

COMMENTS ON LAND USE RECOVERY PLAN REVIEW

To: Land Use Recovery Plan Review
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From: SELWYN DISTRICT COUNCIL

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1. The Selwyn District Council wish to make the following comments on the Land Use Recovery Plan (LURP) Review.
2. These comments relate to Action 18 of the LURP.

Introduction

3. LURP Action 18 directed the Selwyn District Council (SDC) to amend its District Plan to include zoning and outline development plans (ODPs) for six areas around the township of Rolleston. These areas were identified within Chapter 6 of the Regional Policy Statement (RPS) as being suitable for greenfield housing development.
4. The RPS provides a solid policy framework for achieving integrated, connected and attractive living environments across the wider township. However, given this high level framework, the development of the ODPs required further detailed assessment of the resultant residential form and provision of infrastructure.
5. SDC has undertaken an extensive review of infrastructure provision for the new ODP areas in Rolleston, and in particular the provision of wastewater management in accordance with the Council's Long Term Plan. This review has determined that in order for the Council to provide sufficient capacity within its network for ODP Area 12, the sewer main will need to be laid along East Maddisons Road. The reconfiguration of infrastructure has subsequently meant that additional land needs to be included within the Rolleston greenfield urban growth area.

Proposed Amendments

6. SDC therefore seeks to include an additional 31 hectares of land to the greenfield housing development areas, being land bounded by Outline Development Area 12 to the north-west, East Maddison Road to the north-

east, Dunns Crossing Road to the south-west, and extending to the intersection of East Maddisons Road and Goulds Road. A locality plan of the area is attached as **Appendix 1**.

7. The location of the proposed ODP Area 12B will enable the efficient and integrated use of the proposed sewer main on East Maddisons Road. ODP Area 12B shall achieve a minimum of 10 households per hectare and support a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement.

Infrastructure Provision

8. The LURP seeks to ensure that infrastructure services are integrated with land use development. Action 35 directs the SDC to “provide for prioritised infrastructure programmes that identify capacity requirements and optimise available resources and funding to support the development of greenfield priority residential areas”. As noted above, the Council has undertaken an extensive review of opportunities for integrating infrastructure provision with greenfield residential land development to give effect to Action 35. This review has determined that the provision of infrastructure to ODP Area 12, and the existing subdivision to the north of Area 12, will necessitate the construction of a sewer main along East Maddison Road.
9. The proposed extension to the sewer main will be located directly adjacent to the land identified as ODP Area 12B. It is considered that the proposed extension of the greenfield area to include ODP Area 12B represents an efficient use of the wastewater infrastructure by utilising the proximity of the infrastructure and capacity for an additional 200 – 300 households within the 31 hectares of land. This will also enable a greater sharing of the costs associated with the construction and maintenance of the infrastructure.
10. It is considered that the proposed inclusion of ODP Area 12B represents the optimized use of the infrastructure provision for greenfield residential land development in the south-west of Rolleston. If ODP Area 12B is not included, it will be challenging to provide infrastructure provision to ODP Area 12 in the most effective manner for both landowners and Council. Therefore this situation is not giving effect to Section 4.4.1 of the LURP.

Greenfield Housing Development

11. The LURP seeks to ensure that greenfield housing areas “link to existing communities and support efficient expansion of infrastructure networks and services”. As discussed above, it is considered that the proposed ODP Area 12B supports the efficient use of infrastructure networks and services through utilizing the close proximity of the proposed wastewater infrastructure and enabling cost sharing for the infrastructure development.
12. In terms of proximity to existing communities, ODP Area 12B is located directly adjacent to the existing ODP Areas 12, 10 and 6. The inclusion of ODP Area 12B provides the opportunity to create additional pedestrian and cycle linkages between the three ODP areas.
13. Further, ODP Area 12B provides an easily definable urban form for the south-western edge of the Rolleston Township, through the use of the East Maddisons Road / Goulds Road intersection as the defining interface between the rural and urban edge. Developing residential lots on both sides of East Maddisons Road to the intersection will improve the urban legibility of the area. It is considered that the intersection of East Maddisons and Goulds Road provides a logical zone boundary, whereby the area becomes clearly urban to the north of the intersection.
14. Overall, it is considered that the proposed inclusion of ODP Area 12B will result in a clearly defined rural / urban boundary for Rolleston Township.
15. The provision of additional land for greenfield development will also contribute to an increased supply of housing within Rolleston, providing further opportunities for affordable housing typologies as identified in Outcome 6 of the LURP Review.

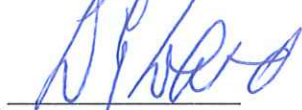
Proposed Action

16. SDC proposes that an additional 31 hectares of land, bounded by Dunns Crossing Road, East Maddisons Road and ODP Area 12 is included within the greenfield development areas for Rolleston as ODP Area 12B. The inclusion of this land would require the SDC to amend the District Plan to include zoning and an Outline Development Plan in accordance with Chapter 6 of the RPS to provide for ODP Area 12B.

Conclusion

17. SDC considers that the proposed inclusion of the ODP Area 12B provides for the optimisation of the infrastructure required for the servicing of existing ODP areas and creates an easily definable urban form for the south-western edge of the Rolleston Township. The availability of additional land for greenfield development will also contribute to the supply of dwellings in the Rolleston market, thereby creating additional affordable housing opportunities.

Dated 29 May 2015



David Ward
Chief Executive – Selwyn District Council

Outline Development Areas for Rolleston

