plan 47839
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Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 11 Deposited Plan 47839
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Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 14 Deposited Plan 47839
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Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839 - herein	J DP 47839	Lot 15 Deposited Plan 47839
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The easements specified in Easement Certificate 572825.4 are subject to Section 309(1)(a) Local Government Act 1974

Land Covenant in Transfer A69509.13 - 6.9.1993 at 11.13 am

12089566.2 Mortgage to ANZ Bank New Zealand Limited - 30.4.2021 at 2:29 pm

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



Identifier **CB47C/35**
Land Registration District **Canterbury**
Date Issued 02 December 1999

Prior References

CB37B/606

Estate Fee Simple
Area 4.3343 hectares more or less
Legal Description Lot 6 Deposited Plan 47839
Registered Owners
Yoursection Limited

Interests

572825.4 Easement Certificate specifying the following easements - 22.10.1985 at 12.10 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 1 Deposited Plan 47839	C DP 47839	Lot 6 Deposited Plan 47839 - herein	
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 2 Deposited Plan 47839	B DP 47839	Lot 6 Deposited Plan 47839 - herein	
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 47839	A DP 47839	Lot 6 Deposited Plan 47839 - herein	

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 4 Deposited Plan 47839	K DP 47839	Lot 6 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 5 Deposited Plan 47839	J DP 47839	Lot 6 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 7 Deposited Plan 47839	H DP 47839	Lot 6 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 8 Deposited Plan 47839	G DP 47839	Lot 6 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 9 Deposited Plan 47839	F DP 47839	Lot 6 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 10 Deposited Plan 47839	E DP 47839	Lot 6 Deposited Plan 47839 - herein
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 11 Deposited Plan 47839	D DP 47839	Lot 6 Deposited Plan 47839 - herein

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 1 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 2 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 3 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 4 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 5 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 7 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 8 Deposited Plan 47839

Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 9 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 10 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 11 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 14 Deposited Plan 47839
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 6 Deposited Plan 47839 - herein	I DP 47839	Lot 15 Deposited Plan 47839

The easements specified in Easement Certificate 572825.4 are subject to Section 309(1)(a) Local Government Act 1974

Land Covenant in Transfer A69509.13 - 6.9.1993 at 11.13 am

13226647.3 Mortgage to Paul Alexander Goodwin, Tessa Jacqueline Mocatta and Landley Trustees Limited and to Paul Alexander Goodwin, Tessa Jacqueline Mocatta and Landley Trustees Limited in shares - 20.2.2025 at 2:56 pm

[illegible]



Attachment 2: Proposed Outline Development Plans



— Outline development plan area

— Indicative road

— Indicative cycle/pedestrian path

Medium Density Residential Zone

R Indicative Reserve (size to be determined at time of subdivision)



WEEDONS ROAD PLAN CHANGE - SITE 1

DATE: 24 July 2025



- Outline development plan area
- Indicative road
- Indicative cycle/pedestrian path

- Medium Density Residential Zone
- R Indicative Reserve (size to be determined at time of subdivision)



WEEDONS ROAD PLAN CHANGE - SITE 2
 DATE: 24 July 2025



Attachment 3: Section 32 Evaluation





Table of Contents

Introduction	2
The Site and Surrounding Environment	3
The Rezoning Request.....	5
Description of the Proposal	5
Outline Development Plan	5
Design Concept.....	5
Transport Attributes.....	6
Servicing.....	6
Proposed Amendments to the District Plan	6
Assessment of Environmental Effects of the Rezoning Request.....	8
Statutory Requirements of Section 32 of the Act	16
Objectives and Policies of the Proposed Selwyn District Plan	17
Assessment of Efficiency and Effectiveness of the Proposed Rezoning.....	23
Effectiveness	24
Efficiency	24
Risks of Acting or Not Acting.....	25
Overall Assessment	25
Statutory Framework	26
National Policy Statements (NPS) and New Zealand Coastal Policy Statement	26
Canterbury Regional Policy Statement	29
Mahaanui – Iwi Management Plan 2013.....	32
Part 2 of the Resource Management Act 1991	34



List of Figures and Tables

Figure 1: Aerial photograph indicating subject land (Source: Xteriorscapes)	3
Table 1: Assessment of relevant plan provisions against the objectives of the Partially Operative District Plan	17
Table 2: Benefits and Costs of Option 1 – Leave the area zoned GRUZ	23
Table 3: Benefits and Costs of Option 2 – Rezone the site to MRZ (the proposal)	23
Table 4: Benefits and Costs of Option 3 – Apply for resource consents	24
Table 5: Assessment of the proposal against the provisions of the NPS-UD 2020	27

Appendices

ATTACHMENT 1: ODP

Appendix A Infrastructure Assessment

Appendix B Geotechnical Assessment

Appendix C Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) Reports

Appendix D Integrated Transport Assessment

Appendix E Landscape and Visual Assessment

Appendix F Assessment of Potential Loss of Productive Land



Introduction

1. Yoursection Limited seeks to rezone approximately 17.3 hectares of General Rural Zone (GRUZ) land, to Medium Density Residential Zone (MRZ), at Rolleston. The subject land is in two separate parts, the rezoning of which is addressed in this single Section 32 report.
2. This document forms the Section 32 evaluation of the rezoning, consisting of an evaluation of the contents of the Proposed Rezoning, and incorporates material from the following documents:
 - **Appendix A** Infrastructure Assessment
 - **Appendix B** Geotechnical Assessment
 - **Appendix C** Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) Reports
 - **Appendix D** Integrated Transport Assessment
 - **Appendix E** Landscape and Visual Assessment
 - **Appendix F** Assessment of Potential Loss of Productive Land.
3. The subject land is presently zoned GRUZ under the Partially Operative District Plan (PDP). The site is within Specific Control Area SCA-RD1 (Inner Plains) and within the Urban Growth Overlay (UGO). The subject land is also within the Plains Flood Management Overlay and the Liquefaction Damage Unlikely Overlay. Areas to the immediate west, north and south of the site are zoned MRZ and include Development Areas DEV-R015 and DEV-R016. GRUZ is located to the east across Weedons Road, together with small pockets of GRUZ to the immediate north and south of the southern of the two sites to be rezoned.
4. The density of development and Outline Development Plan (ODP) layouts proposed via this rezoning request is compatible with that of the adjoining MRZ land.
5. The site is within a Future Development Area (FDA) noted on Map A of the Canterbury Regional Policy Statement (CRPS). On the basis of the site's location within the FDA and UGO, this rezoning request is supportive of, and consistent with, the Resource Management Act 1991 (RMA) documents that anticipate its development for urban residential purposes.



The Site and Surrounding Environment

6. The subject land is located generally on the southeastern side of the existing Rolleston township, to the west of Weedons Road and east of Lincoln Rolleston Road, at 1/487, 2/287 and 10/487 Weedons Road.
7. The subject land has an area of approximately 13 hectares and is comprised of three allotments¹. For the purposes of this rezoning request, the site comprises two areas of land to be rezoned and will be referred to as Site 1 (north) and Site 2 (south).
8. The site's location is indicated on the aerial photograph in **Figure 1** below, and in the ODPs contained in **Attachment 1**.

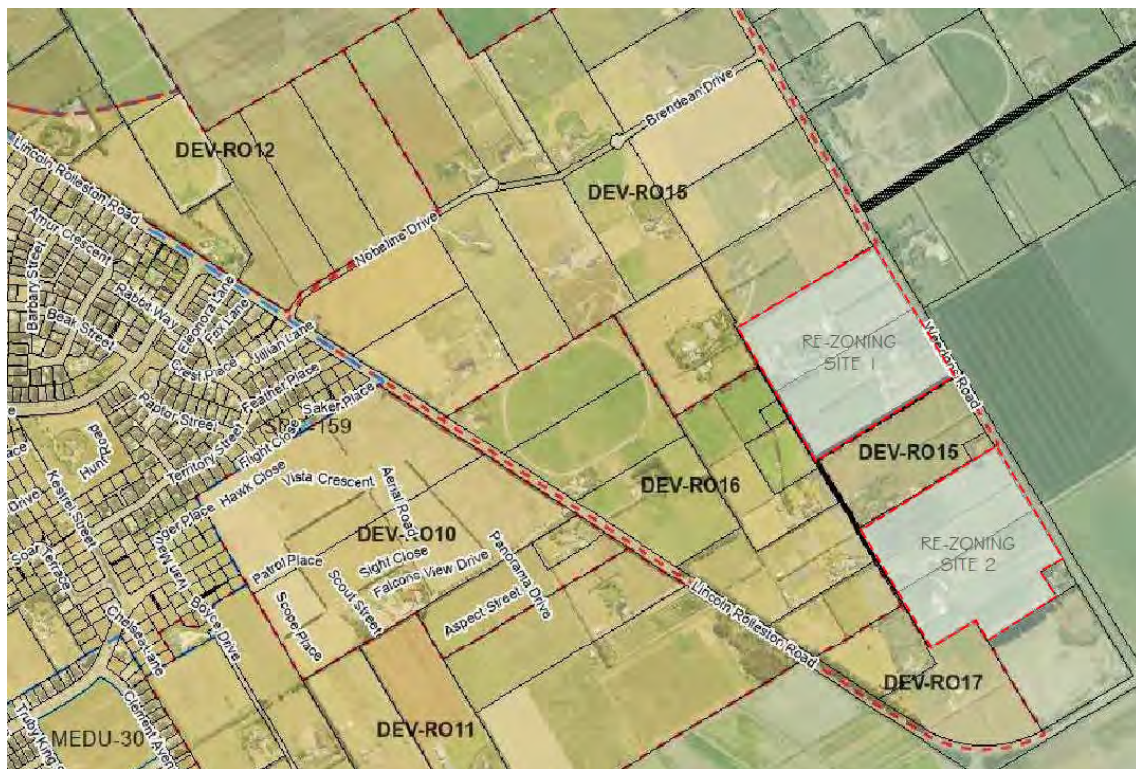


Figure 1: Aerial photograph indicating subject land (Source: Xteriorscapes)

9. The site has frontage and access to/from Weedons Road to the east. Weedons Road is classified as an Arterial Road under the PODP.
10. To the west of the site is the existing Rolleston township, including land that has been recently rezoned from GRUZ to MRZ through the District Plan Review process and is now in the process of being progressively developed. The site to the immediate west that is also owned by the applicant is Development Area DEV-R016, with Development Areas DEV-R015 and DEV-R017 to the north and south of the site.

¹ Lots 2, 3 and 6 DP 47839.



11. To the east is GRUZ land used predominantly for rural activity. Small pockets of GRUZ are also located to the immediate north and south of Site 2, with those pockets also being located within the UGO of the PODP.
12. The site itself features land used for cropping, a walnut orchard and pastoral grazing, with three dwellings spread through the site.
13. The attributes of the site and locality are further described in the technical reports appended to this assessment, including:
 - a. Infrastructure/servicing, and ground and surface water characteristics (**Appendix A**);
 - b. Geotechnical and land characteristics (**Appendix B**);
 - c. Potentially contaminated land (**Appendix C**);
 - d. Transport (**Appendix D**);
 - e. Landscape and visual attributes (**Appendix E**); and
 - f. Soil productivity (**Appendix F**).
14. The reader is referred to these appended reports for these further details of the site and surrounds.



The Rezoning Request

Description of the Proposal

15. It is proposed to rezone approximately 17.3 hectares of GRUZ land for residential purposes, with two ODPs guiding the form and layout of future development.
16. The rezoning request and ODPs provide for the land to be rezoned MRZ in its entirety, with a minimum density of 15 hh/ha to be achieved. Aside from a change to the planning maps and insertion of the ODPs into the Plan as a new Development Area, no other substantive changes, additions or deletions are proposed to the current content of the PODP. In particular, no changes to objectives or policies are proposed.
17. The proposed zoning is a natural extension of the existing and developing residential areas to the west, north and south, with all immediately adjoining areas either already zoned MRZ, or located within the UGO and therefore anticipated by the PODP to be rezoned to MRZ.

Outline Development Plan

18. **Attachment 1** to the rezoning request entails two overall ODPs, as described below.
19. The ODPs embody a development framework and utilises design concepts that are in accordance with:
 - a. The Land Use Recovery Plan (LURP);
 - b. The Canterbury Regional Policy Statement;
 - c. The Greater Christchurch Urban Development Strategy (UDS);
 - d. The New Zealand Urban Design Protocol;
 - e. The Rolleston Structure Plan;
 - f. The Selwyn District Council's 2009 Subdivision Design Guide; and
 - g. The 2007 Christchurch, Rolleston and Environs Transportation Study.

Design Concept

20. The design concept for the rezoning request is based on that of the immediately adjoining Development Areas. Key drivers for the rezoning are:
 - a. extend east-west movement corridors across the site to create a permeable and efficient movement structure;
 - b. create active integration with the adjacent neighbourhoods;



- c. create walkable connections to reserves and adjoining areas;
- d. provide a high amenity for all internal connections to support pedestrian and cycle movement; and
- e. where possible, align roads with viewshafts to the Port Hills / Southern Alps.

21. The key features of the proposed ODPs are:

- a. implements the key principles and strategies of the Rolleston Structure Plan;
- b. provides for various connections between key destinations within and beyond the site by creating clear primary and secondary road hierarchy and a fine grain local road network;
- c. provides for a variety of residential house types, lifestyles and price points by [potentially] offering a range of lot sizes and locations;
- d. promotes social interaction and neighbourhood cohesion through the inclusion of neighbourhood reserves and strategically located local connections internal and external; and
- e. encourages active transport modes through the provision of shared paths that provide both internal connectivity as well as links to the wider Rolleston area with a focus on walking and cycling.

Transport Attributes

- 22. The proposal does not entail any changes to the transport provisions of the PDP, which will apply at the time any physical subdivision or development of the land is proposed.
- 23. The transport assessment in **Appendix D** otherwise describes the relevant transport attributes of the proposal, which are embodied in the ODP.

Servicing

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

Proposed Amendments to the District Plan

- 25. The following amendments to the Selwyn District Plan are proposed:
 - 1. To amend the PDP Planning Maps, by rezoning the site to MRZ.
 - 2. To amend Part 3 Development Areas, RO-Rolleston by adding the ODPs attached in **Attachment 2** as DEV-RO18 – Rolleston 18 Development Area and DEV-RO-19 – Rolleston 19 Development Area.



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



Assessment of Environmental Effects of the Rezoning Request

26. The range of actual or potential environmental effects arising from the rezoning request are seen as being limited to the following matters:
- a. Infrastructure;
 - b. Geotechnical and Natural Hazards;
 - c. Contaminated Land;
 - d. Transport;
 - e. Landscape and Visual Effects;
 - f. Amenity Values;
 - g. Urban Design and Urban Form;
 - h. Ecological Effects;
 - i. Reverse Sensitivity;
 - j. Sites of Significance to Iwi;
 - k. Economic Effects; and,
 - l. Highly Productive Soils.

Infrastructure

27. The potential impacts of the proposed rezoning on infrastructure, with specific regard to the capacity of existing reticulated sewer and water systems to service the proposed zone and stormwater management, is assessed in the Infrastructure Report attached in **Appendix A**, prepared by Capture.
28. In summary, the Capture report states:
- *In general, the underlying ground conditions within the report area are very similar to that experienced in other developments in the general area. There are no particular concerns as to the suitability of the land for development.²*
 - *Stormwater servicing is proposed to be a network which discharges to ground via soakpits. This methodology is standard for Rolleston and commonly used to very good effect given the underlying gravels and depth to groundwater.*
 - *Wastewater servicing is proposed to be provided by way of a gravity reticulation to a proposed gravity network on Lincoln Rolleston Road. This gravity network then grades back to the newly installed Selwyn Road pumpstation.*

² Capture report, Page 6.



- *Water Supply can be connected to on Lincoln Rolleston Road. As part of the current development works at Falcons View (on the opposite side of Lincoln Rolleston Road) there is a 375mm PVC watermain being installed along Lincoln Rolleston Road which will be the primary source of water for this area.*

Given the information available and the investigations conducted to date we recommend that the development land can be effectively serviced.³

29. The report also confirms that power and telecommunications can be provided.
30. The conclusions in the Infrastructure Report are accepted and adopted, and on that basis, it is considered that any adverse effects associated with infrastructure establishment and servicing for the proposal can be adequately avoided or mitigated.

Geotechnical and Natural Hazards

31. A Geotechnical Assessment of the land to be rezoned has been undertaken by Miyamoto and is contained in **Appendix B** (in three parts). The assessment states:

The site is mapped in an area classified as 'Liquefaction Damage Unlikely' as per the Partially Operative Selwyn District Plan.

Additionally, the site is located within an area of 'low geotechnical risk' as defined by Selwyn District Council (McCahon, 2013).

Based on our assessment (including the site-specific ground conditions and groundwater regime) we concur that the risk of damaging effects from liquefaction at the site is low with the seismic performance expected to be equivalent to MBIE Technical Category (TC) 1 as per the MBIE Guidance (2012).

At the time of our site visit, there was no evidence of erosion or erosional features on site. The shallow soils could be vulnerable to erosion if the topsoil layer is removed and left unprotected for prolonged periods of time. This can be easily mitigated with appropriate design measures during construction.

Given the proximity of the site to any source, rockfall (falling debris) is not considered a risk to the site and given the site is generally flat with only a minor gradual change in elevation across the site, slope instability (slippage) is not considered to be a risk.

On the basis of our geotechnical assessment herein, we do not consider subsidence (under either static or seismic loading) to be a significant hazard for normal construction (i.e. NZS3604 compliant buildings).

As per the Partially Operative Selwyn District Plan, areas of the site are mapped within the 'Plains Flood Management' area. Requirements around building floor levels must be checked at building consent stage.

³ Capture report, page 3.



32. The report goes on to conclude:

Based on our investigations and assessment, and provided that the geotechnical recommendations given in this report are followed, and the appropriate engineering measures implemented, we consider that the site is suitable for residential land use with such development unlikely to be affected nor worsen, accelerate or result in material damage.

33. On the basis of the advice contained in the Miyamoto reports, it is considered that potential adverse geotechnical and natural hazard risks can be adequately avoided or mitigated.
34. In regard to flood hazard specifically, the Canterbury Maps flood mapping indicates a very small area of the site at 1/487 Weedons Road may be subject to a flood depth of over 1m in a 200-year ARI rainfall event. Given the isolated nature of that flood depth, it is assumed that the flood hazard can be addressed through the subdivision process, with flood hazard elsewhere in the site otherwise being less than 'high'.
35. Based on this assessment, flood hazard effects associated with the proposal can be adequately avoided or mitigated.

Contaminated Land

36. A Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) for both sites have been undertaken by Momentum Environmental Ltd and are attached as **Appendix C**. The reports identify confirmed or likely HAIL activities on some parts of the site, including seven current or former burn areas within 1/487 and 2/487 Weedons Road, contamination within a former yard area and burn area within 10/487 Weedons Road, and current and historic orchard use, burn areas, fill and chemical/fuel storage at 9/487 Weedons Road. A Remediation Action Plan for the site with the exception of 9/487 Weedons Road is also provided (**Appendix C**) and the reports confirm that remediation of the contamination on all of the sites to a standard suitable for residential use, will be possible.
37. Momentum Environmental Ltd's advice is accepted, and on that basis it is considered that potential adverse effects in respect of contaminated land can be adequately avoided, remedied or mitigated at the time of the development of the site (subject to obtaining land use consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health), and the site is therefore suitable for rezoning.

Transport

38. Transport effects on the safety and efficiency of the road network may arise from the proposed rezoning. An Integrated Transport Assessment has been prepared for the proposal by Stantec, attached in **Appendix D**.
39. That assessment considers the proposed transport connections provided by the proposed ODP, and transportation related impacts of the proposed rezoning.
40. With respect to public transport provision, the assessment states that no specific provision is made within the ODP for public transport, but that '*...it is anticipated that the Ed Hilary Drive and Lady Isaac Drive extensions would be considered "collector roads" and will be*



able to be used by buses and one (or both) of these routes may become an attractive bus route once connected to Weedons Road as the surrounding area is developed'. (Section 9.6)

41. The report goes on to state:

'If or when a bus service was to run along one of these roads, it would be possible to have much of the Site 1 development within a 400m walking distance of it. The good level of connectivity for pedestrians and cyclists proposed through the ODP would ensure that convenient routes would be available to the bus route. As these roads are already included in the DEV-RO15 ODP, no additional notation for public transport is considered necessary.'

Site 2 is an eastward extension of DEV-RO17, which in its ODP references the likely need to accommodate a bus route. The rezoning will support extension of the potential bus route to Weedons Road, which increases the flexibility of delivering a well-connected bus route network in the future.'

42. In respect of pedestrian and cycle connections, the report states:

'The ODP for Site 1 includes extension of the pedestrian cycle link along Weedons Road connecting what will otherwise be a gap in infrastructure between the two sections of DEV-RO15. This is considered a positive outcome for the proposed transport network. The ODP also includes an internal east-west connection, and a north-south connection along the western boundary.'

The ODP for Site 2 also includes a notation for the pedestrian cycle connection along the site frontage, which can support movement to Reid Pit and beyond to the south, or to other zoned areas to the north. With 9/487 and 10/487 Weedons Road now being proposed for rezoning, planning and implementation of this connection can progress, enabling integrated access across the wider area. The main road within Site 2 will also include a cycle provision, consistent with the adjacent DEV-RO17, and a cycle and pedestrian connection along the western boundary.'

All roads in the future subdivisions will be low volume local residential streets, with the potential exception of the road through Site 2 which will still have volumes at a level typical of a residential area. Footpaths will be required as per District Plan standards. No additional notations for pedestrians and cyclist movement beyond those proposed are considered necessary.' (section 9.5)

43. The report concludes:

'It has been assessed that the additional traffic that could be generated by development of the sites would be able to be accommodated with minimal change in performance of the wider road network including planned intersection upgrades.'

The provisions of DEV-RO15, DEV-RO16 and DEV-RO17 adjacent to the Sites restrict development until future intersection upgrades are carried out. That



enables the timing of development in relation to future intersection upgrades to be assessed as part of a subdivision application. This is in addition to standard high trip generator rule requirements for subdivision of residential land.

On a local level, both of the ODPs only need to provide for residential local road streets, with connections to adjacent Collector Roads proposed. The existing road notations on adjacent ODPs can be carried over to the new ODPs. The additional local roads will support connectivity of land in DEV-RO15 and DEV-RO17. The intersections on Weedons Road proposed by the ODPs are appropriately spaced to protect the function of the arterial road. The proposal to include an additional local road connection to Weedons Road in Site 1 to support staged development flexibility as a result of complex right of way arrangements adjacent to the site.

The Site 1 ODP will support the continuation of the Lady Isaac Drive primary road connecting to Weedons Road, with the additional connectivity of the collector road network supporting safety and efficiency of the road network. This is important for the overall connectivity of Rolleston, having been identified since 2009 as part of a future road network included in the Rolleston Structure Plan.

The Site 2 ODP also connects Lincoln Rolleston Road to Weedons Road, although traffic modelling has determined that the performance of the road network will not be affected if the DEV-RO17 connection to the Selwyn Road / Lincoln Rolleston Road intersection was not made.

A good level of connectivity is proposed to the surrounding undeveloped areas to ensure a well-connected local road network in the future between Weedons Road and Lincoln Rolleston Road.

The ODP includes good connectivity for pedestrians throughout the site, both next to roads, including Weedons Road, and off-road. Development of the site will support a more coherent cycle connection along Weedons Road that is shown on the northern development areas of DEV-RO15.

It is anticipated that extensions of Ed Hilary Drive and Lady Isaac Drive would both be able to accommodate a bus route in the future as demand increases for a route through to Weedons Road. Those roads are within walkable distance of Site 1. Site 2 will support extension of a potential bus route to Weedons Road, as indicated by the text on DEV-RO17.

Based on the above, it is concluded that the re-zoning of the site as proposed can be supported from a transport perspective.’ (Section 11)

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



Landscape / Visual Effects and Amenity Values

45. The Act defines amenity values as ‘...those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes’.
46. The current character and amenity of the site and surrounds can be characterised as rural within the rezoning site itself. The site is not identified as an outstanding landscape in any statutory planning document, nor is it considered to contain any features or landforms of significant landscape value (in respect of Section 6(b) of the Act).
47. A Landscape and Visual Effects assessment of the proposed rezoning has been undertaken by Xteriorscapes Ltd, and is attached in **Appendix E**. That assessment considered the existing landscape character of the environment, and the potential visual/visual amenity impacts of the proposed rezoning. The visual assessment was undertaken from multiple reference points around the site.
48. The visual assessment provides the following conclusion in respect of effects on visual amenity:
- ‘...the adjacent rural properties will experience a change in the openness of views across the space. Nearby residential dwellings, current and future, overlooking the rezoning area will have a mix of open, partial, and screened views of future development. Changes to experience by these residents are considered Low given the character of existing views, existing boundary treatments and the change anticipated by the Partially Operative Selwyn District Plan.’ (Section 5)*
49. The assessment recommends mitigation measures in Section 4, that are incorporated within the rezoning submission (through the ODPs) to either avoid, remedy or mitigate any potential effects on landscape character, landscape values and/or visual amenity. In summary, the visual assessment concludes:
- ‘In terms of landscape character and values of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change given the anticipated character of the Medium Density Residential Zone. The rezoning area has no natural features of note. The partially open character of the sites will change to a character which is considerably more compartmentalised into smaller units, but the change in character is clearly anticipated for these sites, as indicated by the location within an Urban Growth Overlay.’ (section 5)*
50. The findings of that assessment are accepted and adopted, and on that basis it is considered that the potential adverse visual and landscape effects of the proposal can be adequately avoided or mitigated.
51. Effects on broader amenity values are similarly considered to be less than minor, with the character and amenity values of what is currently zoned for rural activity becoming urban-residential in nature, consistent with the wider Rolleston township and the character anticipated by the site’s location with the UGO.



Urban Design and Urban Form

52. Paragraph 20 above outlines the key urban design and urban form outcomes that the proposed ODPs will achieve.
53. In terms of the criteria in Policy 1 of the NPS-UD for 'well-functioning urban environments', and accounting for the assessment by Xteriorscapes and Stantec, the proposed rezoning will:
- a. Enable:
 - i. a variety of homes, through the MRZ that provides for diversity in the type, price, and location, of different households;
 - ii. Māori to express their cultural traditions and norms, to the extent this is relevant for the site.
 - b. Provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport. This will be achieved through the provision of good connectivity within the development, linkages to surrounding residential zones and the Rolleston township generally, and good accessibility to the strategic road network that connects to Greater Christchurch.
 - c. Support the competitive operation of land and development markets, accounting for the increased choice and diversity in housing that the proposal will deliver.
 - d. Support reductions in greenhouse gas emissions, through a movement network that promotes walkability and connectivity in order to reduce car dependency for short local trips and readily provides for servicing by public transport.
 - e. Be resilient to the likely current and future effects of climate change accounting for its distance from coastal and low-lying areas susceptible to sea-level rise and storm surges, the flooding assessment discussed above which accounts for the land's resilience to heavy rainfall events/frequency, and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes.
54. Accounting for the assessment above, the proposed rezoning is considered to provide an appropriate standard of urban design and urban form and deliver a well-functioning urban environment as sought by the NPS-UD.

Ecological Effects

55. The site has no existing waterbodies or any notable areas of indigenous vegetation. Ecological values on the site are therefore considered to be minimal currently. The potential adverse ecological effects of the proposal are therefore considered to be negligible.



Reverse Sensitivity

56. There are no intensive farming operations or other notable incompatible or potentially incompatible activities in the vicinity of the site and accordingly, the potential adverse reverse sensitivity effects from the rezoning proposal are considered to be negligible.

Sites of Significance to Iwi

57. The site contains no natural surface waterbodies or springs or identified/listed Wāhi Tapu, Tāonga or other sites of significance to Iwi.

Economic Effects

58. Given the classification of this site in the PODP as a Future Development Area and being located with the UGO, the anticipated rezoning of the site to Medium Density Residential use, and the existing Medium Density Residential Zone sites adjoining the site, an expert economic assessment is not considered necessary. The potential economic benefits and costs of rezoning adjoining sites from rural to residential were addressed through the District Plan Review process, with those reviews concluding that future development enabled by the rezoning would represent a significant boost in dwelling capacity, which would help keep pace with demand while also helping to meet the requirements of the NPSUD and the CRPS. The previous assessments concluded that the rezonings would generate a wide range of enduring economic benefits and avoid any material costs⁴. Those conclusions are considered to similarly apply to this rezoning proposal.
59. On that basis, the economic effects of the proposed rezoning are considered to be acceptable.

Highly Productive Soils

60. The proposed rezoning will result in land that is currently zoned GRUZ converting to an urban residential zoning and land use. An assessment of the extent of highly productive soils on the site and effects of the potential loss of productive land has been undertaken by Reeftide Environmental and Projects Ltd, and is attached in **Appendix F**. That report confirms that while the entirety of the site at 1/487, 2/487 and 10/487 Weedons Road is comprised of highly productive soils (LUC Class II soils), clause 3.5(7)(b) of the National Policy Statement for Highly Productive Land (NPS HPL) excludes land that is identified for future urban development from the definition of Highly Productive Land. As the site is identified as a Future Development Area in the PODP, the site is therefore not highly productive land in respect of the NPS HPL. This conclusion is equally applicable to the land at 9/487 Weedons Road.

Effects Conclusion

61. For the reasons set out above, it is concluded that the potential adverse effects of the proposed rezoning can be adequately avoided or mitigated.

⁴ See report prepared by Insight Economics, in support of the rezoning of DEV-RO16 – Rolleston 16 Development Area, dated 8 September 2022.



Statutory Requirements of Section 32 of the Act

62. The evaluation, carried out under Section 32 of the Act, must examine:

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

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

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

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

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

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

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

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

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

65. A Ministry for the Environment guide to Section 32⁵ notes that Section 32 case law has interpreted ‘most appropriate’ to mean “suitable, but not necessarily superior”. “Effectiveness” is noted in the guide as assessing the contribution new provisions make towards achieving the objective, and how successful they are likely to be in solving the problem they were designed to address. “Efficiency” is noted as measuring whether the provisions will be likely to achieve the objectives at the lowest total cost to all members of society or achieves the highest net benefit to all of society. The assessment of efficiency under the Act involves the inclusion of a broad range of costs and benefits, many intangible and non-monetary.

66. The **purpose** of this rezoning is to provide for an extension of the urban residential area of Rolleston to provide for medium density residential development within part of the UGO in southeast Rolleston.

⁵ MfE, A Guide to Section 32 of the Resource Management Act 1991 (2017), Wellington.



67. While the proposal will result in a change to an urban form from the rural-residential form that exists currently, the proposal is considered to be an efficient use of the physical land resource.
68. The **reasons** for the rezoning request are:
- To enable provision of additional housing capacity within Rolleston township.
 - The location of the site is considered appropriate for an expansion of this type of development accounting for: efficiencies gained by the expansion of the existing Rolleston residential area and associated infrastructure; and the site's adjacency to existing urban residential activity, associated high level of accessibility and connectivity to the surrounding area, location within the UGO of the PODP and FDA of the CRPS.
 - The proposed rezoning is consistent with the NPS UD. In particular, it will enable *'people and communities to provide for their ... economic (and social) ... well being'*; and promote *'the efficient use and development of natural and physical resources'*.

Objectives and Policies of the Proposed Selwyn District Plan

69. Section 32(1)(a) requires examination of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act.
70. The proposal does not involve any new, or the alteration of any existing, objectives of the PODP. The existing objectives are assumed to be the most appropriate for achieving the purpose of the Resource Management Act, having previously been assessed as such.
71. Regarding the more general objective of the proposal, being the purpose of the proposal, the objective is to provide for an extension of the adjoining urban residential area of Rolleston for medium residential density development.
72. Provision for a minimum density of 15hh/ha is specified in the proposed ODP, consistent with the PODP provisions. The proposal is considered to be an efficient use of the physical land resource.
73. Section 32(1)(b) requires examination of whether the proposed rezoning provisions are the most appropriate way of achieving the District Plan objectives. There are several objectives and policies specific to the form and development of the Rolleston township itself. There are also objectives and policies addressing urban form and residential amenity generally. These are addressed in **Table 1** below.

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

District Plan provisions	Comment / Assessment
<p><i>District Identity</i> <i>SD-DI-01</i> <i>Selwyn is an attractive and pleasant place to live, work, and visit, where development:</i> <i>1. takes into account the character of individual communities;</i> <i>2. is well-connected, safe, accessible, and resilient; and</i></p>	<p>Through its layout and connectivity, the proposal provides for development that accounts for the existing and anticipated characteristics of the local community.</p>



<p>3. <i>enhances environmental, economic, cultural and social outcomes for the benefit of the entire District.</i></p>	<p>Similarly, the ODPs provide for well-connected, safe and accessible development.</p>
<p>Finally, the assessments have demonstrated the positive environmental, economic, cultural and social outcomes of the proposal, and the avoidance of adverse effects.</p>	
<p>SD-DI-O2 <i>Selwyn's prosperous economy and community well-being are supported through the efficient use of land, resources, and infrastructure, while ensuring existing activities are protected from incompatible activities and reverse sensitivity effects.</i></p>	<p>The proposal provides for an efficient use of land and infrastructure (particularly accounting for the location within the UGO and directly adjacent to existing residential zoned land) and avoids conflict with any existing incompatible activities.</p>
<p>SD-DI-O3 <i>Land and water resources are managed through an integrated approach, which recognises both the importance of ki uta ki tai to Ngāi Tahu and communities, and the inter-relationship between ecosystems and natural processes.</i></p>	<p>The technical assessments have demonstrated that development can occur in a manner consistent with this objective.</p>
<p>SD-DI-O4 <i>Places, landscapes, features, and indigenous biodiversity, which make an important contribution to Selwyn's environment, cultural heritage, or are of spiritual importance to Ngāi Tahu, are identified, recognised for their values, and protected for future generations.</i></p>	<p>The subject land is not subject to any significant values and noting the visual/urban design assessment, the proposal is consistent with this objective.</p>
<p>SD-DI-O5 <i>Selwyn's hierarchy of activity centres are the preferred location for shopping, leisure, cultural, entertainment, and social interaction experiences in accordance with their anticipated role within the Activity Centre Network.</i></p>	<p>The proposal will further support the Rolleston town centre, and the nearby small commercial centres with their anticipated role within the Activity Centre Network.</p>
<p>SD-IR-O3 <i>The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is either:</i> 1. <i>not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative;</i> <i>or</i> 2. <i>is managed to an acceptable level.</i></p>	<p>Risks from natural hazards can be managed appropriately through the proposed rezoning, with no anticipated increase in natural hazard risk that cannot be managed to an acceptable level.</p>
<p>SD-UFD-O1 <i>Selwyn has a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p>	<p>The proposed rezoning will contribute to a well-functioning urban environment, noting also the site's location within the UGO and as a FDA, wherein the site has previously been determined to be an appropriate location for further urban growth.</p>
<p>SD-UFD-O2 <i>Urban growth is located:</i> 1. <i>Outside Greater Christchurch only within or adjoining existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while considering the community's needs, natural landforms, cultural values, highly productive land, and physical features and the ongoing use and development needs of existing activities; or</i> 2. <i>Inside Greater Christchurch only within existing urban areas, Greenfield Priority Areas, or Future Development Areas identified in the Canterbury Regional Policy Statement; unless adding significantly to development capacity and contributing to well-functioning urban environments.</i></p>	<p>The site is located adjacent the existing Rolleston township and within a Future Development Area.</p>
<p>SD-UFD-O3 <i>There is sufficient feasible development capacity to meet anticipated demands for housing and business activities.</i></p>	<p>Consistent with the directions in Policy 2 of the NPS-UD to provide 'at least sufficient development</p>



	capacity to meet expected demand', the proposal supports the provision of 'sufficient feasible development capacity to meet anticipated demands for housing'.
<p>SD-UFD-O4 <i>Urban growth and development:</i> 1. is well-integrated with the efficient provision, including the timing and funding, of infrastructure; and 2. has the ability to manage or respond to the effects of climate change; and 3. manages reverse sensitivity effects and conflict with incompatible activities, including avoiding development or intensification of sensitive activities that would compromise the operation of existing or authorised important infrastructure, as set out in EI-P6 and other relevant policies.</p>	The infrastructure assessment (Appendix A) demonstrates consistency with this objective insofar as it relates to infrastructure; and the hazards assessment has otherwise confirmed that the effects of climate change can be readily managed by the proposal. The site is not located in close proximity to any important infrastructure or other activities that may give rise to reverse sensitivity effects.
<p>Transport TRAN-O1 <i>People and places are connected through safe, efficient, and effective land transport corridors and land transport infrastructure for all transport modes, which are well integrated with land use activities and subdivision development, and reduce dependency on private motor vehicles.</i></p>	The Integrated Transport Assessment (Appendix D) demonstrates consistency with this objective and supporting policies.
<p>TRAN-O2 <i>Land transport corridors and land transport infrastructure are protected from incompatible land use activities and subdivision development.</i></p>	
<p>TRAN-O3 <i>Land transport corridors and land transport infrastructure support the needs of people and freight, while ensuring adverse effects on the surrounding environment from their establishment and operation are managed.</i></p>	
<p>Natural Hazards NH-O1 <i>New subdivision, use, and development (except for new important infrastructure and land transport infrastructure where NH-O2 applies instead) is:</i> 1. avoided in areas where the risks from natural hazards to people, property, and infrastructure are assessed as being unacceptable; and 2. in all other areas, undertaken in a manner that ensures that the risks of natural hazards to people, property, and infrastructure are appropriately mitigated.</p>	With the exception of one small and isolated area of potential flood depths in excess of 1m, natural hazard risks on the site are not high. Hazard risks on the site are able to be managed and mitigated adequately through the development process.
<p>Urban Growth UG-O1 <i>Urban growth is provided for in a strategic manner that:</i></p> <ol style="list-style-type: none"> <i>Achieves attractive, pleasant, high quality, and resilient urban environments;</i> <i>Achieves the built form, amenity values and character anticipated within each residential, kainga nohoanga, or business area;</i> <i>Recognises and protect identified Heritage Sites, Heritage Settings, and Notable Trees;</i> 	The proposed rezoning will provide for urban growth, within an area strategically identified as appropriate for future growth (within the UGO). The proposed ODPs will provide for connectivity and integration with adjoining urban areas. In terms of the NPS HPL, the site does not contain highly productive land. The rezoning will maintain a compact and consolidated urban form for Rolleston, and further contribute towards ensuring there is sufficient land for new housing development.



4. *Protects the health and well-being of water bodies, freshwater ecosystems, and receiving environments;*
5. *Provides for the intensification and redevelopment of existing urban sites;*
6. *Integrates with existing residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;*
7. *Is coordinated with provision of available infrastructure, the strategic transport network, and utilities, including land transport infrastructure;*
8. *Enables people and communities, now and future, to provide for their needs, their wellbeing, and their health and safety;*
9. *Does not constrain the efficient operation, use, development, appropriate upgrading and safety of important infrastructure;*
10. *Does not compromise or foreclose the use of highly productive land for rural production.*

UG-O2

Townships maintain a consolidated and compact urban form to support:

1. *Accessible, sustainable and resilient residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;*
2. *The role and function of each urban area within the District's Township Network and the economic and social prosperity of the District's commercial centres; and*
3. *The efficient servicing of townships and integration with existing and planned infrastructure.*

UG-O3

There is sufficient feasible housing and sufficient business development capacity within Greater Christchurch to ensure:

1. *The housing bottom lines are met;*
2. *A wide range of housing types, sizes, and densities are available to satisfy social and affordability needs and respond to demographic change; and*
3. *Commercial and industrial growth is supported by a range of working environments and places to appropriately locate and operate businesses consistent with the District's Activity Centre Network.*

UG-P1

Spatially identify new greenfield urban growth areas supported by a Development Plan.

The site is within the UGO.

UG-P2

Provide for the rezoning of land to establish new urban areas within the Urban Growth Overlay.

UG-P3

Avoid the zoning of land to establish any new urban areas or extensions to any township boundary in the Greater Christchurch area of the District outside the Urban Growth Overlay, unless it:

1. *adds significantly to development capacity;*
2. *contributes to well-functioning urban environments; and*
3. *gives effect to UG-O1, UG-O2 and UG-O3.*

UG-P4

Manage the zoning of land to establish any new urban areas or extensions to any township boundary outside the Greater



Christchurch area of the District outside the Urban Growth Overlay, where it maintains a consolidated and compact urban form.

UG-P7

Any new urban areas shall deliver the following urban form and scale outcomes:

- 1. Township boundaries maintain a consolidated and compact urban form;*
- 2. The form and scale of new urban areas support the settlements role and function within the District's Township Network;*
- 3. The natural features, physical forms, opportunities, and constraints that characterise the context of individual locations are identified and addressed to achieve appropriate land use and subdivision outcomes, including where these considerations are identified in any relevant Development Plans; and*
- 4. The extension of township boundaries along any strategic transport network is discouraged where it would adversely affect the safe efficient and effective functioning of the network, including the ability to support freight and passenger transport services, or would foreclose the opportunity for the development of the network to meet planned strategic transport requirements.*

The proposed rezoning will maintain a consolidated and compact urban form for Rolleston. The form and scale of the proposal is consistent with the District's Township Network insofar as it supports the anticipated growth of Rolleston as the principal township. The site has no notable characteristics and the ODPs will support development of the site as a medium density zone. The rezoning will not extend the township boundaries inappropriately.

UG-P8

Avoid the following locations and areas when zoning land to extend township boundaries to establish new urban areas:

- 1. Sites and Areas of Significance to Māori;*
- 2. Significant Natural Areas;*
- 3. Outstanding Natural Landscapes and Visual Amenity Landscapes;*
- 4. The 50 dB Ldn Air Noise Contours for noise sensitive activities; and*
- 5. High Hazard Areas.*

The site does not contain any of these characteristics.

UG-P9

Avoid the zoning of highly productive land for urban growth, except as provided for by the National Policy Statement for Highly Productive Land 2022.

The site does contain highly productive land. The impacts of the rezoning on highly productive land are addressed in the soils assessment contained in Appendix F. The site has already been identified as appropriate for urban growth through the UGO (in the PODP) and the FDA overlay (in the CRPS).

UG-P10

Ensure the establishment of high-quality urban environments by requiring that new urban areas:

- 1. Achieve the built form, amenity values and character anticipated within each township and the outcomes identified in any relevant Development Plan;*
- 2. Recognise and protect identified Heritage Sites, Heritage Settings, and Notable Trees; and*
- 3. Preserve the rural amenity values at the interface between rural and urban environments through appropriate landscape mitigation, densities, or development controls.*

The proposed ODPs will ensure that the anticipated built form, amenity values and character for the MRZ will be achieved. The site does not contain any heritage sites or settings or notable trees. All adjoining sites are within the UGO and as such rural interface controls are not considered necessary.

UG-P11

When zoning land to establish any new urban area or to extend any township boundary:

- 1. Avoid reverse sensitivity effects and significant adverse effects on any existing or anticipated activity in an adjoining rural, dairy processing, industrial, inland port, or knowledge zone; and*
- 2. Avoid adverse effects, including reverse sensitivity effects, on the safe, efficient and cost-effective operation, use, development, appropriate upgrading, and safety of important infrastructure, land transport infrastructure, and the strategic transport network.*

The site is not adjacent any notably sensitive rural or other of the listed activities, nor is it adjacent any important infrastructure. The ODPs (notably for Site 1) support the strategic transport network.



UG-P12

Ensure the zoning of land to extend township boundaries to establish new urban areas demonstrates how it will integrate with existing urban environments, optimise the efficient and cost-effective provision of infrastructure and public transport, and protect natural and physical resources, by:

1. *aligning the zoning, subdivision, and development with network capacity and availability of existing or planned infrastructure and public transport services, including through the staging of development;*
2. *avoiding adverse effects on the groundwater and surface water resource by requiring connections to reticulated water, wastewater, and stormwater networks where they are available, or where they are not available by demonstrating that the necessary discharge approvals can be obtained for all on-site wastewater and stormwater treatment and disposal facilities;*
3. *ensuring the land is located where solid waste collection and disposal services are available or planned;*
4. *prioritising accessibility and connectivity within and between the land to be zoned and adjoining neighbourhoods, commercial centres, open space reserves, and community facilities, including education providers, public reserves, and health services; and*
5. *requiring safe, attractive and convenient land transport infrastructure that promotes walking, cycling, and access to public transport and public transport facilities, to encourage energy efficiency and improve peoples' health and wellbeing.*

These matters are addressed in the transport, infrastructure and urban design assessments.

UG-P13

Residential growth – Greater Christchurch area Any new residential growth area within the Greater Christchurch area shall only occur where:

1. *Extensions assist in at least providing for the housing bottom lines (minimum housing targets) of 8,600 households over the medium-term period through to 2028;*
2. *A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch;*
3. *a minimum net density of 15 hh/ha for residential activities is met, unless there are demonstrated constraints, in which case a minimum net density of no less than 12 hh/ha is met, or for rural residential activities a minimum net density of 1 to 2 hh/ha is met;*
4. *A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and*
5. *An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds.*

The proposed rezoning will assist in achieving the housing target. The proposal provides for a minimum density of 15hh/ha unless demonstrated constraints exist (none are known to exist at this time). A diversity of housing types can be provided and ODPs are proposed.

74. Overall, it is considered that the proposed rezoning is consistent with the objectives and policies of the PDP, particularly those seeking to provide pleasant living environments with high amenity.
75. Overall, it is considered that the resultant character, amenity and environmental effects of the proposal are consistent with those sought in the PODP MRZ for Rolleston. Given this, it is considered that the proposal is an appropriate means of achieving the outcomes sought by the objectives and policies of the District Plan.



Assessment of Efficiency and Effectiveness of the Proposed Rezoning

76. In assessing the benefits and costs of the rezoning, three options have been considered:

- Leave the area zoned GRUZ;
- Rezone the entire site as proposed to MRZ;
- Apply for resource consent(s) for subdivision and development under the current zoning to otherwise achieve an extension to the existing Rolleston residential environment.

77. **Tables 2-4** which follow provide an assessment of these options.

Table 2: Benefits and Costs of Option 1 – Leave the area zoned GRUZ

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> • Maintains the existing character and amenity of the area. • No additional demands on infrastructure. • Versatile soils remain available for agricultural use. 	<ul style="list-style-type: none"> • Does not assist with meeting demand for residential sites in Rolleston. • Is not consistent with the UGO or FDA status of the site in the PDP and CRPS. • Rooding and pedestrian network will not be properly connected between Lincoln Rolleston Road and Weedons Road.

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

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> • Increasing the availability of allotments within Rolleston township. • Economic benefit to Council from larger rating base through additional properties being added upon subdivision. • Economic benefit to the landowners from development of the property. • Provision of high-quality residential amenity for future residents. • Provides for residential development in accordance with an outline development plan. • Additional supply of housing will assist in avoiding price rises resulting from otherwise suppressed housing supply. • The rezoning will maintain a compact urban form and link existing residential areas. • Provides certainty for landowners as to the future level of change or development that can be expected. • Enhances connectivity of roading and pedestrian networks between Lincoln Rolleston Road and Weedons Road. 	<ul style="list-style-type: none"> • Change in character and amenity of the site from rural to urban. • Increase in traffic generated in and around Rolleston township. • Additional infrastructure capacity required, to be provided at developer's cost. • Loss of productive rural land, including versatile soils.



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

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> Council has the ability to more fully assess the proposal, in light of more detailed information required as part of a subdivision consent application. Council has the ability to place stricter controls on the development through consent conditions than may be possible through a rezoning. Other benefits per Table 3. 	<ul style="list-style-type: none"> Existing and future purchasers would need to obtain consent if they were to alter uses beyond what is permitted in the District Plan or already consented. Restricted timeframe in which land has to be developed and houses built, leading to potential economic costs for landowner/developer. Less flexibility in being able to develop the land. High uncertainty of obtaining resource for non-complying status subdivisions. Change in character and amenity of the site from rural to urban, may be inappropriate for a GRUZ. Unwanted precedent in terms of allowing large scale residential activity in the rural zone through consent only.

78. Option 2 is the preferred option as the future use of this site for residential purposes has been signalled in various higher documents and the PODP itself, and the rezoning would be consistent with the adjoining existing urban environment.

Effectiveness

79. Beyond the rezoning of the subject land, no new provisions are proposed by this rezoning request. Rather, it is intended that existing or adopted MRZ provisions apply to the subject land. New provisions are otherwise restricted to the introduction of an ODP for the rezoning area.
80. Option 2 is considered to be the most effective means of achieving the objective of the proposal, being to provide for an extension of the adjoining existing urban residential area of Rolleston and with a zoning that is consistent with that of adjoining urban areas. The proposed rezoning is also consistent with the CRPS as the site is located within a FDA. The technical assessments attached to this report do not identify any fundamental barriers to the proposed MRZ.

Efficiency

81. Overall, the anticipated benefits from rezoning the land from GRUZ to MRZ is considered to outweigh any costs. While the rezoning will result in the loss of land for primary production, this is outweighed by the benefits of its availability for residential use. The future use of this site for residential purposes has been signalled in various higher



documents for some time, as well as the PODP itself, and the retention of this site as GRUZ is inconsistent with this direction.

Risks of Acting or Not Acting

82. Given the recent review of the Selwyn District Plan, the relevant issues associated with the rezoning and development of land in this specific location are well understood. Accounting for the background information to, and assessments for other development areas adjoining or in close proximity, and the technical assessments accompanying this rezoning request, there is minimal uncertain or missing information in relation to this proposal. It is therefore considered that there are no notable risks of acting or not acting.

Overall Assessment

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



Statutory Framework

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

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



by some people but improve amenity values appreciated by other people, communities and future generations (Policy 6);

- state in relation to car parking, territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks (Policy 11).

90. The proposed rezoning is consistent with the objectives and policies of the NPS UD, noting that the proposal will retain a compact urban shape and well-functioning urban environment, with an extension of an existing zone into an area that has already been identified as appropriate for future urban growth. The site is able to be serviced adequately and will allow for both land use and transport efficiencies.

91. Accounting for the above, **Table 5** below provides an assessment of the proposal against the relevant objectives and policies in the NPS UD.

Table 5: Assessment of the proposal against the provisions of the NPS-UD 2020

NPS-UD Provision	Comment / Assessment
<i>Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i>	The proposed rezoning supports this objective, through delivery of a well-functioning urban environment (within the context of the subject land, and within the wider Rolleston and Greater Christchurch context)- as is set out in respect of Policy 1 below.
<i>Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.</i>	The proposed rezoning will help address constraints in the residential land supply markets, increase supply and competition, and help address housing affordability within the Selwyn District and Greater Christchurch in a manner consistent with Objective 2.
<i>Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:</i> <ul style="list-style-type: none"> a. <i>the area is in or near a centre zone or other area with many employment opportunities</i> b. <i>the area is well-serviced by existing or planned public transport</i> c. <i>there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</i> 	<p>This objective supports enablement of residential growth in this location, noting the subject land is:</p> <ul style="list-style-type: none"> a. in an area with many employment opportunities (the established and developing Rolleston town and industrial centres, rural Canterbury, and Christchurch city). b. serviced by existing public transport or planned public transport. c. there is high demand for housing in the area.
<i>Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</i>	The proposed change from rural to urban residential is in response to the diverse and changing needs of people, communities, and future generations (for the proposed form/density of housing in this location) in a manner consistent with this objective.
<i>Objective 6: Local authority decisions on urban development that affect urban environments are:</i> <ul style="list-style-type: none"> a. <i>integrated with infrastructure planning and funding decisions; and</i> b. <i>strategic over the medium term and long term; and</i> 	The infrastructure assessment and transport assessment have demonstrated that the proposal can be effectively integrated with infrastructure planning, funding and delivery. The site is within the CRPS Projected Infrastructure Boundary and FDA, and within the PODP UGO.



<p>c. <i>responsive, particularly in relation to proposals that would supply significant development capacity.</i></p>	<p>The proposal will supply significant development capacity.</p>
<p><i>Objective 8: New Zealand's urban environments:</i></p> <p>a. <i>support reductions in greenhouse gas emissions; and</i></p> <p>b. <i>are resilient to the current and future effects of climate change.</i></p>	<p>The proposed provision for alternative transport modes, connectivity and accessibility, and the potential for servicing by public transport supports reductions in greenhouse gas emissions.</p> <p>Resilience to climate change is achieved through the site's distance from coastal and low-lying areas susceptible to sea-level rise and storm surges; the land's resilience to heavy rainfall events/frequency, and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes.</p>
<p><i>Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</i></p> <p>a. <i>have or enable a variety of homes that:</i></p> <p style="padding-left: 20px;"><i>(i) meet the needs, in terms of type, price, and location, of different households; and</i></p> <p style="padding-left: 20px;"><i>(ii) enable Māori to express their cultural traditions and norms; and</i></p> <p>b. <i>have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</i></p> <p>c. <i>have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</i></p> <p>d. <i>support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</i></p> <p>e. <i>support reductions in greenhouse gas emissions; and</i></p> <p>f. <i>are resilient to the likely current and future effects of climate change.</i></p>	<p>The proposal will contribute to well-functioning urban environments at a localised, township, and regional scale, noting it will, as a minimum:</p> <p>a. Have and enable a variety of homes that meet the needs, in terms of type, price, and location, of different households. This is achieved through the MRZ provisions which provide for this variety and the choice. The proposal will enable Māori to express their cultural traditions and norms, to the extent relevant to the site context.</p> <p>b. Provide access to suitably located and sized business sectors in the wider Rolleston township, accessible by various transport modes; and the wider offerings of Christchurch city are accessible where required.</p> <p>c. Provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport noting the preceding point and the findings in the transport assessment.</p> <p>d. Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets by offering additional residential housing choice.</p> <p>e. Support reductions in greenhouse gas emissions, through provision for alternative transport modes, connectivity and accessibility, and the potential for servicing by public transport supports.</p> <p>f. Achieve resilience to the likely current and future effects of climate change, as described above, through the site's distance from coastal and low-lying areas susceptible to sea-level rise and storm surges; the land's resilience to heavy rainfall events/frequency, and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes.</p>
<p><i>Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.</i></p>	<p>In order to be sufficient to meet expected demand for housing, development capacity must be: 'plan-enabled (see clause 3.4(1)); and infrastructure-ready (see clause 3.4(3)); and feasible and reasonably expected to be realised (see clause 3.26); and meet the expected demand plus the appropriate competitiveness margin (see clause 3.22)'. Moreover, Policy 2 requires sufficient development capacity is provided 'at all times' to</p>



'at least' meet expected demand over the short term, medium term, and long term.

The proposed rezoning that can be serviced with infrastructure, and provision for a key transport network connection, would be consistent with this policy.

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

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

The CRPS, PODP and Rolleston Structure Plan anticipate residential development of the land for urban residential use.

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

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

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

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

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

The proposed rezoning will add significantly to development capacity and, as set out above, it will contribute to well-functioning urban environments.

92. For the reasons expressed earlier in this assessment and in **Table 5** above, the proposal is considered to 'contribute to well-functioning urban environments' and achieve consistency with the relevant provisions of the NPS UD.

Canterbury Regional Policy Statement

93. The Selwyn District Plan is required under Section 73(4) of the Act to give effect to the Canterbury Regional Policy Statement 2013. Section 74(2) of the Act also requires territorial authorities to have regard to any proposed regional policy statement when preparing or changing a district plan.
94. The relevant objectives and policies of the CRPS are primarily encompassed by Chapters 5 and 6 of the CRPS, relating to land-use and infrastructure and the recovery and rebuilding of Greater Christchurch. Chapter 15 addresses soils and is relevant in so far as part of the site contains LUC Class 2 soils and productive soils will be lost. However, given the NPS HPL makes clear that the site is not considered to be highly productive land due to its



identification as a future development area in the planning documents, and the site is identified in the PODP and CRPS as a future area for urban development, further consideration of that chapter is not considered necessary. Chapter 17 addresses contaminated land, seeking to identify areas of contaminated land and protect people and the environment from the adverse effects of contaminated land. As discussed in the assessment of effects above, the site is understood to contain some contaminated land, which will require identification and remediation as part of the future development of the site, consistent with protecting both human health and the environment, in accordance with the objectives and policies of this chapter.

95. Turning to Chapter 5 (and noting that only those objectives and policies applying to the Entire Region are relevant to this application), Objective 5.2.1 addresses the location, design and function of development. It seeks that development be:
- a. consolidated in and around existing urban areas as the primary focus;
 - b. that the overall quality of the natural environment is maintained and, where appropriate, enhanced;
 - c. that economic development is encouraged in appropriate locations;
 - d. adverse effects on significant infrastructure are avoided; and
 - e. conflicts between incompatible activities are avoided.
96. The site does not sit within an existing urban area, though it sits on the fringe of urban Rolleston and is within the PODP UGO. The proposal is considered to generally maintain the quality of the environment in so far as the land is anticipated to be rezoned to urban use, as are all areas immediately adjoining it. The proposal will not result in any significant displacement of rural activity, noting the site is utilised for grazing currently and is anticipated by the Rolleston Structure Plan, the CRPS and PODP to be developed for urban purposes. The proposal will not adversely affect significant regional infrastructure. Access to the site is able to be safely accommodated as set out in the transport assessment in **Appendix D**. There are no activities nearby with which the proposed zoning might be incompatible. The proposal is considered to be consistent with this objective.
97. In respect of Policy 5.3.7 (Strategic land transport network and arterial roads) and as addressed in the transport assessment in **Appendix D**, the proposed development will not impact upon the ability of any State Highway or arterial road to fulfil its current or future strategic transport requirements.
98. With regard to Chapter 6, Objective 6.2.1 (Recovery framework) seeks to enable recovery, rebuilding and development within Greater Christchurch through a land use and infrastructure framework that achieves various things, notably including “*avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS*”. Clause 7 of that objective includes maintaining the character and amenity of rural areas and settlements, clause 9 seeks to integrate strategic and other infrastructure and services with land use development. Clause 10 seeks to achieve development that does not adversely affect the efficient operation, use,



development, appropriate upgrade and future planning of strategic infrastructure and freight hubs.

99. Objective 6.2.2 Urban form and settlement pattern seeks to achieve consideration and intensification of urban areas and avoids unplanned expansion of urban areas. Clause 2 provides for living environments in Future Development Areas.
100. Policy 6.3.1 Development within the Greater Christchurch area seeks to give effect to the urban form identified in Map A. That form indicates that the site sits within the Projected Infrastructure Boundary and is a Future Development Area. Clause 4 of that policy seeks to ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS.
101. Policy 6.3.5 Integration of land use and infrastructure seeks that land use development be integrated with infrastructure, including by only providing for new development that does not affect the operation, use, development, upgrading and safety of strategic infrastructure.
102. The strong message from this body of objectives and policies is that urban development is to occur inside the urban area within Greater Christchurch and in anticipated locations, which includes Future Development Areas. The proposal then is consistent with these provisions.
103. In considering the particulars of these provisions above, it is otherwise noted that:
 - a. With regard Objective 6.2.1, the proposal will protect the environmental qualities set out in that objective and provide for a consolidated and integrated urban form that is able to be fully serviced and integrates, via the proposed ODPs, with the adjoining residential zones.
 - b. The site is not located in a sensitive landscape, nor will any sensitive indigenous vegetation be affected. Water quality can be maintained at the time of detailed design through engineering solutions and regional plan/discharge consent requirements, noting that there are no natural waterbodies located within the rezoning site area.
 - c. The landscape and visual assessment attached in **Appendix E** confirms that any associated effects will be avoided or mitigated.
 - d. With regard to transport objectives and policies in Chapter 6, the rezoning site is well located relative to the roading network, with provision for pedestrian and cycle connections to the wider township. The attached Transport Assessment has confirmed the suitability of the adjoining road network for the vehicle movements anticipated and an integrated transport assessment has been undertaken in support of the proposal.
104. Overall, the development is considered to be generally consistent with the CRPS.



Mahaanui – Iwi Management Plan 2013

105. The Mahaanui Iwi Management Plan (IMP) sets out Ngāi Tahu's objectives, issues and policies for natural resource and environmental management within the area bounded by the Hurunui River in the north and the Ashburton River in the south. It is noted that the IMP does not identify any specific cultural values associated with the subject land that might be adversely impacted by its development.

Ranginui

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

Wai Māori

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

Papatūānuku

108. The use of land and how it is developed is of importance to Rūnanga. This section identifies matters such as the urban planning, the subdivision and development of land, stormwater, waste management, and discharges to land. The potential effects of the proposal on the environment have been discussed in the assessment of effects above. That assessment concludes that there will minimal adverse impacts on the quality of the natural environment as no waste or contamination will be discharged in a manner that will compromise the mauri of surface or groundwater.

Tāne Mahuta

109. This section addresses the significance of indigenous biodiversity and mahinga kai to Rūnanga. The application site is not located in a known mahinga kai area. The subject



land has been used for farming purposes for many years. There are no notable indigenous plantings within the site. The proposed rezoning does not have specific planting requirements, however indigenous planting within greenspaces, stormwater management areas, and road reserves will be confirmed at the time of subdivision and development. It is also anticipated that over time, as the area is developed for residential use, that further plantings, both exotic and native, will occur.

Ngā tūtohu whenua

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

Te Waihora

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

Conclusion

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



Part 2 of the Resource Management Act 1991

113. The purpose of the Act, as set out in Section 5, is the sustainable management of natural and physical resources. This purpose is subject to Sections 6, 7 and 8 of the Act which set out that matters that are to be taken into consideration in achieving the purpose.
114. Section 6 identifies the matters of national importance that must be recognised and provided for when exercising a function under the Act. None of the listed matters in section are relevant to this site. As discussed above, in relation to Section 6 and Section 8 matters there are no known wāhi tapu, wāhi taonga or mahinga kai sites or items of historic heritage within the application site or close by.
115. In terms of Section 7, the matter of most relevance to the residential zoning and further development of this site is maintenance and enhancement of the quality of the environment. The quality of environment and amenity values are anticipated to be high, with existing PDP rules prescribing built form controls to ensure a suitable standard of development and amenity. As noted earlier, this rezoning is anticipated under both the CRPS and the PODP (in respect of the UGO). Accordingly, whilst the environment and amenity values of the site will change, they will change in a manner that is anticipated by the planning documents.
116. An overall assessment of the proposal to rezone the land for MRZ purposes is considered to achieve the purpose of the Act. The proposal provides for the social well-being of residents of Selwyn District and the Greater Christchurch area by providing an efficient residential development form to increase residential housing capacity at Rolleston.



ATTACHMENT 1: ODP



— Outline development plan area

— Indicative road

— Indicative cycle/pedestrian path

Medium Density Residential Zone

R Indicative Reserve (size to be determined at time of subdivision)



WEEDONS ROAD PLAN CHANGE - SITE 1

DATE: 24 July 2025



DEV-RO18 – ROLLESTON 18 DEVELOPMENT AREA

Context

This area comprises 8.66ha and is bound by Weedons Road to the east.

Land Use

The development area shall achieve a minimum net density of 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved. The underlying zoning framework supports a variety of site sizes 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 net density of 15 households per hectare for the overall area can be achieved, will be required. The site can support some higher density housing in proximity to the identified reserves. The criteria below should apply to consideration of any higher density areas:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to public 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 15hh/ha density requirement and development yield.

Access and Transport

The ODP provides for an integrated transport network incorporating:

- An internal network with provision for connections to adjoining land;
- A primary road on the southern boundary of the ODP area, linking to the main connector route identified on the ODP for DEV-RO16, being Lady Isaac Drive;
- The primary road/Lady Isaac Drive location shall be generally where indicated on the ODP Plan but may be varied where required to ensure a direct linkage with DEV-RO16 connector routes is achieved;
- Pedestrian and cycle connections to adjoining land to encourage viable alternative modes of transport to private motor vehicles.

Residential development shall not occur within the Development Area until the following intersection upgrades are operational:

- (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;
- (b) the Selwyn Road and Weedons Road intersection to form a roundabout.



Land within the Development Area may be required to be vested to Council for the purpose of intersection upgrading. Land shall be provided sufficient for a roundabout or appropriate intersection widening where the primary road/Lady Isaac Drive extension intersects with Weedons Road.

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

Frontage upgrades are to be provided along Weedons Road to encourage properties to front this road. The Weedons Road frontage is to be upgraded to an urban standard in accordance with the Engineering Code of Practice. A shared path for pedestrians and cyclists is required along the full length of the Weedons Road frontage.

The transport network for the area 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 road layout should 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 area is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access.

Elaborate 'gateways' and signature entries at the thresholds of the ODP area are to be avoided, to strengthen cohesion with adjacent areas.

Open Space, Recreation and Community Facilities

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan. Three reserves are proposed across the development area.

Higher density housing is to be located adjacent the reserves to promote a high level of amenity for that housing and compensate for any reduced private open space available to individual sites.

Servicing




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.



A gravity sewer connection will be required which will ultimately connect flow to a new off-site lift or pump station that is to be constructed off-site by Selwyn District Council. The exact location for connections, and any requirement for a temporary pump station to be established will be determined as part of the detailed development design.

The water reticulation will be an extension of the existing Rolleston water supply on Lincoln Rolleston Road.





-  Outline development plan area
-  Indicative road
-  Indicative cycle/pedestrian path

-  Medium Density Residential Zone
-  Indicative Reserve (size to be determined at time of subdivision)



WEEDONS ROAD PLAN CHANGE - SITE 2
DATE: 24 July 2025



DEV-RO19 – ROLLESTON 19 DEVELOPMENT AREA

Context

This area comprises 4.34ha and is bound by Weedons Road to the east.

Land Use

The development area shall achieve a minimum net density of 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved. The underlying zoning framework supports a variety of site sizes 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 net density of 15 households per hectare for the overall area can be achieved, will be required.

Access and Transport

The ODP provides for an integrated transport network incorporating:

- An internal network with provision for connections to adjoining land;
- Pedestrian and cycle connections to adjoining land to encourage viable alternative modes of transport to private motor vehicles.

Residential development shall not occur within the Development Area until the following intersection upgrades are operational:

- (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;
- (b) the Selwyn Road and Weedons Road intersection to form a roundabout.

Land within the Development Area may be required to be vested to Council for the purpose of intersection upgrading.

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

Frontage upgrades are to be provided along Weedons Road to encourage properties to front this road. The Weedons Road frontage is to be upgraded to an urban standard in accordance with the Engineering Code of Practice. A shared path for pedestrians and cyclists is required along the full length of the Weedons Road frontage.

The transport network for the area 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 road layout should 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 area is fully developed. An integrated network of



tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access.

Elaborate 'gateways' and signature entries at the thresholds of the ODP area are to be avoided, to strengthen cohesion with adjacent areas.

Open Space, Recreation and Community Facilities

The ODP reflects the green network anticipated in the Rolleston Structure Plan. No reserves are proposed across the development area.

Servicing

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.

A gravity sewer connection will be required which will ultimately connect flow to a new lift or pump station that is to be constructed by Selwyn District Council. It is expected that the station will be constructed within DEV-RO19. The exact location for connections, and any requirement for a temporary pump station to be established will be determined as part of the detailed development design.

The water reticulation will be an extension of the existing Rolleston water supply on Lincoln Rolleston Road.