



Appendix F

Assessment of Potential Loss of Productive Land

To Yoursection Limited
 P O Box 9301
 Christchurch

Attention – Hamish Wheelans

FROM Victor Mthamo

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SUBJECT 487 Weedons Road - Assessment of
 Potential Loss of Productive Land

☒ MemoReport

☐ For Information Only

☐ For Your Action

1. Introduction

Yoursection Limited (Yoursection) are seeking a plan change through Selwyn District Council (SDC) to rezone approximately 12.84 ha of land across 1/487, 2/487 and 10/487 Weedons Road (the Site) to a residential zone.

Yoursection has engaged Reeftide Environmental & Projects Limited (Reeftide) to carry out a desktop assessment of the actual and potential effects of the proposed zone change on the productive potential of land and soils.

2. Description of the Site

2.1. Site Location

Figure 1 below shows the location of the proposed plan change area (the Site). Table 1 provides details of the land that make up the plan change area.

Table 1: Drainage Properties of the Soils

Plan Change Area	Address	Legal Description	Area (ha)
PC Area 1	1/487 Weedons Road	Lot 3 DP 47839	4.3
	2/487 Weedons Road	Lot 2 DP 47839	4.34
PC Area 2	10/487 Weedons Road	Lot 6 DP 47839	4.2
Total Area	Total Area		12.84

2.2. Existing Land Use in and Around the Site

The site is zoned:

- Rural Inner Plans under the Operative Selwyn District Plan.
- General Rural Zone under the Partially Operative Selwyn District Plan with the following overlays (among others):
 - Plains Flood Management Overlay.
 - Urban Growth Overlay.

The land covered by the Urban Growth Overlay is shown in Figure 2. The overlay includes the three addresses over which the plan change is proposed. The meaning and implications of this overlay are discussed in more detail in Section 6.1.



Figure 1: Location of the Site

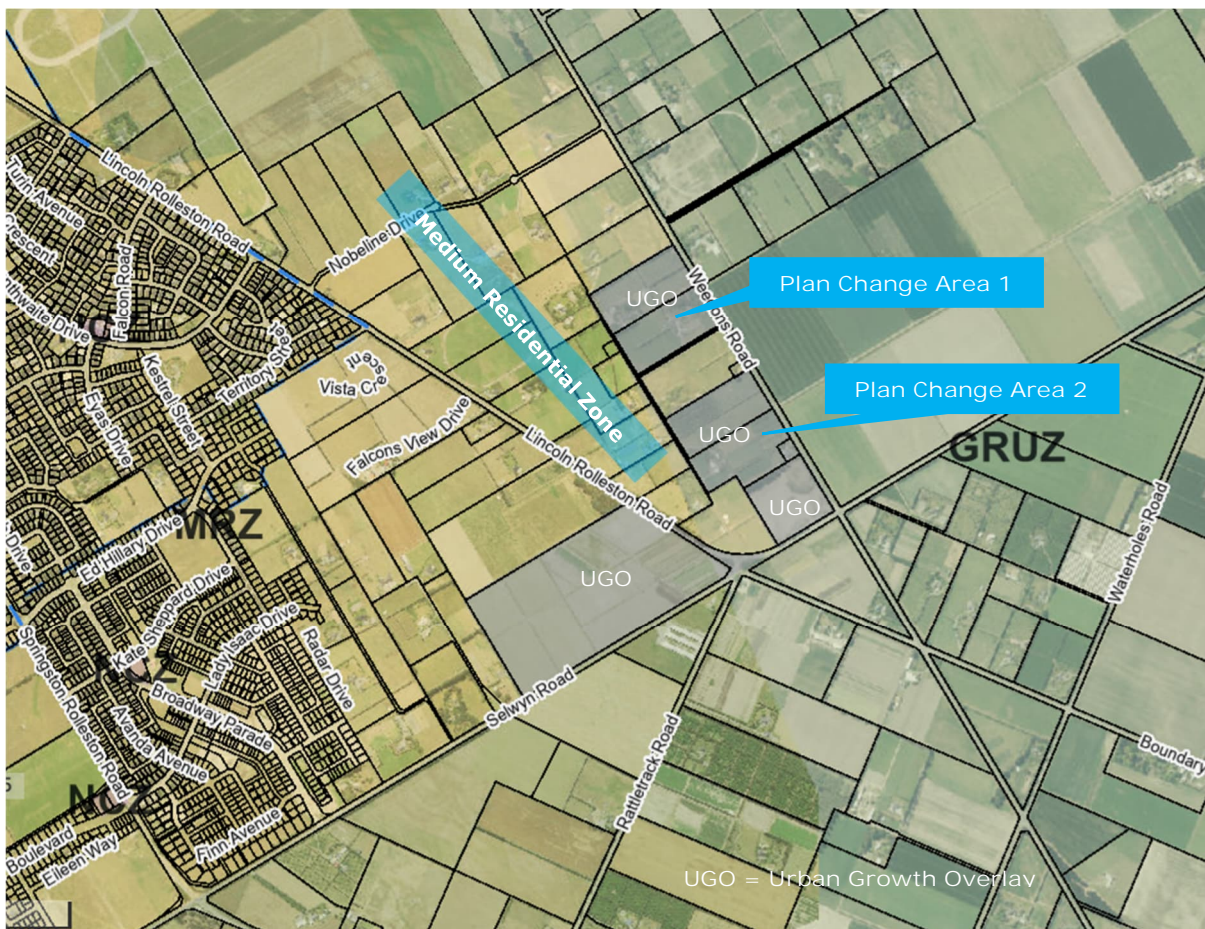


Figure 2: Urban Growth Overlay

2.3. Topography and Land Use

The land over which the plans change is proposed is flat topography with minor undulations and a small gradual change in elevation across the site.

2.4. Surface Waterways

The nearest and only significant surface waterway is the water race across and running parallel to Weedons Road.

2.5. Groundwater

The Canterbury Maps GIS system shows that most of the site is over the Unconfined/semi-confined Groundwater Aquifer system.

The groundwater is approximately 12.7 m below ground level (mbgl) based on the monitoring well M36/5918 located approximately 95 m northeast of the proposed PC Area 1.

3. Description of the Proposed Plan Change Area Soils

3.1. Soil Types and Textures

Canterbury Maps and S-Maps¹ provide details of the soils under the Site. The main soil types and their properties for both plan change areas are presented in Table 2 and Table 3.

Table 2: PC Area 1 - Soil Types and Area Under Each Soil Type

Soil Name	Sibling	Soil Texture	Depth (cm)	Permeability	Area (ha)	Proportion
Templeton	Temp_1a.1	Silty Loam	>100	Moderate over slow	3	40%
	Temp_2a.1		45-100	Moderate over slow	3	40%
	Temp_1a.2		>100	Moderate over slow	<3	20%
Total					8.64	100%

Table 3: PC Area 2 - Soil Types and Area Under Each Soil Type

Soil Name	Sibling	Soil Texture	Depth (cm)	Permeability	Area (ha)	Proportion
Templeton	Temp_1a.1	Silty Loam	>100	Moderate over slow	2	40%
	Temp_2a.1		45-100	Moderate over slow	2	40%
	Temp_1a.2		>100	Moderate over slow	<1	20%
Total					4.2	100%

Table 4 summarises the drainage properties of the proposed plan change areas.

Table 4: Drainage Properties of the Soils

Drainage Description	Area (ha)	Percentage (%)
Moderately Well Drained	12.84	100%
Total Area	12.84	100

3.2. Geotechnical Report

The soil properties described above are consistent with those in the geotechnical investigations by Miyamoto².

4. Land Use Capability (LUC) and Quantifying LUC Classes with the Site

4.1. Land Use Capability

The LUC described by Lynn et al. (2009)³ is a general purpose, qualitative evaluation system which has been widely applied in New Zealand for planning land use, especially for management and conservation.

¹ <https://smap.landcareresearch.co.nz/maps-and-tools/app>

² Miyamoto. 2024. Geotechnical Report for Proposed Plan Change 1 & 2/487 Weedons Road. Yoursection Limited.

³ Lynn IH, Manderson AK, Page MJ, Harmsworth GR, Eyles GO, Douglas GB, Mackay AD, Newsome PJF 2009. Land Use Capability survey handbook: a New Zealand handbook for the classification of land, 3 rd ed. Hamilton, AgResearch; Lincoln, Landcare Research; Lower Hutt, GNS Science. 163 p.

LUC classification system defines eight LUC classes “according to its long-term capability to sustain one or more productive uses based on physical limitations and site-specific management needs”⁶. Classes 1–4 are classified as arable land, while LUC Classes 5–8 are non-arable. Versatile soils are defined as Class 1, 2, or 3 soils as delineated by the New Zealand Land Resource Inventory (New Zealand Soil Bureau amended 1986).

Figure 3 shows the potential land uses and the relationship between the versatility and LUC classes.

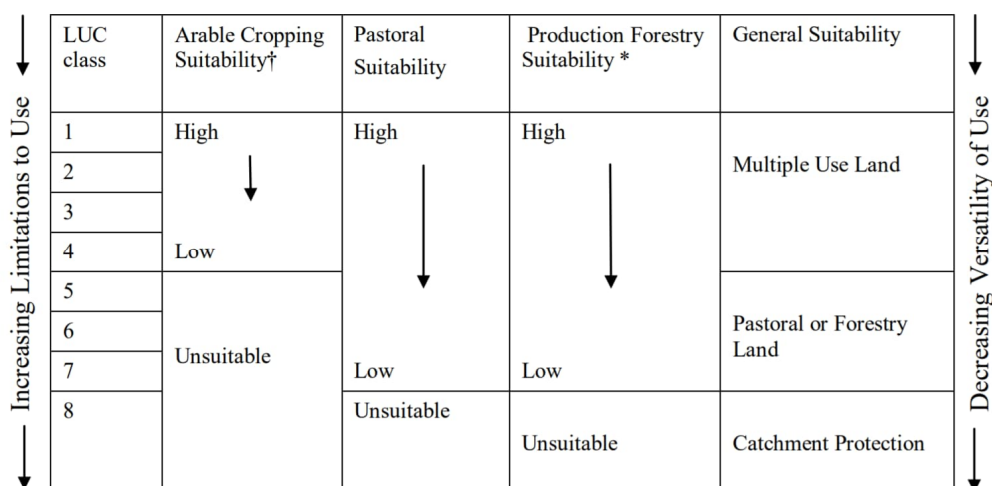


Figure 3: Relationship between the Versatility and LUC Classes (Lynn et al, 2009⁴)

4.2. LUC Classes of the Soils within the Site

The LUC Classes of the soils within the site are mapped on Canterbury Maps⁵ and the Landcare Research portal⁶. Figure 4 shows the locations and areas of the LUC Classes in and around the site. The soils within the proposed plan change area are classified LUC Class 2. Table 5 below provides a summary of the LUC Classification for the site.

Table 5: – Gross Default LUC Classes within the Site

LUC Class	Gross Area (ha)	% age
LUC 2	12.84	100%
Total	12.84	100%

5. National Policy Statement for Highly Productive Soils

5.1. Introduction

The NPS-HPL came into effect on Monday 17 October 2022. The NPS-HPL seeks to protect highly productive land for use in land-based primary production, both now and for future generations. “Land-based primary production” encompasses production from agricultural, pastoral, horticultural, or forestry activities that are reliant on the soil resource of the land⁷. To achieve this, the NPS-HPL requires the identification of highly productive land at a regional level, and imposes varying levels of constraint on the rezoning, subdivision, land use and development of that land.

⁴ <http://envirolink.govt.nz/assets/Envirolink/83-mldc7-MarlboroughSoilsAdvice.pdf>

⁵ <https://mapviewer.canterburymaps.govt.nz>

⁶ https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Land%20Capability/Iri_luc_main

⁷ National Policy Statement for Highly Productive Land 2022, clause 2.1.



Figure 4: LUC Classes of the Land Within the Proposed Plan Change Area

5.2. Highly Productive Land

Until that regional identification (through mapping) occurs, the NPS-HPL (including its various constraining provisions) will only apply to land that, at the commencement date of the NPS-HPL, meets the transitional definition of “highly productive land”.⁸ The two inclusionary criteria for that definition are that the site is:

- i. zoned general rural or rural production; and
- ii. LUC 1, 2 and 3 land.

“LUC 1, 2 and 3 land” is defined in the NPS-HPL as land identified as Land Use Capability Class 1, 2 or 3, as mapped by the NZLRI or by any more detailed mapping that uses the Land Use Capability classification.

As the site is LUC Class 2, the Site would appear to meet criteria (a) and (b) and appears to meet the definition of “highly productive land” in clause 3.5(7)(a).

6. Assessment of the Site and Proposal Against the NPS-HPL

6.1. Clause 3.5(7)(b)

Clause 3.5(7)(b) of the NPS-HPL provides the basis for excluding land identified for future urban development or Council initiated urban or rural lifestyle plan change even if it is defined as HPL under Clause 3.5(7)(a).

LUC Class 1-3 land is only captured by the NPS-HPL under Clause 3.5(7)(b) if the land:

- (b) is not:
 - (i) identified for future urban development; or

⁸ National Policy Statement for Highly Productive Land 2022, Clause 3.5(7).

(ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

The intent of Clause 3.5(7)(b) is to ensure future urban development areas are only excluded from the NPS-HPL in circumstances where there is a high level of certainty that the land will be developed for urban use in the next 10 years (Section 1.3 of the NPS-HPL).

As discussed in Section 2.2 and shown in Figure 2 the site is under the Urban Growth Overlay. The Partially Operative District Plan⁹ describes the Urban Growth Overlay as follows:

“Ongoing urban development capacity is provided through the identification of new urban areas that are subject to the Urban Growth Overlay and by enabling existing sites to be intensified or redeveloped. This chapter also provides a framework for assessing urban development outside of the Urban Growth Overlay. The need for zoning processes to demonstrate consistency with all of the urban growth policies and to consider relevant development plans will ensure that new urban growth areas do not conflict with legitimately established land use activities, compromise the quality of the environments that people value, and result in adverse environmental effects.

The urban intensification of activities and redevelopment of existing land within urban zones is encouraged to support the District’s urban growth needs. This includes through increased housing densities and the development and implementation of urban intensification plans and development plans to achieve integrated settlement patterns and to complement the ongoing provision of new urban areas.

The Urban Growth Overlay maps the spatial locations identified in development plans that have been adopted by SDC. These assist, but are not determinative, in identifying where new urban areas can locate around townships and in delivering the outcomes that are anticipated to be achieved within these environments. Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.

The General Rural Zone activity-based rules apply to the land that is subject to the Urban Growth Overlay to enable the majority of rural land uses to continue. Additional rules apply to ensure that land use and subdivision development does not undermine the future zoning or development of the land that will assist in meeting the growth needs of the district. All other site-specific rules to achieve the urban growth outcomes will be determined through the zoning process”.⁹

Therefore, the NPS-HPL does not apply to the site because Clause 3.5(7)(b)(ii) excludes land that has been identified for future urban growth.

7. Conclusions

In summary, Reeftide supports Yoursection’s proposal to rezone the Site for residential development on the basis that the proposed plan change area is not HPL as it has been identified for future urban growth by SDC and thus the site is not HPL under Clause 3.5(7)(b).

⁹ <https://eplan.selwyn.govt.nz/review/rules/0/280/0/11969/0/207>