

Request for Private Plan Change

Carters Estate Ltd

Carters Road, Ashburton

August 2009

Ashburton District Council

Reference: 474001

Revision 1

ANNEXURE 1: CERTIFICATES OF TITLE

ANNEXURE 2: LOCATION OF PLAN CHANGE (PLANNING MAP 53)

ANNEXURE 3: OUTLINE DEVELOPMENT PLAN

ANNEXURE 4: ENGINEERING SERVICING REPORT

ANNEXURE 5: TOPOGRAPHICAL SURVEY

ANNEXURE 6: POTENTIAL SUBDIVISION SCHEME

ANNEXURE 7: SECTION 32 ASSESSMENT

ANNEXURE 8: STORMWATER TREATMENT PLANTINGS

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Request for Plan Change

Pursuant to Section 73(2) and Part 2 of the First Schedule of the Resource Management Act 1991

TO: The Ashburton District Council

Carters Estate Ltd requests the following change to the Ashburton District Council:

To rezone Lot 1 DP 24680, Lot 1 DP 30503, Lots 2 and 3 DP 30503 Ashburton from **Rural A** to **Residential**.

- The names** of the owner and occupier (other than the applicant) of any land to which this application relates are as follows:

N/a
- The location** to which this application relates is:

Carters Road, and Racecourse Road , Ashburton: The land is legally defined as Lot 1 DP 24680, Lot 1 DP 30503, Lots 2 and 3 DP 30503 held in Certificates of Title CB 6B/745, CB 12K/781, CB 12K/782 and CB 12K/782 over a total area of 9.05 hectares.
- Attached, in accordance with Section 73(2) and Part 2 of the First Schedule of the Resource Management Act, is an explanation for and a Section 32 evaluation and Assessment of Environmental Effects of the proposed plan change.

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

DATED:.....

Address for service:

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ASHBURTON
Attention: D Harford

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INTRODUCTION

OVERVIEW

1. Carters Estate Ltd ('the applicant') requests the Ashburton District Council ('the Council') to change the Ashburton District Plan by rezoning the land held in Lot 1 DP 24680, Lot 1 DP 30503, Lots 2 and 3 DP 30503 on Carters and Racecourse Road ('the site') from Rural A to Residential adopting the operative provisions of the Residential zone and provision for new standards, assessment matters and reasons for rules.
2. The evaluation under section 32 of the Resource Management Act 1991 (the RMA) and Assessment of Environmental Effects (AEE) has been prepared on behalf of the applicant in support of and forms part of the proposal.

PURPOSE OF THE PLAN CHANGE

3. The purpose of the Plan Change is to rezone some 9.05ha on the Ashburton town boundary from Rural A to Residential in order to provide for the continuing residential growth of Ashburton. This proposed plan change accords with the Ashburton District Development Plan (the District Development Plan) which shows the site is within an area suitable for future residential growth.
4. An Outline Development Plan, known as the **Redmond Outline Development Plan** ("the Redmond ODP") has been prepared as part of this Plan Change which validates the suitability of the site for residential zoning and activity. The site is considered suitable for rezoning as it provides for the integrated management of the effects of the development and use of the land.

OVERVIEW OF STATUTORY FRAMEWORK

5. The Resource Management Act (1991) is the principal legislation for the management of the natural and physical resources of New Zealand. The Act provides a framework within which a Plan Change proposal may be exercised, which is detailed as follows:

Section 5 – Purpose of the Act

6. *Section 5 outlines the Act's purpose as follows:*
 - (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
 - (2) *In this Act, "sustainable management" means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life supporting capacity of air, water. Soil and ecosystems; and*

- (c) *Avoiding, remedying or mitigating any adverse effects of activities on the environment.”*

Section 6 – Matters of National Importance

- 7. Section 6 – Matters of National Importance sets out the matters of national importance that shall be recognised and provided for:
 - (a) *The preservation of the natural character of the coastal environment (including the coastal marine area) wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development:*
 - (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development:*
 - (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
 - (d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers:*
 - (e) *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga*
 - (f) *The protection of historic heritage from inappropriate subdivision, use and development.*
 - (g) *The protection of recognised customary activities.*
- 8. None of the above matters are considered of direct relevance to the application.

Section 7 – Other Matters

- 9. Section 7 sets out other matters to which particular regard shall be had:
 - (a) *Kaitiakitanga*
 - (aa) *The ethic of stewardship:*
 - (b) *The efficient use and development of natural and physical resources:*
 - (ba) *The efficiency of the end use of energy:*
 - (c) *The maintenance and enhancement of amenity values:*
 - (d) *Intrinsic values of ecosystems*
 - (e) *repealed*
 - (f) *Maintenance and enhancement of the quality of the environment:*
 - (g) *Any finite characteristics of natural and physical resources:*
 - (h) *The protection of the habitat of trout and salmon:*
 - (i) *The effects of climate change:*

(j) *The benefits to be derived from the use and development of renewable energy.*

10. The matters of relevance to this Plan Change are the efficient use of natural and physical resources, the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment. The formulation of this Plan Change has had regard to these matters, and particular regard was had as part of this planning process and the development of the Redmond ODP.

Section 8 – Treaty of Waitangi

11. Section 8 requires that the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) be taken into account.

Section 31 - Functions of Territorial Authorities

12. Section 31 outlines the functions of territorial authorities in regards to giving effect to the Act as follows:

Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its District

- (1) *The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the District:*
- (a) *The control of any actual or potential effects of the use, development, or protection of and, including for the purpose of:*
 - (i) *the avoidance or mitigation of natural hazards; and*
 - (ii) *the prevention or mitigation of any adverse effects of the storage, use disposal, or transportation of hazardous substances; and*
 - (iii) *the maintenance of indigenous biological diversity:*
 - (b) *repealed*
 - (c) *The control of the emission of noise and the mitigation of the effects of noise:*
 - (d) *The control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes:*
 - (e) *Any other functions specified in this Act*
 - (f) *The methods used to carry out any functions under subsection (1) may include the control of subdivision.*

Section 32 – Consideration of Alternatives, Benefits and Costs

13. Section 32(1)(c) and (d) sets out that the applicant and territorial authority shall evaluate a proposed plan change in accordance with section 32(3) – (6) as follows:

- (1) *In achieving the purpose of this Act, before a proposed plan, proposed policy statement, **change** or variation is publicly notified, a national policy statement or New Zealand Coastal Policy Statement is notified under section 48, or a regulation is made, an evaluation must be carried out by*

- (d) *the person who made the request, for plan changes that have been requested and the request accepted under clause 25(2)(b) of part 2 of the 1st Schedule.*
- (2) *A further evaluation must also be made by*
- (a) *a local authority before making a decision under clause 10 or clause 29(4) of the 1st Schedule; and*
- (b) *the relevant minister before issuing a national policy statement or New Zealand coastal policy statement*
- (3) *An evaluation must examine:*
- (a) *the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
- (b) *whether, having regard to their efficiency and effectiveness, the policies rules, or other methods are most appropriate for achieving the objectives.*
- (3A) *This subsection applies to a rule that imposes a greater prohibition or restriction on an activity to which a national environmental standard applies than any prohibition or restriction in the standard. The evaluation of such a rule must examine whether the prohibition or restriction it imposes is justified in the circumstances of the region or district.*
- (4) *For the purposes of the examinations referred to in subsections (3) and (3A), an evaluation must take into account.*
- (a) *the benefits and costs of policies, rules, or other methods; and*
- (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*
- (5) *The person required to carry out an evaluation under subsection (1) must prepare a report summarising the evaluation and giving reasons for that evaluation.*
- (6) *The report must be available for public inspection at the same time as the document to which the report relates is publicly notified or the regulation is made.*
14. An analysis of this proposed Plan Change pursuant to Section 32 is detailed further in this report.

Section 73 – Preparation and Change of District Plans

15. Section 73(2) sets out that any person may request a territorial authority to change a District Plan in the manner set out in Schedule 1 of the Act. Clause 22 of Part 2 of Schedule 1 states that a plan change request must:
- Explain the purpose and reasons for the request;
 - Assess the environmental effects, taking into account the provisions of the Fourth Schedule of the RMA, in such detail as corresponds with the scale and significance of actual or potential environmental effects anticipated from the implementation of the requested plan change; and
 - Contain an evaluation under Section 32 of the RMA of any objectives, policies, rules or other methods proposed.

16. These matters are addressed in the sections that follow.

EXPLANATION

17. The site comprises a total area of 9.05ha. It is currently zoned Rural A in the District Plan and consists of four underlying titles as shown in Table 1 below:

Address / Legal Description	Current use	Area
Lot 1 DP 24680 = held in CB 6B/745- Barry J Redmond	Contains the existing dwelling and grounds with the balance utilised as pastoral land	2.0324ha
Lot 3 DP 30503 - held in CB 12K/783 - Barry J Redmond	Currently utilised as pastoral land	2.0324ha
Lot 2 DP 30503 held in CB 12K/782 – Barry J Redmond -	Currently utilised as pastoral land.	2.0381ha
Lot 1 DP 30503 held in CB 12K/781 – Barbara J Redmond	Contains an existing dwelling and grounds with the balance utilised as pastoral land.	2.9661 ha
TOTAL		9.05ha

Table 1: Legal Description, Use and Area

18. The site is bounded by Carters and Racecourse Road. The District Plan shows Carters Road as a local road and Racecourse Road as a principal road. As can be seen on the Outline Development Plan there will be six points of access onto the above roads under the proposed re zoning. This is discussed in detail in the Traffic Assessment that accompanies this Plan Change.
19. The site is flat in topography except for a slight gradient which falls in a northwest to southeast direction. The extent of this fall is shown on the topographical maps appended to this application. The New Zealand Land Resource Inventory (NZLRI) and Environment Canterbury GIS shows this site has predominantly Mayfield moderately deep silt loam soils. These soils are generally suitable for both arable and pastoral use and are relatively free draining soils.

THE SITE & SURROUNDING AREA

20. The site is situated within an area that has been identified as suitable for residential development as was identified by the Ashburton District Development Strategy adopted by the Council in 2005.
21. The site is currently separated into four separate legal parcels each with their own certificate of title as described in section 17 above. There are two dwellings situated within this block of land, both of which are owned by the applicant. The dwelling at 18 Carters Road is resided in by the applicants and the dwelling on Racecourse Road is currently leased and in the future is intended to be removed off site from its present location

22. To the southeast of this land on the Carters Road/Allens Road corner is a 2.4ha Rural A zoned property with an existing dwelling and associated garaging. To the east beyond this site, on the opposite side of Allens Road, is land zoned residential which encompasses the entire block of properties bound by Allens, Racecourse and Belt Roads. Some of this land is already established with existing residential dwellings and infrastructure. This land formerly had an overlying subdivision restriction (defined by rule 6.6.5.1.3 of the subdivision rules within the Ashburton District Plan) for the purposes of flood protection. This restriction has since been lifted since the stopbanks on the north branch of the Ashburton River have been erected. The site does however have a low flood risk notation as shown on planning map 53 of the District Plan. A flood hazard assessment has been sought from Environment Canterbury identifying what the potential flood risk is. This is included within the Engineering Servicing reports contained in Annexure 4.
23. To the north of the site on the opposite side of Racecourse Road are Rural A zoned properties which vary in density from 2.0 hectares to generally 8 hectares in area. This land has been identified as being suitable for "Greenbelt Residential" development in the Ashburton District Development Plan which provides for larger rural-residential types allotments which would contribute to a greenbelt type appearance around the Ashburton urban/rural fringe.
24. On the opposite side of Carters Road to the south of the site are a series of approximately 2.0ha Rural A Zoned properties some of which contain a dwelling and accessory buildings. Beyond this to the south is the Mill (Wakanui) Creek and a recreation reserve, Argyle Park.
25. Racecourse Road is classified as a Principal Road and Carters Road is classified as a local road.
26. Racecourse Road provides direct access both to the Ashburton township to the east and the rural areas to the west. Racecourse Road has a speed limit of 100km/hr beyond the point just west of the intersection with Allens Road. Carters Road speed limit is 100km/hr.
27. There are no designations, heritage buildings, structures or significant trees on the application site that affect this plan change proposal.

NATURE OF THIS PLAN CHANGE

Purpose of the Plan Change

28. The purpose of this Plan Change is to enable activities to be undertaken on the site within the provisions of the existing site and zone standards.
29. The Redmond Outline Development Plan and the proposed on-site servicing report(s) describe the suitability of this site for its new zoning and provide a workable and co-ordinated framework for future development.
30. The Redmond Outline Development Plan is attached as Annexure 3.

Reason for this Plan Change

31. Detailed investigation of the site, its surrounds and the future development strategy undertaken by the Ashburton District Council identified this land as suitable for future residential development. This Plan Change seeks to initiate the rezoning which provides for continued residential growth of Ashburton and the Ashburton District.

32. This Plan Change has come about because it has been identified that there is potential future demand for residential housing in Ashburton. As a variation to standard residential development the applicant wishes to implement low residential density allotments including provision for new rules requiring minimum allotment sizes that will allow larger residential sections which incorporate low impact design principles within the development. This need is as a result and desire of the applicant to create a special type of low density residential development on the urban fringe of Ashburton. The rationale for future development of this land is discussed further in this document.
33. The District Development Plan adopted by the Council in 2005 considered growth projections for this District. These were based on records of building and subdivision, school rolls and real estate sales. The population within the District is expected to exceed 30 000 people within the next 14 years. The District Development Plan identified that based on current demand for residential land relative to supply, some of the demand could be met in different ways, for example urban fringe/rural edge properties and an expected need for smaller dwellings. Changes in the demographic profile and projected growth for Ashburton required consideration to be given to expanding residential land development and expanding the type of residential environment that is available to meet existing and future residential needs. This plan change, as can be seen from the ODP, will provide an option for lower residential density on what is an area situated right on the urban/rural fringe of Ashburton. This provides some security for future landholders in the knowledge that the site density of their neighbouring allotments are not subject to re-subdivision to become sites created at less than a minimum site density of 2000m².
34. This site has been identified in the District Development Plan as part of a larger block of land bound by Racecourse Road, Allens Road, Farm Road and the Mill Creek (Wakanui Stream) suitable for approximately 40ha of residential zoning. At this time the Council is in the early stages of preparing a District Plan review which may include rezoning of land to residential. What investigation work Council has undertaken into the suitability of the land for rezoning and its ability to be serviced for wastewater and stormwater disposal is unclear at this point however this proposal is accompanied by comprehensive engineering servicing reports which details servicing ability and options.
35. This proposal includes provision for low density residential zoning which would tend to fit well with the proposed greenbelt residential zoning proposed in the Ashburton Development Plan to the north/north east, the existing residential zoning to the south/southeast and the existing reserve area (Argyle Park) to the west.
36. The site included within the ODP includes provision for common areas as open space which is free to be utilised by all owners/occupiers of the proposed sites within the development and who automatically become members of the "body corporate" which essentially provides the control, management, use and enjoyment of the common property. These specific details will be covered within the subdivision application to Council following approval of the Plan Change.
37. The site has been identified as suitable for residential zoning however the specific use of the land area would be subject to either change to the District Plan by a local authority (under part 1 of the 1st Schedule of the RMA) or as a Private Plan Change (under part 2 of the 1st Schedule RMA) as is proposed under this application.
38. This proposed plan change is in general accordance with the development plan, but in addition significant consideration has been given to appropriate urban design principles.
39. This Plan Change provides a new zoning for the site being the proposed Residential zone. In general this residential zoning will replicate the existing residential zone rules except for a specific rule will require new allotments to be of a minimum size whilst still utilizing the existing site standards for building coverage, setbacks, recession lines and outdoor living space. In terms of

how this is provided for in the District Plan new site standards in the District Plan are provided which are detailed later in this application.

Residential

40. The proposal includes utilising the existing residential zone provisions with a minimum site density with building commitment of 2000m². The applicant's intention is to provide for larger residential allotments as this area was seen as having potential to provide for larger residentially zoned sites as a transition between the residential zone and the possible greenbelt residential zone. It is intended to be a low density residential area to cater for sections greater than a standard "quarter acre" section yet less than the rural residential zone minimum of 4000m². The area will provide for allotments giving the overall development an appearance of lesser density and more open space from a visual perspective. This way the development will not look out of place in the future dependant on how adjoining landholdings develop their sites, if at all, to either a standard residential zoning as provide for in the District Plan residential zone rules now or some other form of residential development.
41. It can be said that the location of this site on the northwest of Ashburton does have good visual aspects to the west and north. Therefore, an opportunity for greater areas of open space with good urban design by locating living and outdoor areas with a good northerly aspect makes larger residential allotments an attraction.
42. The allotment size at a minimum of 2000m² is considered a larger residential allotment as an alternative to the larger 4000m² rural residential allotments (serviced) and the standard residential allotment size typically 600-900m². The proposed size allows scope for a larger dwelling with accessory buildings plus provision for substantial lawn/garden areas with potential for expansive landscape planting which is more residential in appearance than rural residential.
43. The land is not proposed to be developed as a compact urban form but a more open form which appeals to people wanting a level of manageable open space within their own allotments and be part of a common land area which is managed on their behalf. This development is seen as having an unusual quality but will contribute and blend amongst the surrounding land environment whether that be based on the Council following its adopted Development Plan zonings for this area or some other alternative to the current Rural A zone.
44. The proposal involves land which can connect into infrastructural services with capacity in the system to provide water, wastewater, electricity and telephone services therefore retention of a Rural A zone is unrealistic.
45. Furthermore, the low density site size proposed is consistent with the existing objectives and policies for the residential zone, in particular those relevant for character and scale, pleasantness and amenity of a residential environment.
46. Therefore there is no new residential zone proposed to be included in the District Plan however there is provision for sites to be created as a minimum area described above and the applicant may at the time of subdivision create larger allotments and show these upon a scheme plan albeit, with the exception of minimum site density, they will be bound and administered under the existing residential zone rules.

Statutory Documents

47. The Canterbury Regional Policy Statement (RPS), the Transitional Regional Plan, the Natural Resources Regional Plan and the Ashburton District Plan form part of the resource management

framework under which the Ashburton District functions. The compatibility of this Plan Change with these documents is detailed as follows:

Canterbury Regional Policy Statement

48. The RPS has been operative since 26 June 1998. The RPS provides an overview of the resource management issues of the region. It sets out how natural and physical resources are to be managed in an integrated way to promote sustainable management. District Plans have been prepared in accordance with the RPS and the Resource Management Act directs the Council to have particular regard to this document.
49. A key issue to consider is whether changing the zoning of the site in the District Plan would make the District Plan inconsistent with the RPS. For the purposes of this assessment, it is accepted that the District Plan, in its present operative form, is consistent with the RPS.
50. The proposed plan change has been developed as being consistent with the relevant zone purpose, objectives, policies and performance standards of the District Plan for the existing zoning. As far as new rules, reasons for those rules and performance standards are concerned these are detailed at the end of this application. Any actual or potential cumulative adverse effects have been assessed as likely to be no more than minor. It is therefore considered that altering the zoning(s) in the District Plan will not render the District Plan inconsistent with the RPS.
51. The issues relate to patterns of land use which can constrain future populations and communities in urban areas from meeting their needs. In this proposal it is promotion of a development which is in accord with relevant policies for the settlement and built environment discouragement of urban development where there are effects on water supplies and natural waterways, ability to provide suitable infrastructure, pressures on or inability to provide access to public transport and effects on the landscape ecology. All of these matters can be avoided or mitigated in this development therefore being consistent with the RPS.
52. Essentially, with the expansion of a rural town, such as Ashburton, regard is to be had to efficient use and development of natural and physical resources and the wellbeing of communities and people. In this regard the introduction of a residential zone into a potentially future larger residential development on the urban fringes is an efficient development of a physical resource and indeed provides for the wellbeing of communities and people.
53. A separate issue concerns the consistency of the proposed plan change with the relevant objectives and policies of the RPS itself. The RPS contains objectives and policies that may be relevant to this proposal and these are set out below.
 - Chapter 9 of the RPS deals with water. Objectives and policies in this section deal with managing discharges and water quality. Relevant objectives and policies may include Objective 3 and Policy 9, relating to managing the effects of discharges on water quality. As discussed in the stormwater disposal assessment, stormwater from any future residential and commercial activities on the site can be adequately catered for.
 - Chapter 12 of the RPS deals with settlement and the built environment. Objectives and policies in this section address the effects of development on the environment and on the natural and physical resources. Relevant objectives and policies in Chapter 12 include Objective 1 and Policy 2, which deal with managing the effects of urban development and settlement expansion on amenity values. As discussed in this application, the proposal has been assessed as unlikely to result in any adverse effects on amenity values owing to the provision of the existing comprehensive set of

rules applicable to the Residential zone and a new rule(s) for the Residential zone that provides a minimum site density specific to this development.

- Objective 2 and Policy 3 in Chapter 12 relate to managing the effects of development on the roading infrastructure. Chapter 15 of the RPS deals with Transport. Policy 1 in Chapter 15 requires that Canterbury's existing transport infrastructure is protected. As addressed above, the proposal is assessed as unlikely to have any adverse effect on traffic safety levels at intersections or in respect of vehicle access and the existing Racecourse, Allens, Carters and Farm Road infrastructure. The site is of sufficient size to enable compliance with the relevant rules of the Transport section of the District Plan, while the application site adjoins an existing residential zone such that the proposal will not result in an inefficient use of existing transport infrastructure.

54. In summary, there will be no adverse effects which result in environmental outcomes which are not consistent with the above objectives and policies from the RPS.

Transitional Regional Plan and Natural Resources Regional Plan

55. The Regional Council's role and responsibilities which relate to this Plan Change are to;

- Protect water quality and quantity;
- Reduce adverse effects on the environment from waste disposal; and
- Protect existing good air quality and improve poor air quality.

Water

56. The proposed engineering servicing report, provided by E² Solutions Ltd (E2s) provides the details for the ability for future dwellings to be provided with a reticulated water supply.

Sanitary Sewer

57. The engineering servicing report prepared by E2s details servicing for future dwellings to have connection to a reticulated sewer. This has comprehensively been researched and analysed as this required appropriate design to be able to reticulate and control effluent disposal for the entire site. This was undertaken with high levels of consultation with Ashburton District Council Water Services management.

Stormwater

58. Proposed stormwater generation from hardstand areas and roofwater will be disposed of on site via overland swale and detention basin treatment in terms of a "first flush" of treatment. This discharge will be subject to the relevant rules of the Transitional Regional Plan (TRP) and Natural Resources Regional Plan (NRRP). It should be noted that the applicant will be applying for discharge consents from Environment Canterbury for the disposal of stormwater concurrent with this Plan Change proposal. This is seen as a critical element of the future development of this site. Specific details of this are included within the engineering services reports included as Annexure 4.

Air Quality

59. There are few issues surrounding air quality as part of this Proposed Plan Change. Other than discharge emissions to air from vehicles it is considered all new dwellings erected will be installed

with appropriate heating systems that meet the requirements of Environment Canterbury. This will include approved fuel burners in accordance with the requirements of the Air Quality Chapter of the Proposed NRRP.

Ashburton District Plan

60. The Ashburton District Plan promotes the sustainable management of the Ashburton District through the use, development and protection of natural and physical resources. The District Plan identifies issues and each issue has a relevant set of objectives, policies and rules. The zone statement for the Residential zone is;

The residential zone covers the residential areas of Ashburton Town (Kapuka), Methven and Rakaia, and provides principally for low density and low height permanent living accommodation. Within the Residential Zone in Ashburton Town (Kapuka) there is an area identified to provide for slightly higher density living accommodation in close proximity to the town centre. The purpose of the zone is to maintain residential areas with ample open space for tree and garden plantings and with minimal adverse environmental effects experienced by residents

61. The compatibility of the Plan Change with the Ashburton District Plan is evident whereby the Plan Change does not propose to delete any text from the District Plan, but proposes additional rules in Chapters 6.6 and 7.2, new assessment matters and reasons for those rules to allow for the provision of the Redmond Outline Development Plan. It is considered that this Plan Change is in keeping with the policy direction of the District Plan and that direction adopted by the Council in the Ashburton District Development Plan

Plan Change Matters

62. The proposed Redmond Outline Development Plan area provisions including all relevant engineering details have been developed after analysis of the appropriateness of the site for residential development given issues associated with the rezoning of the subject land from Rural A to the new proposed residential zoning. The relevant issues are as follows:

- Flooding (localised and floodplain)
- Urban form and function (including Residential density and ODP)
- Cultural (this includes Iwi and archaeological values)
- Traffic
- Waterways
- Servicing, and
- Stormwater.

63. All of the above matters have relevance to the rezoning and provide a check to assess and consider in relation to identifying any existing District Plan considerations or deficiencies, and the assessment of any information gaps the process may have identified.

Flooding

64. Environment Canterbury has been consulted for advice in terms of flooding issues for land in the area. Of note was that the adjoining land southeast of this site which is zoned residential was subject to a subdivision restriction on that land. This subdivision restriction was a site standard

and restricted the creation of new allotments on this land until such time as the North Ashburton River Protection works were upgraded to provide protection from a 1 in 200 year return period flood. These river protection works were completed approximately three years ago and have since this time been given approval by Environment Canterbury's river engineering section that the protection works are constructed to a sufficient standard to withstand a 1 in 200 year event flood hazard. Therefore this site standard in the District Plan is no longer applicable.

65. However a flood hazard assessment has been sought from Environment Canterbury based on the low flood risk notation shown on Planning Map 53 and the potential for some localised flooding on the site from Wakanui Creek. There may be times of significant stormwater events where localised flooding may occur however the building code required new dwellings to be erected to a minimum floor height (150mm above ground level) in any event so substantial assets such as dwellings are afforded a level of protection from localised flooding events. More details on this matter are provided within the engineering reports.

Urban Form and Function

66. As part of the planning process a detailed layout for the land has been prepared to ensure that a number of the critical elements in terms of urban form and function (e.g., accessibility, stormwater provision, open space provision, protection of infrastructure) are in place. This is attached as Annexure 3 Urban Design Layout. The detailed layout in turn provides the basis for the Outline Development Plan and the assessment of particular environmental impacts (e.g. traffic generation).
67. Urban form and function concerns the suitability of the proposed land for urban (residential) use at a number of levels. These can be summarised as follows:
- metropolitan (regional),
 - district; and
 - neighbourhood and community.

(i) Metropolitan (regional)

Residential development in the regional context (including Ashburton District) has been increasing in recent years. Within that context, Ashburton is receiving increased demand for residential sections bringing with it demands on employment, community (i.e. education) and shopping needs.

Ashburton is strategically well located in terms of the regional transport network, other major activity areas in the district and the Ashburton urban area, and will continue to consolidate as the main urban community and service centre for the district.

(ii) District

In looking at the potential for urban growth at Ashburton, then the subject land has a number of advantages. These can be summarised as:

- it is a logical extension to the existing Ashburton urban area which abuts the subject land on Allens/ Racecourse Road and to an extent, Farm Road;

- the land will have sound defensible boundaries in terms of urban growth;
- the land has been identified in Council's District Development Strategy as suitable for future development;
- the topography is flat;
- the land will have good connectivity to the adjoining established urban area, and
- stormwater can be addressed within the confines of the site.

68. In addition, the land can be developed in an integrated manner and is a logical and coordinated extension to the development provisions now encompassed in the District Development Plan.

(iii) Neighbourhood and Community

Rezoning the subject land as proposed will achieve a number of important urban design outcomes. These include:

- consolidation: the development consolidates an urban area of north Ashburton to provide a transition from Rural to Residential zoning ;
- connectivity: the development can link into the existing roading network at Carters, Racecourse Roads and linking to Farm and Allens Roads with the principal points of access being to Carters and Racecourse Roads.
- legibility and identity: the proposal offers good legibility, building on the proposed open space and links along the roadway boundaries connectivity to the Allenton Shopping network and central town and facilities to the south.
- Existing infrastructure in terms of the road network is recognised and provides efficient and effective links to the developed urban area to the northwest, west and south of the subject land.

69. The proposed rezoning provides for an additional living density option on the urban fringe which will help provide a range of household compositions. This in turn assists in blending with the proposed greenbelt residential zoning on the periphery of Racecourse Road.

70. The Residential zone areas will create an open spacious living environment greater than what is sought for this zone with generous streetscape and good access to essential community facilities. It will achieve the minimum living density outcomes as sought by the District Plan.

Outline Development Plan

71. An Outline Development Plan has been prepared as part of the Plan Change to ensure a number of outcomes. In particular, it has been designed to secure:

- (i) integration of the subject land as part of the Ashburton District Development Plan;
- (ii) up to a maximum of 26 larger residential allotments allowing plenty of scope for individual landscape and amenity design and privacy.
- (iii) a transport network including access ways, that allow access to the exterior areas of the site;

- (iv) proposed stormwater management areas that integrate with the existing stormwater management network for this northern side of Ashburton i.e. northeast of Wakanui Creek; and
 - (v) delivers additional amenity and design outcomes in respect of the subject land.
72. Outline Development Plans are generally considered to be simplification of a development framework. In this case, a planning process which will sustainably develop the site and provide for the needs of the wider District.
73. The Redmond Outline Development Plan incorporates the whole site the subject of this Plan Change. The majority of the Ashburton block within the bounds of Alford Forest Road, Middle Road, Farm Road and Allens Road west of the site is a residential zone (except Argyle Park and west of Carters Road) hence this Plan Change can be seen as an expansion of urban land within what can be seen as the urban fringe of Ashburton.
74. The ODP includes transport links and common area. The proposed design philosophy is to provide for the best possible outlooks from the development whilst encouraging common land for recreational use of those persons within the development to utilise. The area will also look attractive to those people looking in from adjoining roading and the established housing and farming areas. The location of the site can provide expansive views of the Southern Alps mountain range looking north and due to the size of each section allows scope within each allotment for positioning of buildings such that there are options for good separation between buildings.
75. There is no surface waterway that passes through the site however artificial surface waterways for the purpose of overland flow by gravity are to be created culminating in a stormwater detention area in the form of an artificial wetland. Greater details and diagrams of the site are included in both the stormwater design detail and engineering reports contained in Annexures 4 and 8.
76. The potential yield of allotments for this development can be quantified within the 9 hectare area which is specifically designed with minimum allotment sizes, within common areas and stormwater detention where the outline development can be determined with a high level of certainty. It is considered that a maximum number of allotments for this zone based on a minimum allotment size of 2000m² (and excluding the applicant's existing residence and grounds) is potentially 26 allotments for this proposed residential zone.

Cultural

77. The site contains no heritage buildings or archaeological sites by reference to the Operative District Plan. It is our understanding that key issues for Te Runanga O Arowhenua relate to water quality of both ground and surface waters and in particular the protection of surface water. In our opinion the key issues that Te Runanga O Arowhenua would be concerned about are addressed in the sense that the proposed Plan Change development provides both a reticulated wastewater system and stormwater detention pond plus swale system from treatment of stormwater prior to discharge from the site therefore protecting both ground and surface water systems.
78. Further to this both Te Runanga O Ngai Tahu and Te Runanga O Arowhenua will receive public notice of the Plan Change request should the Council choose to accept the request.

Traffic

79. Because of the low level of anticipated traffic from this proposed residential development the traffic impacts are considered to be as detailed below.

The Traffic Environment

80. The site is bounded by Racecourse Road to the north and Carters Road to the south. Farm Road and Allens Road intersect with both Carters and Racecourse Roads to the west and east.

Racecourse Road

81. Racecourse Road which bounds the site to the north is classified in the District Plan as a principal road. Racecourse Road provides connection between State Highway 1 in the east through to State Highway 77 in the west.
82. Racecourse Road has a relatively straight and flat alignment save for a slight curvature outside the site. The road has a sealed width of 8.0 metres along the majority of its length. There are no footpaths on either side of the road however grassed shoulders or berms on either side of the road are between 4.8 and 5.2 metres in width.
83. Any on-street parking is unrestricted along the length of the road, and the existing residential activity located along the south side of the road generates little demand for on-street parking.
84. The traffic count records for Racecourse Road (west of Allens Road) was 1426 ADT recorded in April 2008. This location is more semi-rural than it is urban at present however it is considered that with the future anticipated residential development of this area the existing formation of Racecourse Road will easily cope with additional traffic volumes. An urban principal road within the Ashburton District can cater for a typical daily traffic flow of up to 6000 vehicles per day before it would become noticeable that the level of service is affected.
85. This current traffic volume is within the envelope of what a rural principal road is anticipated to carry and it is anticipated that with some thirteen additional residential properties proposed to access Racecourse Road some 80-100 additional total vehicle movements are anticipated per day. This is still within the anticipated envelope for traffic of what could typically be carried by a principal road.
86. The Farm and Allens Road intersections are controlled by Give Way controls against those roads while the Carters Road intersections are uncontrolled. The sight distance available at all intersections exceed relevant geometric design requirements owing to the straight alignment of all of the roads except the Farm Road/Racecourse Road intersection where there is 100 metres sight distance between the curvature in Racecourse Road to the west and the intersection. This speed zone is set at 100km/hr.

Carters Road

87. Carters Road which bounds the site to the south is classified in the District Plan as a local road. Carters Road provides direct access between Allens Road and Farm Road.
88. Carters Road also has a straight and flat alignment. The road has a 6.0m wide roadway with 6.0m wide grassed shoulders/berms on both sides of the road.
89. Council traffic count records indicate that Carters Road outside the site carries around 53 vehicles per day ADT August 2008. This volume is very low for a rural local road.
90. Carters Road has a speed limit of 100km/hr along its length. The proposal is to allow up to twelve residential properties to access Carters Road and it is anticipated 80-90 additional vehicle movements could access the road upon development completion. Even with the additional traffic the anticipated levels are still within the envelope for what could typically be carried by a local road.

Road Network Effects - Racecourse Road

91. The proposal is estimated to result in an increase in traffic volumes from around 1420vpd to around 1520vpd. This increase is not significant (+9%), it will not result in the traffic volume on Racecourse Road exceeding an accepted urban principal road envelope of up to 6000 vehicles per day at which point anecdotal evidence suggests that residential amenity effects become more apparent.
92. The additional traffic on Racecourse Road will still leave substantial gaps in the through traffic flow such that exiting delays from the rights of way will remain low. When spread across the day, this modest amount of additional traffic will have no measurable effect on the continued safe and efficient operation of this principal road.
93. Consideration also needs to be given to reviewing the location of the speed limit signs located on Racecourse Road, to the west of the Allens Road intersection. Given the proposed direct site accesses to Racecourse Road, it is recommended that the 100km/h limit change to a 70km/h limit on the present location, with the 100km/h limit being located some 300-400m further west to beyond the Farm Road intersection.
94. A preliminary speed assessment of Racecourse Road between Allens Rd and Farm Rd following development of the land in accordance with the Outline Development Plan as per the indicative subdivision plan. Using NZTA rating criteria, this assessment suggests that the speed limit of this section of road should be 80kph. For consistency however, it is suggested that it is more appropriate to extend the existing 70kph zone to a point just west of Farm Road. It is understood this process will be outside the District Plan.

Road Network Effects - Carters Road

95. The proposal is estimated to result in an increase in traffic volumes from around 53vpd to around 140vpd. While this increase is significant (+63%), the traffic volume on Carters Road will remain well within acceptable levels for a local road.
96. The additional traffic on Carters Road will also still leave substantial gaps in the through traffic flow such that exiting delays from the proposed rights of way will remain low.
97. The roadway width of Carters Road is also ample to cater for through traffic and the sealed width will not require widening from the present 6.0m width to provide additional space should a vehicle be waiting to turn right into the site.
98. The indicative access points are shown on the ODP.

Waterways

99. There are no natural waterways that pass through the site. Artificial waterways are to be created as part of both on site stormwater management and as a wetland feature for the site.

Servicing

100. An engineering servicing report is attached as Annexure 4. This report concludes that the potential dwelling sites in the proposed rezoned areas can be serviced by gravity sewer reticulation on the block, pumped to the existing Council sewer reticulation (probably extended to the grit chamber) following storage. High pressure water reticulation will be connected to the existing water supply system. Some minor upgrading within the existing networks is anticipated.
101. The disposal of stormwater assessment concludes that the site is not well suited to ground soakage as a method of stormwater disposal because of potentially high ground water levels. However, long term stormwater solutions are available. The stormwater management system

detailed for the area provides water quality treatment for the 'first flush' event and storage, to provide a high level of protection for residents within and downstream from the development in extreme rainfall events.

102. Stormwater management areas are identified on the proposed Outline Development Plan for the area.

Natural Hazards

103. It is understood that the site is not subject to significant flooding or geotechnical hazard constraints. Based on a 1 in 200 year flood hazard event (0.5% AEP) the site is afforded protection by the construction of the river protection works on the North Branch of the Ashburton River. The flood hazard assessment which forms part of the engineering servicing documents included as Annexure 4 discusses the potential for flooding from a 1 in 500 year event (0.2% AEP). This is a level of flood risk that is of a very low probability but high impact. As I understand the position of the District Council on the matter of the 1 in 500 year event, a mitigation factor such as a minimum floor height above what is required under the building code, is imposed. .

104. Reserves

It is not proposed to provide public reserve or open space areas as part of this plan change proposal. The reasons for this is the site is relatively compact in area and the proposal is to provide a common area for use and enjoyment of the landowners within the Outline Development Plan area. This site is located within close proximity to a large recreation reserve being Argyle Park so it is seen that the lack of an open space on this site does not provide any significant recreational disadvantage to the public. The specific details regarding no provision of public open space are dealt with at the time of applying for subdivision and this includes the details with regard to a reserve contribution.

ASSESSMENT OF EFFECTS

105. Clause 22(2) of the First Schedule of the Resource Management Act requires that where environmental effects are anticipated from the implementation of a Plan Change, an assessment of those effects shall be provided.
106. The actual and potential effects from this Plan Change are as follows:

Effects on the Ashburton Community

107. The proposed Residential zone provides for similar densities to the properties to the northwest, south and west. The future development of this site will create a number of lower density residential sections which subsequently provides purchasers, the option of a larger land area to create outdoor landscaping and space for on site amenity on the rural/urban town fringe.
108. As is shown in the ODP detail submitted as part of this Plan Change there is provision on site for recreation in terms of the common area located centrally amongst the residential areas with provision for access which provides connections to both road frontages.
109. There will be an increase in traffic generation as a result of the future development on this site. On average, a residential unit typically generates up to 8 vehicle movements per day. The traffic effects will typically involve peak traffic movements in the 7.45am to 9.00am period and again from 4.30pm to 6.00pm for vehicle movements associated with typical work times. It is

considered that although this Plan Change will alter the character of what was a rural environment, it will have very minor effects on the existing neighbourhood and Ashburton Community.

110. From a socio-economic perspective the proposal includes some 9ha of land being made available for low intensity residential use which will offer future choice in terms of variety and orientation of the allotments for building upon for land purchasers. The proposal will essentially increase the availability of quality saleable residential sections in Ashburton. .
111. This development will provide support for local business and services and enable the upgrading or addition of new facilities, businesses and services through financial contributions to community infrastructure. Therefore the likely effects in terms of a community benefit will be positive.

Effects on the Site

112. The site is presently zoned Rural A and has been used for grazing and arable farming. As the land is close to existing residential amenities, it can be serviced with essential utilities and can provide for future residential development in accordance with the Redmond Outline Development Plan.
113. The proposed size and alignment of allotments will allow for a transition of the existing urban area to the adjoining rural zone. The development reflects the existing residential zone which already defines the south-northwestern edge of urban Ashburton and as such provides a well defined low density residential edge to this section of the urban area.

Amenity Effects

114. From an amenity perspective the site is to be developed within an open rural setting. This proposal will change the existing environment with the future erection of dwellings, the inclusion of formed and sealed access ways, infrastructure, subsequent vehicle movements and typical noise from predominantly residential development within this area which alters the ambient noise environment.
115. However, in consideration of the above the location of the site is within an area that is developed with residential sections to the northwest and on either side of the development to the west and east there are existing dwellings on landholdings generally of 2ha in area with established vegetation. As indicated above the amenity of the site will change however it is noted that this site was identified as suitable for development with the adoption of the Ashburton District Development Plan in 2005.
116. The Ashburton Development Strategy as it applies to this site provides for residential zoning over both the applicants and all that land bound by Racecourse, Farm, Wakanui Creek and Allens Road. This proposal only encompasses some 9ha of the approximately 40 ha of land available within these bounds however as it has been detailed in this application this development is not a typical residential development in terms of site density and functioning. Minimum site areas are imposed with linkages to both the existing and potential urban areas in proximity.
117. Adverse effects on residential character and amenity are not considered to arise with the establishment of residential activities especially considering the minimum allotment areas proposed.

Visual Amenity

118. Notwithstanding the above, it is acknowledged that this development will be a slight contrast to the existing rural zone and environment that has existed on this site of Carters Road for many years.

However, it must be considered that the land holdings in the vicinity range from 1.9 – 4 hectares in area and therefore this proposal provides a transitional allotment size of 2000m² albeit a buffer area is provided in terms of the two road boundaries and the intent of Council to look at a greenbelt residential zoning on the periphery of Racecourse and Farm Roads.

119. In time the development of each section with a dwelling erected will encourage the establishment of amenity planting and landscaping so that the site is characterised by a level of open space to compliment the proposed common areas of open space and therefore develop a greater level of open space over built form. In terms of the proposed residential zone for this development compliance with bulk and location standards in conjunction with boundary treatments along internal boundaries (fencing, hedging, trees), landscaping along both road frontages a shown on the ODP and landscape gardens and lawns will also mitigate any adverse privacy effects associated with increased activity on the site.
120. In regards to the design of the ODP it provides for future residential development with a consistent theme over the site. The emphasis is very much toward low impact design which includes open space recreational areas, wetland areas which are planted out as a design feature and serve as a stormwater detention and management area and scope for individual design and landscaping within each individual allotment. With regard to the streetscape there will be vehicle access points to both existing roads with most allotments accessed by rights of way via easements at time of subdivision.
121. Good visual connection with the street and pedestrians will occur and specifically considering the views of the development from nearby dwellings, and in time vegetative plantings on the external boundaries fronting Carters and Racecourse Roads will provide some screening of the sites.
122. With regard to the streetscape, it is proposed to include new landscape plantings in the form of trees and shrubs along the property frontages which forms part of the ODP. The applicant will determine the appropriate plantings and details following approval of the Plan Change as part of the final subdivision scheme plan. . It is considered that this landscaping will provide the site with a pleasant and visually attractive appearance which will enhance the site and surrounding environment. As any development in time will be in accordance with either established or newly created rules in the District Plan it can be said that adverse effects in terms of visual amenity can be avoided.

Reverse Sensitivity

123. The rural land adjoining to the southwest, north and north east has in the past been utilised for arable and pastoral farming activities and in some cases they have been small scale but intensive activities. In particular, there are a number of situations where farming activities such as this occur on the Ashburton urban/rural boundaries now with little or no adverse effects.
124. Any potential for reverse sensitivity effects to arise where the site adjoins existing rural activities is considered low at this location. It should be noted that along both Carters Road and Racecourse Road, which adjoin the development, there are a number of small rural holdings that are more or less 2 hectares in area that are zoned Rural A. Most of these allotments contain dwellings and can be said to be lifestyle blocks. It is considered that there is less potential for adverse reverse sensitivity effects to occur as the development will be flanked by existing smaller rural blocks that are generally the larger residential allotments proposed will compliment this area and create little likelihood of potential reverse sensitivity effects.
125. As explained Racecourse Road is a principal road however the noise from the road is not a matter for consideration as part of this Plan Change. In any event, the current level of traffic past this rural area is not significant at all for a principal road based on its design and certainly not to a level that would affect the site.

126. It is not considered that any specific measures be implemented for any potential reverse sensitivity effects on the site arising from this Plan Change.

Effects of Servicing

Traffic

127. A traffic assessment was detailed above and it was determined that there will be no adverse effects in terms of traffic.

Waterways

128. There are no natural waterways and artificial waterways are shown on the ODP. There are existing farm drains which are shown on the stormwater concept plan. These waterways serve a specific purpose of both stormwater detention utilised for stormwater treatment and attenuation and to create high quality wetland landscape for passive recreation. Details of this are included within Annexure 8.

Servicing

129. An engineering servicing report is attached as Annexure 4. This report concludes that the potential dwelling sites in the proposed rezoned areas can be serviced by gravity sewer reticulation on the block, pumped to the existing Council sewer reticulation (probably extended to the grit chamber) following periods of storage. High pressure water reticulation will be connected to the existing water supply system. Some minor upgrading within the existing networks is anticipated. It is considered that there will be no adverse effects in terms of wastewater disposal.
130. The disposal of stormwater assessment concludes that the site is not well suited to ground soakage as a method of stormwater disposal because of potentially high ground water levels. However, long term stormwater solutions are available. The stormwater management system detailed for the area provides water quality treatment for the 'first flush' event and storage, to provide a high level of protection for residents within and downstream from the development in extreme rainfall events. It is considered that there will be no adverse effects in terms of wastewater disposal.

Effects on Productive and Versatile Soils

131. As indicated earlier in this application the soils identified on this site are Mayfield silt loam soils which are suitable for cropping and sheep farming subject to inputs such as fertiliser and irrigation. Soil profiles were undertaken on the site for geotechnical in terms of soil testing and soakage pits. In the interim the Plan Change will not alter the sites ability to be continued to be utilised for arable and pastoral purposes however the approval of the Plan Change essentially rezones the land to residential which in time, when development commences will limit the land's ability to be utilised for production.
132. The site is considered to be within the edge of what is the town boundary now. The total land area subject to the Plan Change equates to some 9ha. The land can connect into existing reticulated services and is provided with new access ways in accordance with the Outline Development Plan. The area has been identified as a future growth area in the District Development Plan and is not classified as an area of higher quality (class I, II and III) soils. Therefore in this case it does erode somewhat any argument for the retention of the soils for production. The issue of loss of versatile soils has been the subject of many resource management related issues in recent years, in particular the Environment Court. Land/soil is a resource and is to be considered in terms of sections 5 and 7 of the Resource Management Act

1991 in relation to both present and future generations. The Environment Court has found the protection of such soils is not within the intent of the Resource Management Act

133. As there is a substantial amount of productive land that is beyond the outskirts of the Ashburton Township area the loss of some 9ha of this land, taking into consideration the land is not Class I, II and III land, in the future is not anticipated detrimental to the rural production of the District. Any potential adverse effects from the loss of this Rural A land as part of this Plan Change proposal are considered to be minor.

CONSULTATION

134. In terms of Clause 1(h) of the Fourth Schedule of the RMA, persons affected by the proposal are to be identified, along with *the consultation undertaken, if any, and any response to the views of any person consulted.*
135. Consultation has been undertaken with the following parties in regards to this proposal;

Ashburton District Council	Meetings held with Council officers (including Water Services Manager and Operations Manager) and planning consultants to discuss; <ul style="list-style-type: none"> • Servicing-sewer, stormwater, and water supply • Outline Development Plan details and presentation of the proposal. 	The outcome of the consultation included <ul style="list-style-type: none"> • Planning/Urban Design - Consideration of design layout and Outline Development Plan - protection of the waterways through the site. 	
Ashburton District Council Engineering Infrastructure	Discussions with Andy Guthrie, Water Service Manager: at the proposal stage,	Water supply. Wastewater disposal options and on site stormwater management.	
Telecom NZ Ltd	Telecom NZ Ltd was consulted about their ability to service the block.	It is anticipated that servicing this proposed development will create no issues.	
Electricity Ashburton Ltd	Electricity Ashburton Ltd was consulted about their ability to service the block.	It is anticipated that servicing this proposed development will create no issues.	

136. As a result of this consultation some of this feedback generated has been built into the Redmond ODP and essential engineering servicing, traffic and survey details. The purpose of this

consultation was to show the proposed urban design that provides the detail as to why the zoning sought for this site is appropriate and to obtain any feedback from the consultation as to any other matters that need to be considered.

137. It should be noted that, under Clause 25 of Part 2 of the First Schedule of the RMA, should the Council agree to accept the plan change request, the proposal must be publicly notified for submissions. Public notification is a form of consultation, and the number of parties that will be made aware of the proposal will be much greater than those with whom the applicant could or will consult directly.

CONCLUSION

138. The applicant requests that the Ashburton District Council change the District Plan by rezoning the area of land identified as Rural A as shown on the ODP and shown on Planning Map No.53 from Rural A to Residential.
139. The new district plan rules are assessed as sufficient to ensure that any actual or potential adverse environmental effects from any new residential activities establishing on the site in the future will not be more than minor.
140. The land has been comprehensively examined for its suitability for urban development. It is therefore considered that the proposed plan change will not affect the ability of the District Plan to continue to meet the purpose and principles of the RMA.
141. In terms of Clause 25(2)(b) of Part 2 of the First Schedule of the RMA, it is therefore requested the Council accept the proposed plan change request and proceed with public notification of it as soon as possible

CHANGES TO THE DISTRICT PLAN

142. The Plan Change seeks to zone the site from Rural A to Residential in accordance with the existing zone as stated in the Ashburton District Plan.
143. It is not proposed to delete any existing text from the District Plan, however it is proposed that the following additions be made to the District Plan. The relevant sections of the District Plan showing the proposed changes as **bold and underlined** is included with this application as Annexure 9.

Amend District Plan map 53 of the Operative District Plan as provided for on the attached Planning Maps 53.

Include the new Outline Development Plan (Redmond ODP) as attached.

Add the following new rules to section 6.6 and 7.2 of the District Plan.

Chapter 6.6

6.6.5.1 Zone Subdivision Standard

Add the following provisions to the allotment size table;

6.6.5.1.1 Allotment Size

<u>Zone</u>	<u>Min Net Allotment Area</u>	<u>Min Average Net Allotment Area</u>
<u>Residential Area of Redmond ODP</u>	<u>2000m²</u>	-

Site Subdivision Standards

Add the following to site subdivision standard 6.6.5.2.1 Allotment dimensions

Residential Area of the Redmond ODP 20m x 20m -

Add the following rule as paragraph 2;

Site Standard 6.6.5.2.4 Sanitary Sewage Disposal

All allotments within the Redmond Outline Development Plan shall be connected to and served by a public or community sewage reticulation and disposal system.

Site Standard 6.6.5.2.9 Redmond Outline Development Plan

Any subdivision and/or development within the Redmond Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan included as Schedule 2 of Section 7.2 of the Ashburton District Plan.

Chapter 7.2

7.2 Residential Zone-Zone Statement

Add the following to the zone statement.

The Residential zone covers the residential areas of Ashburton Town (Kapuka), Methven and Rakaia and provides principally for low density and low height permanent living accommodation. Within the Residential Zone in Ashburton town (Kapuka) there is an area identified to provide for slightly higher density living accommodation in close proximity to the town centre and provision for low density living accommodation within the Redmond Outline Development Plan. The purpose of the zone is to maintain residential areas with ample open space for tree and garden plantings and with minimal adverse environmental effects experienced by residents.

Site Standard 7.2.5.1.1 Residential Density

- **2000m² in the Redmond Outline Development Plan Area**

The minimum net area for any site shall be such that it can accommodate a rectangle with minimum dimensions of 15m x 13m for each residential unit contained within the site except in the Redmond ODP area where the minimum shape factor shall be 20m x 20m.

Site Standard 7.2.5.1.15 Redmond Outline Development Plan

Any development within the area shown in the Redmond Outline Development Plan shall be undertaken in accordance with the Outline Development Plan included as Schedule 3 of Section 7.2 of the Residential zones of the Ashburton District Plan.

ANNEXURE 1: CERTIFICATES OF TITLE

ANNEXURE 2: LOCATION OF PROPOSED PLAN CHANGE

ANNEXURE 3: OUTLINE DEVELOPMENT PLAN

ANNEXURE 4: ENGINEERING SERVICING DETAILS

ANNEXURE 5: TOPOGRAPHICAL SURVEY

ANNEXURE 6: POSSIBLE SUBDIVISION PLAN

ANNEXURE 7:SECTION 32 ASSESSMENT

ANNEXURE 8: STORMWATER TREATMENT PLANTING

